a precise plan

CARMEL VALLEY
NEIGHBORHOOD 1
NORTH CITY WEST

October 16, 1990

CITY OF SAN DIEGO

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CARMEL VALLEY NEIGHBORHOOD 1 PRECISE PLAN
NORTH CITY WEST

On August 31, 1978, the City Planning Commission of the City of San Diego unanimously approved the Carmel Valley Neighborhood 1 Precise Plan within the North City West Community by Resolution No. 1691. The City Council adopted the Carmel Valley Neighborhood 1 Precise Plan on October 22, 1979 by Resolution No. R-250440.

On April 2, 1981, the Planning Commission of the City of San Diego unanimously approved an amendment of the precise plan (Resolution No. 3130) to reduce the number of dwelling units from 2,078 to 1,957 and realign the open space system. The City Council unanimously adopted this amendment on June 23, 1981, by Resolution No. R-254518.

On December 5, 1985, the Planning Commission unanimously adopted an amendment to the precise plan by Resolution No. 5999. The City Council of the City of San Diego unanimously adopted a modified revision of the precise plan amendment on April 8, 1986, by Resolution No. R-265423, and the modifications made by the Council are reflected in the attached document. This amendment increased the number of dwelling units in the precise plan from 1,957 to 2,136 and added three mini-parks totalling 8.2 acres.

On July 12, 1990, the Planning Commission of the City of San Diego approved an amendment to the precise plan (Resolution No. 0723) increasing the number of dwelling units from 2,136 to 2,168; relocated the elementary school site; eliminated a neighborhood commercial center and increased the size of the renaissance park site from 1.25 acres to 5.0 acres. The City Council of the City of San Diego unanimously adopted the amendment on October 16, 1990, by Resolution No. 276725.

I. INTRODUCTION

A. PURPOSE

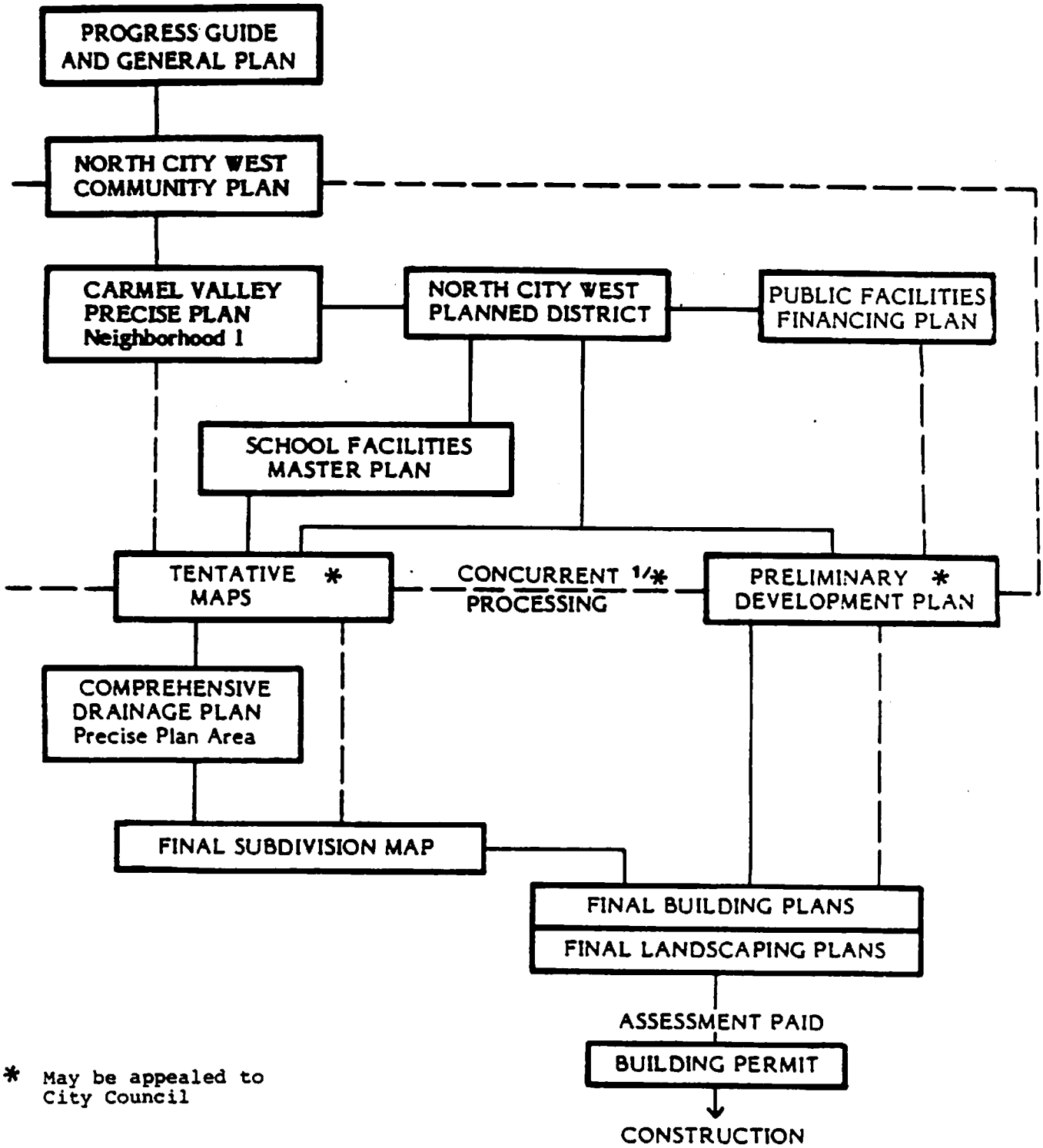
This precise plan has been prepared in accordance with the requirements of the North City West Community Plan; the community plan requires the preparation of individual precise plans for each of the identified neighborhoods within North City West prior to the approval of tentative maps, zoning changes and development plans for each neighborhood. The purpose of this precise plan is to provide guidelines for the development of Neighborhood 1 ("Carmel Valley") encompassing approximately 350 acres of North City West.

Companion documents to this precise plan include its accompanying environmental documentation and the North City West Planned District Ordinance (PDO). The previously approved Design Element for Neighborhoods 1, 4, 5 and 6 has been incorporated into the Urban Design Element of this precise plan. It is intended to guide all development within Neighborhood 1. The North City West Public Facilities Financing Plan and the School Facilities Master Plan are also applicable to this precise plan. When adopted, the precise plan, including the Urban Design Element, will become the basis for determining conformance of tentative maps and other plans for development within the precise plan area. The North City West PDO establishes the procedures and standards for city review of land development within the precise plan area. The plans for financing, development, and maintenance of public facilities are governed by the Public Facilities Financing Plan. The methodology for the provision of schools is outlined in the School Facilities Master Plan. Figure 1 illustrates the planning process which must take place prior to development within the precise plan area.

This precise plan should not be considered a static document. It must be continually monitored to remain responsive to community-wide needs and should be amended, as appropriate, in consideration of changes in environmental, social, economic, or market conditions.

B. LOCATION

The precise plan area, encompassing Neighborhood 1 of North City West, is located north of Carmel Valley Road and immediately south of Del Mar Heights Road. It is approximately 1.25 miles east of Interstate 5 and is located in the north central portion of the North City West community plan area. Figure 2 serves as a location and vicinity map of the property.



* May be appealed to City Council

* Preliminary Development Plans for Multi-Family Areas can be processed separately

Figure 1
Planning Process

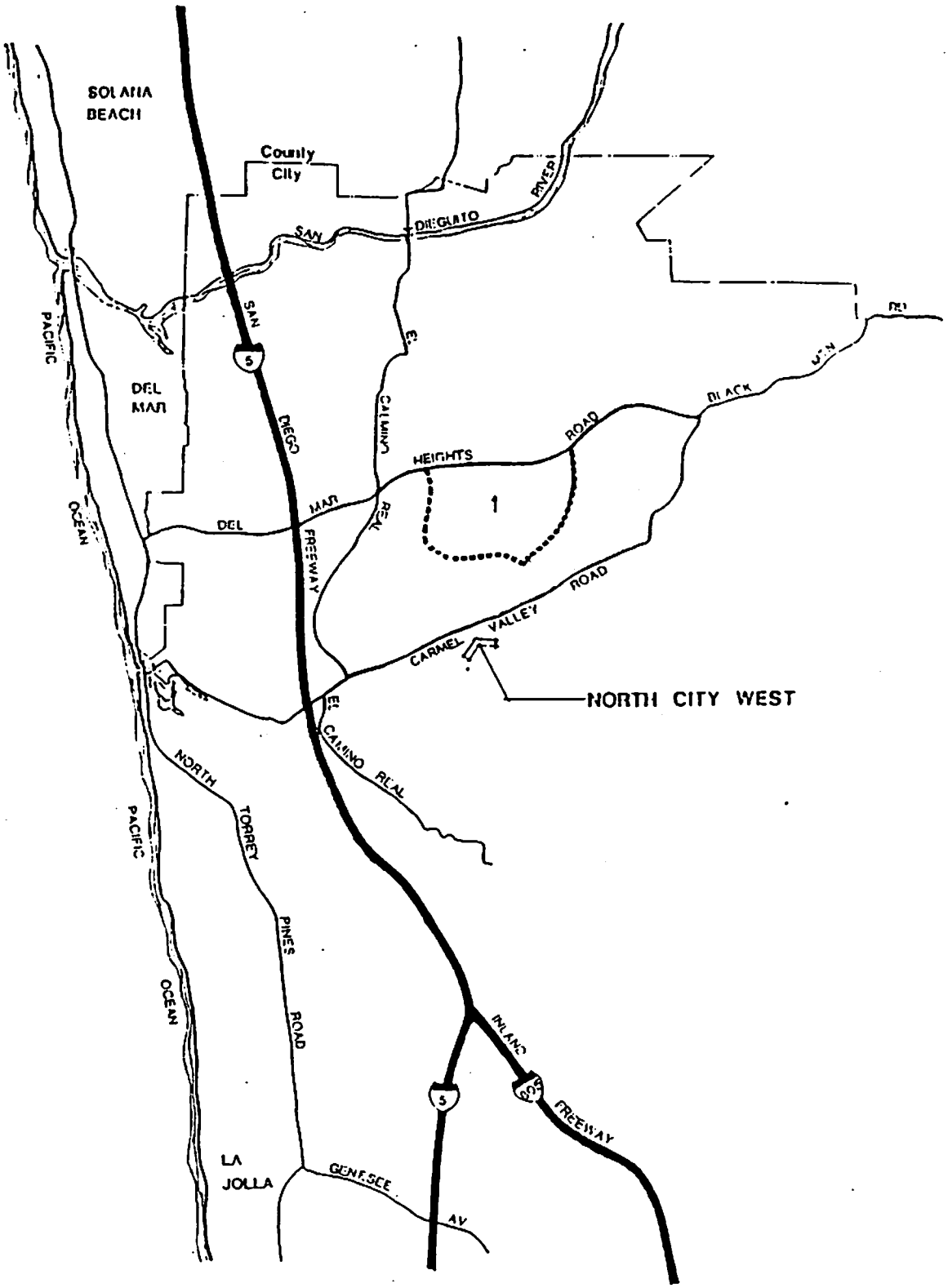


Figure 2
Location Map

SETTING

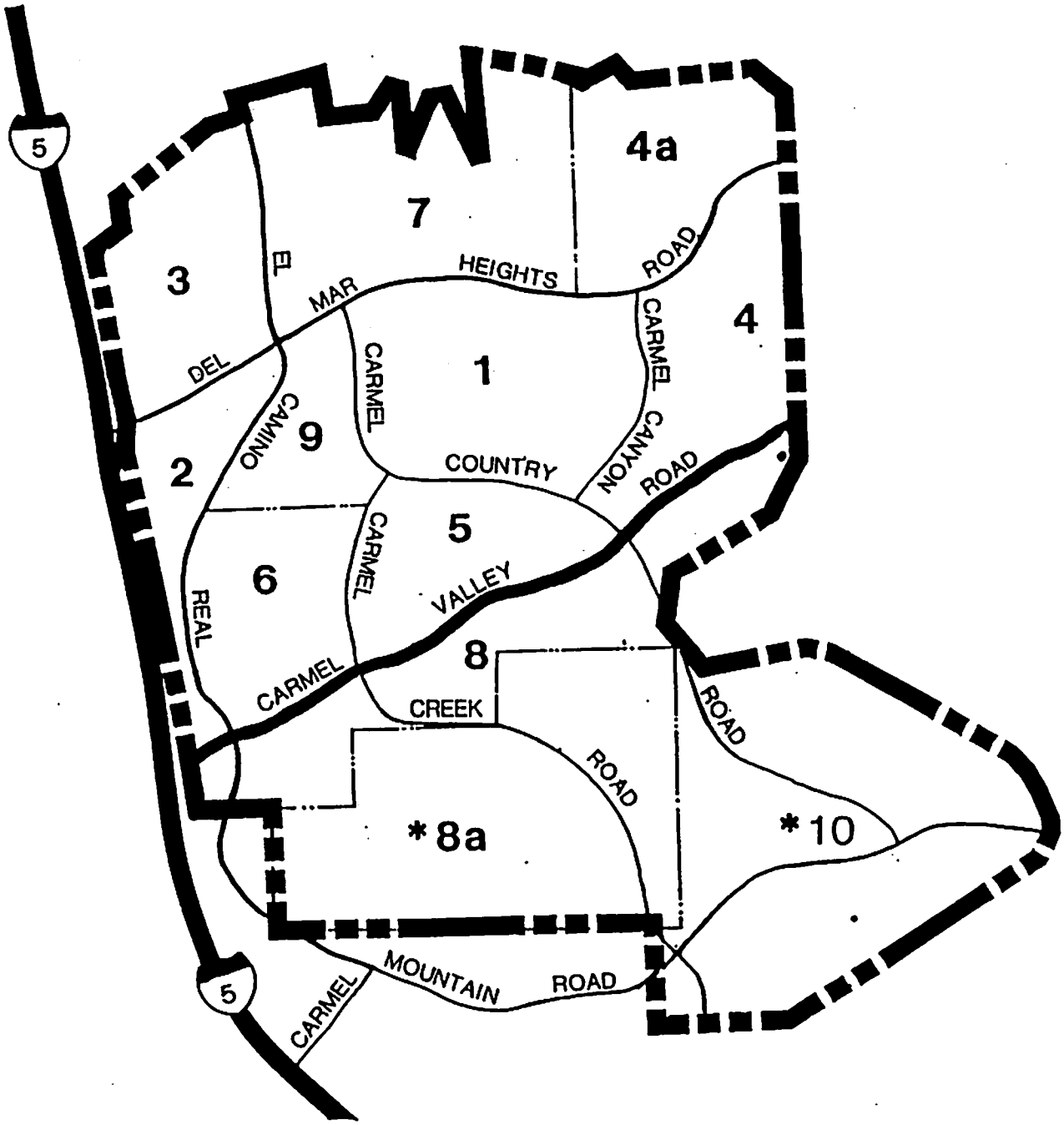
t the present time, most of the property adjacent to Neighborhood 1 is in various stages development and is expected to be built-out over the next few years as part of North City 'est. To the north will be North City West Neighborhoods 7 and 4A. Uses north of Del ar Heights Road, other than the high school, include a mix of residential densities, cluding some areas that are currently under construction west of the plan area adjacent El Camino Real. East of Neighborhood 1 will be the 6,000 square foot single family lots .4 du/acre) of Neighborhood 4. To the south will be the duplexes (9.8 du/acre) and ngle family lots 4.4 du/acre) of Neighborhood 5. Neighborhood 9, to the west of eighborhood 1, will contain commercial and town center uses. Farther to the southwest Neighborhood 1 is the construction and town center uses. Farther to the southwest of eighborhood 1 is the construction of Neighborhood 6. The current development in that ea features multi-family units ranging in density from 7-22 units per acre.

eighborhood 1 of North City West is characterized by undulating topography and mixed getation. Elevations on the property range from 150 feet above mean sea level (AMSL) 397 feet AMSL on a low knoll near Del Mar Heights Road just east of SDG&E sement. The most prominent topographic features include the high point in the northern rt of the property and an east-facing slope extending along the entire eastern side of the operty (a 190 foot elevation change over approximately 1,000 feet horizontal distance).

PLANNING BACKGROUND

orth City West was first identified by the City of San Diego as an area for future growth id development in its Progress Guide and General Plan, adopted in 1967. On February 7, 1975, the San Diego City Council adopted the North City West Community Plan. igure 3 depicts the community plan area and locates the precise plan area within the mmunity plan boundaries. The community plan outlines the conceptual development of orth City West and calls for the orderly development of residential, commercial, and dustrial land uses and public facilities on 4,286 acres of land generating an estimated opulation of 40,100 housed in approximately 13,970 dwelling units.

North City West Community Plan, the City of San Diego identified the specific process which development in the precise plan area should take place. The community plan ivides North City West into separate precise plan development units (PDU's), as shown Figure 3, and requires the adoption of a precise plan for each PDU prior to the approval f any subdivision maps, zoning changes, or grading plans. The community plan outlines ecific information to be included in each precise plan as described below:



* Units not yet adopted by City Council

Figure 3
Precise Plan
Development Units

- The development unit precise plan must be in general conformance with the North City West Community Plan objectives and proposals in terms of overall density, neighborhood concept, major open space delineation and major and collector street patterns;

- Illustrate the complete circulation system, including local streets and transit, and further indicate how the system will relate to the total North City West circulation system;

- 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;

- 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;

- 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;

- Illustrate the timing of necessary public facilities through the assessment district and fees approach to serve the development; and

- Contain an environmental impact statement.

Source: North City West Community Plan, 1975.

At the present time, precise plans for ten PDU's within North City West have been prepared and adopted by the City of San Diego. These include, in addition to Neighborhood 1, the areas illustrated in Figure 3. The Baldwin Company is the primary developer within Neighborhoods 1, 4, 5 and 6 of North City West.

E. OPPORTUNITIES AND CONSTRAINTS ANALYSIS

Prior to preparing original land uses for the precise plan area, a preliminary opportunities and constraints analysis of the property was conducted. That analysis is summarized in Figure 4. The analysis included a review of general biological, geological, and topographic constraints to development; an examination of potential road alignments and proposed public facilities; and an evaluation of potential views and ease of access to and from the precise plan area. It also considered development occurring and expected to occur in the areas, surrounding the plan area for Neighborhood 1. Opportunities for increasing bonds of community cohesiveness were actively examined, along with opportunities for improving circulation and maximizing views offered by the existing site topography. In addition, a slope analysis was performed to illustrate areas within the precise plan area containing slopes with grades in excess of 25%. These areas are illustrated in Figure 5. The relationship of these slope areas to be designated open space areas within the precise plan area is discussed in Section IV.C.

Final plans have already been approved, or are in process, for much of the precise plan area. Certain internal circulation systems have also been fixed in conjunction with these final plan approvals.

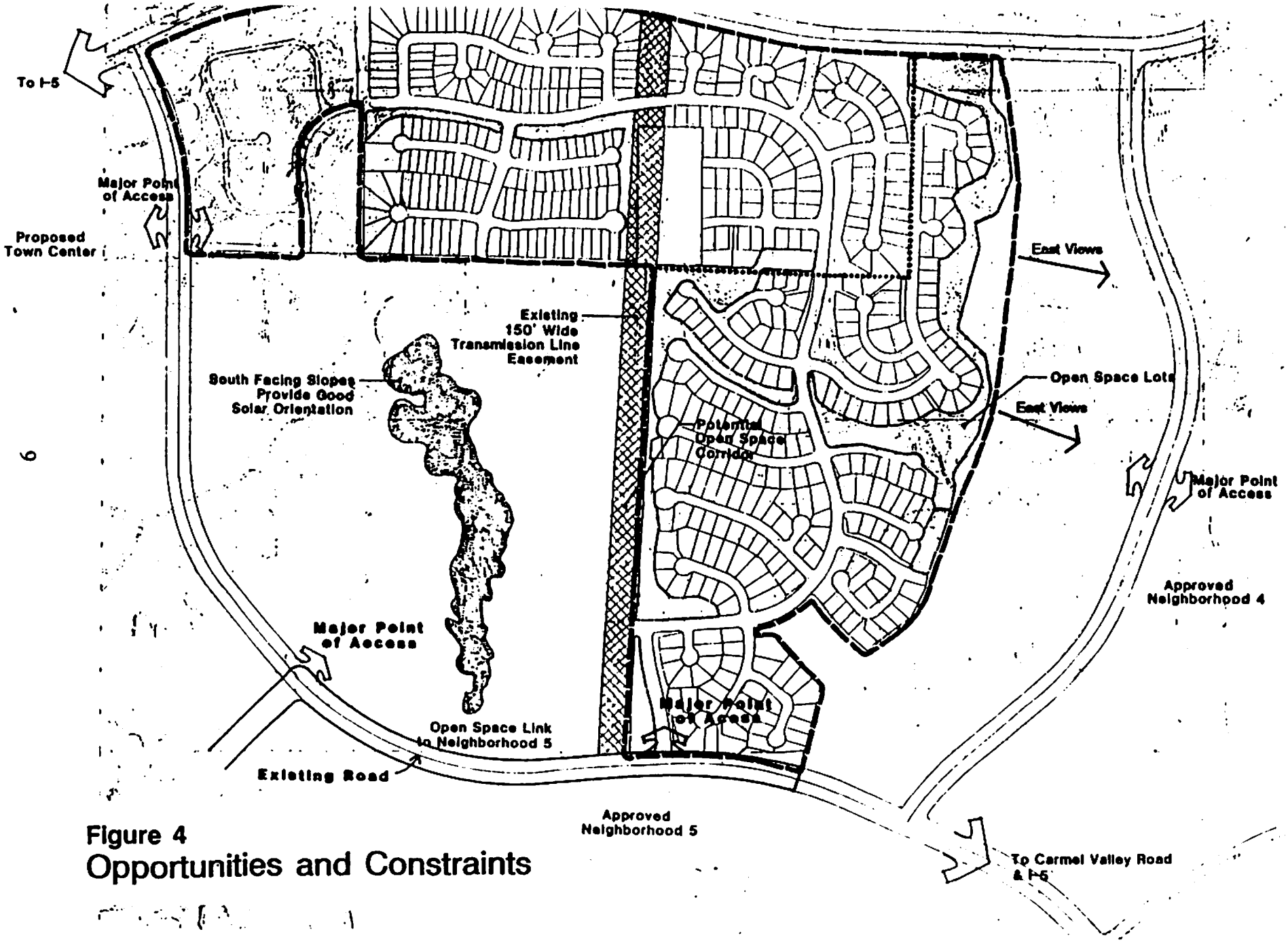


Figure 4
Opportunities and Constraints

Figure 5
Slope Greater Than 25%

II. LAND USE ELEMENT

A. INTRODUCTION

This section describes the type, location, and acreages of various land uses proposed for the precise plan area. It is important to note that this Land Use Element provides only a quantitative or "structural" description of the precise plan. The revised Urban Design Element included in this precise plan deals with the more qualitative or design aspects of the land uses proposed for the precise plan area, such as landscape, treatment, architectural criteria, grading, techniques, signs, and lighting.

While the precise plan outlines specific land use acreages for the neighborhood as well as residential densities and dwelling unit counts for each residential site, the site sizes densities, and yields may be subject to minor modification during precise engineering and design. Such modifications may be required due to adjustments in road alignments, grading, and utility design during engineering of development plans and tentative maps. Table 1 is a land use analysis of the precise plan area.

Table 1

Neighborhood 1 Acreage Summary

Use	Total Acres
Residential	
Single Family 60'	83.1
Single Family 50'	35.6
Single Family 40'	36.8
Duplex SF 30'	52.9
MF-1	25.8
MF-2	36.7
Subtotal	270.9
School/Park Site	15.1
Renaissance Parks	12.0
Open Space	55.8
Total	353.8

B. NEIGHBORHOOD CONCEPT/INTEGRATION OF LAND USES

This precise plan will involve the development of Neighborhood 1 in the north central portion of North City West. The neighborhood will be served by an internal loop road system; it will be linked to other residential neighborhoods and with the designated town center to the west at key access points. A system of bikeways and pedestrian pathways will also link this neighborhood to adjacent ones. The proposed neighborhood concept and its relationship to adjacent neighborhoods are shown in Figure 6.

The revised concept for Neighborhood 1 calls for higher intensity land uses to be located in the western portion of the neighborhood, adjacent to the town center. Lower intensity single-family detached units will be located further away from the town center in the eastern and southern portions of the precise plan area. Circulation occurs via a pair of loop roads. The outer loop road forms the perimeter of the precise plan area and includes Del Mar Heights Road, Carmel Country Road and Carmel Canyon Road forming the eastern boundary of the plan area. An internal loop road unifies developments within the interior of the precise plan area. Five linkages join the two loops. The remainder of the streets in the plan area feed into the two loop roads. The redesign further strengthens the cohesive nature of the community by increasing the number of cul-de-sacs, thereby decreasing the speed and quantity of traffic on residential streets and providing strong local identity for residents. Where feasible, a cluster concept was used to maximize usable open space, particularly in the multi-family area. The SDG&E easement serves as a major focus for the neighborhood; it will be landscaped and will serve as a pedestrian route.

Although the neighborhood will be separated from adjacent neighborhoods by physical barriers such as roads and topographic separation, certain factors have combined to make a view of this neighborhood in the context of adjacent areas appropriate. Each neighborhood within North City West is intended to have its own identity, and the land uses throughout the precise plan area are also intended to function as an integrated, self-contained whole. This will be accomplished in a variety of ways as outlined below:

- Neighborhood facilities throughout the precise plan area including the school and parks will be linked by circulation elements, including roads, bikeways, pedestrian pathways, and open space easements.
- Neighborhood facilities will be centrally located to provide efficient access to residents within their service area.
- Neighborhood facilities will be buffered from surrounding residential areas by open space slopes, streets, and paths, but these facilities will still be accessible to residents.
- The neighborhood will be designed to maximize views in residential areas and along the public collector loops.

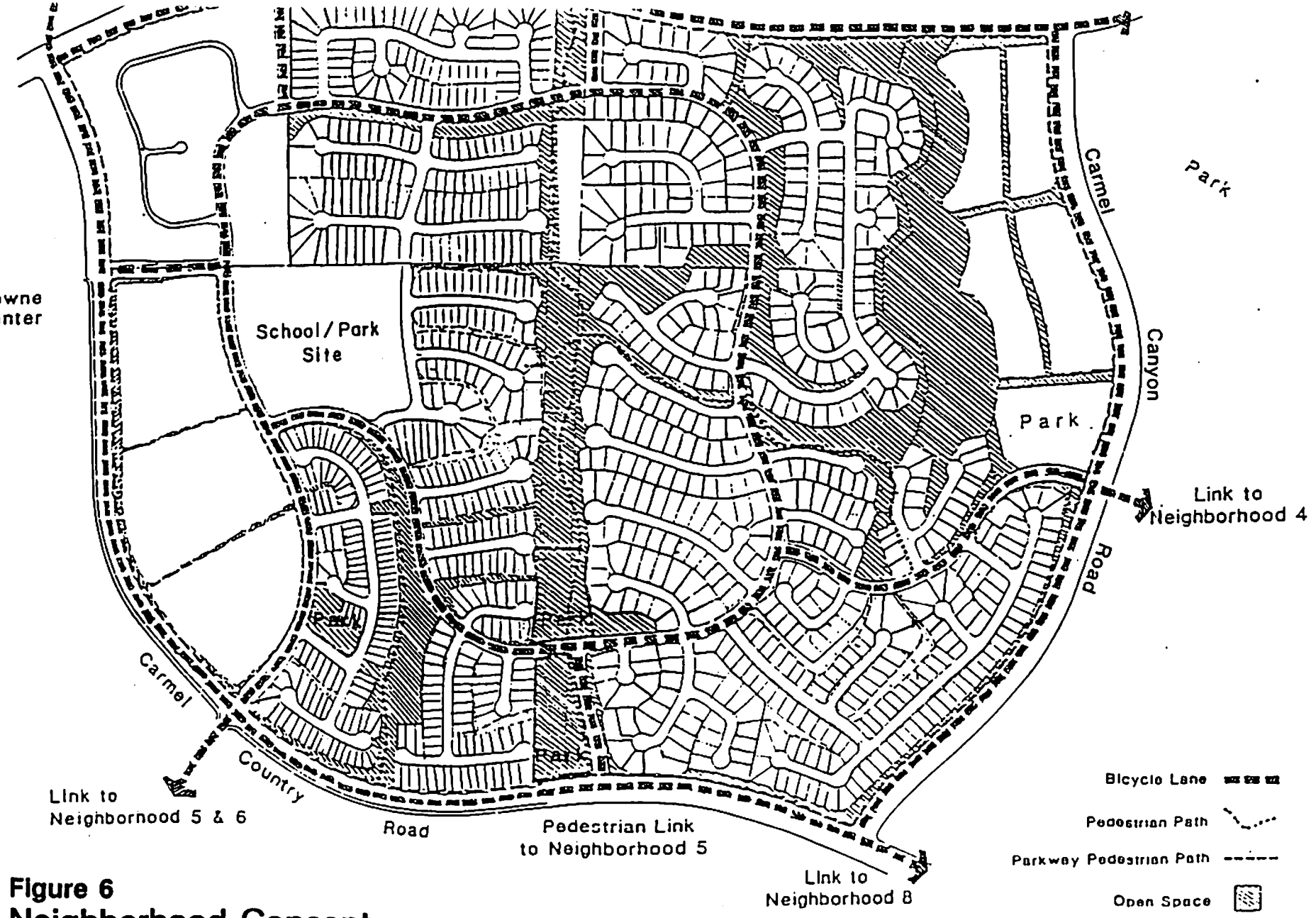


Figure 6
Neighborhood Concept (Linkages)

C. RESIDENTIAL COMPONENT

1. Land Use

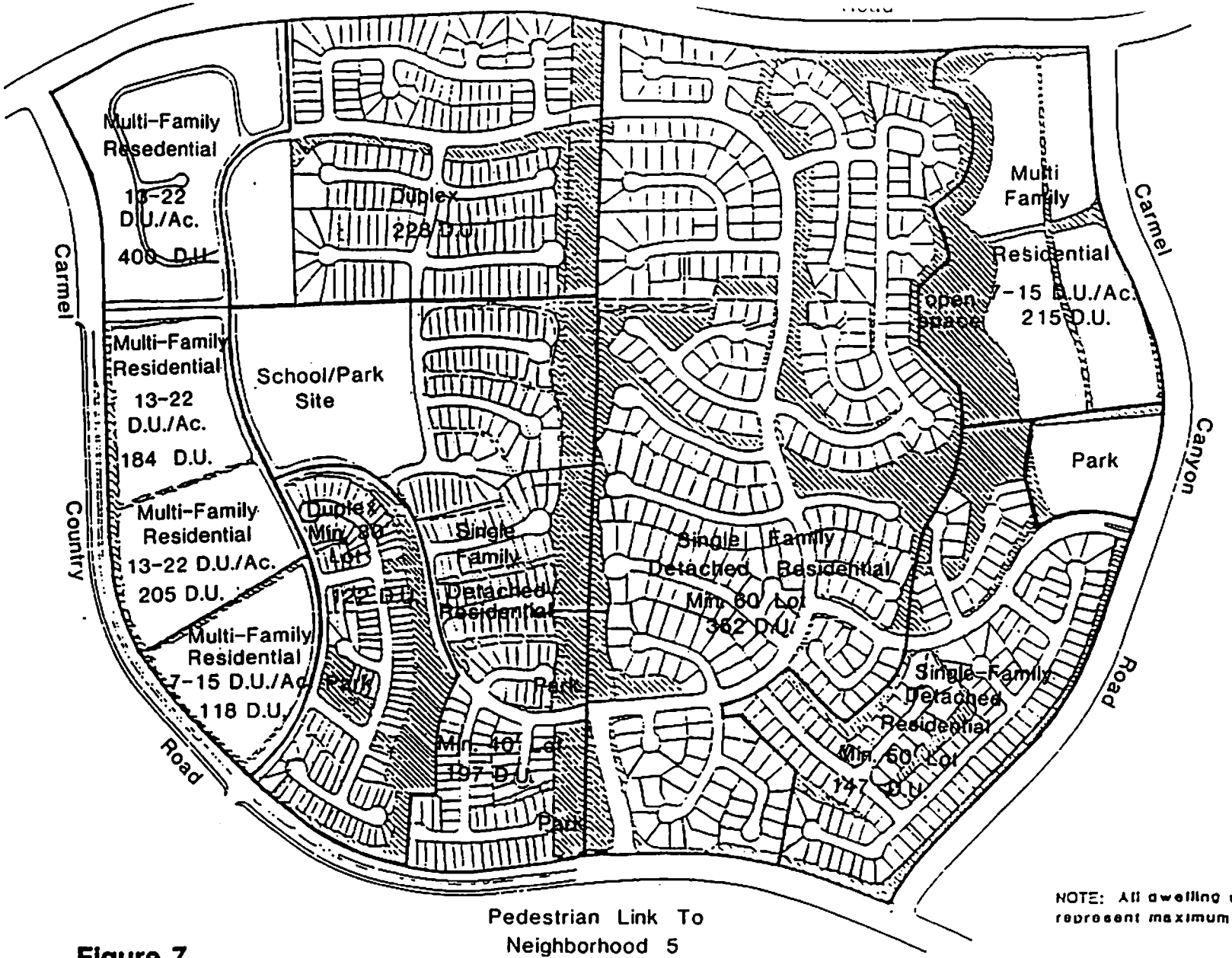
The overall object of the residential component of the Neighborhood 1 Precise Plan is to provide a broad range of housing types accessible to a wide variety of family types and income groups. This objective is consistent with one of the primary goals of the North City West Community Plan which is to provide a balance of housing types throughout the community plan area. To fulfill this objective, six different housing types will be constructed within Neighborhood 1 with various price ranges. Table 2 is a dwelling unit summary of the precise plan area. Figure 7 illustrates the Neighborhood 1 land use plan.

Table 2

Neighborhood 1 Dwelling Unit Summary

Product Type	Totals
Single Family 60'	352
Single Family 50'	147
Single Family 40'	197
Duplex SF 30'	350
MF-1	333
MF-2	789
Totals	2,168

Three types of single family detached products will be constructed within the precise plan area. The largest type will be constructed on 60-foot wide lots and will represent the most prestigious development within the precise plan area. It is expected that these units will appeal to established families "moving-up" to a larger home. This product type is included within both the Baldwin and Pardee ownerships. Approximately 352 of these large-lot single family units will be constructed within the precise plan area. The second single-family product type consists of 50-foot wide lots. This product type is expected to appeal to younger, and perhaps smaller, families. Approximately 147 of these units will be constructed within the precise plan area. The third detached product type is the single-family units constructed on 40' lots. Approximately 197 single-family units will be constructed on 40-foot wide lots within the precise plan area.



NOTE: All dwelling unit quantities represent maximum units allowed.

Figure 7
Land Use

Three attached product types will also be developed within the precise plan area. These include duplex units (or paired, single-family attached units), townhome units, and condominiums or "stacked flats." The duplex units will be constructed on 30-foot wide lots. Approximately 350 duplex units will be constructed and will be distributed throughout the Baldwin, Pardee and Allred ownerships. Townhome units are expected to appeal to both young families and young single professionals. Approximately 333 townhome units will be constructed within the precise plan area. The condominium units are designed to appeal to young people just entering the housing market. Approximately 789 condominium units will be constructed within the precise plan area.

Each individual project or product type will be linked by several pedestrian access routes within the neighborhood. The SDG&E easement provides north-south access; open space also links the residential areas to the school/park site in an east-west direction. Trails will be located within each of the major open space links, providing access to the outer and inner loop roads.

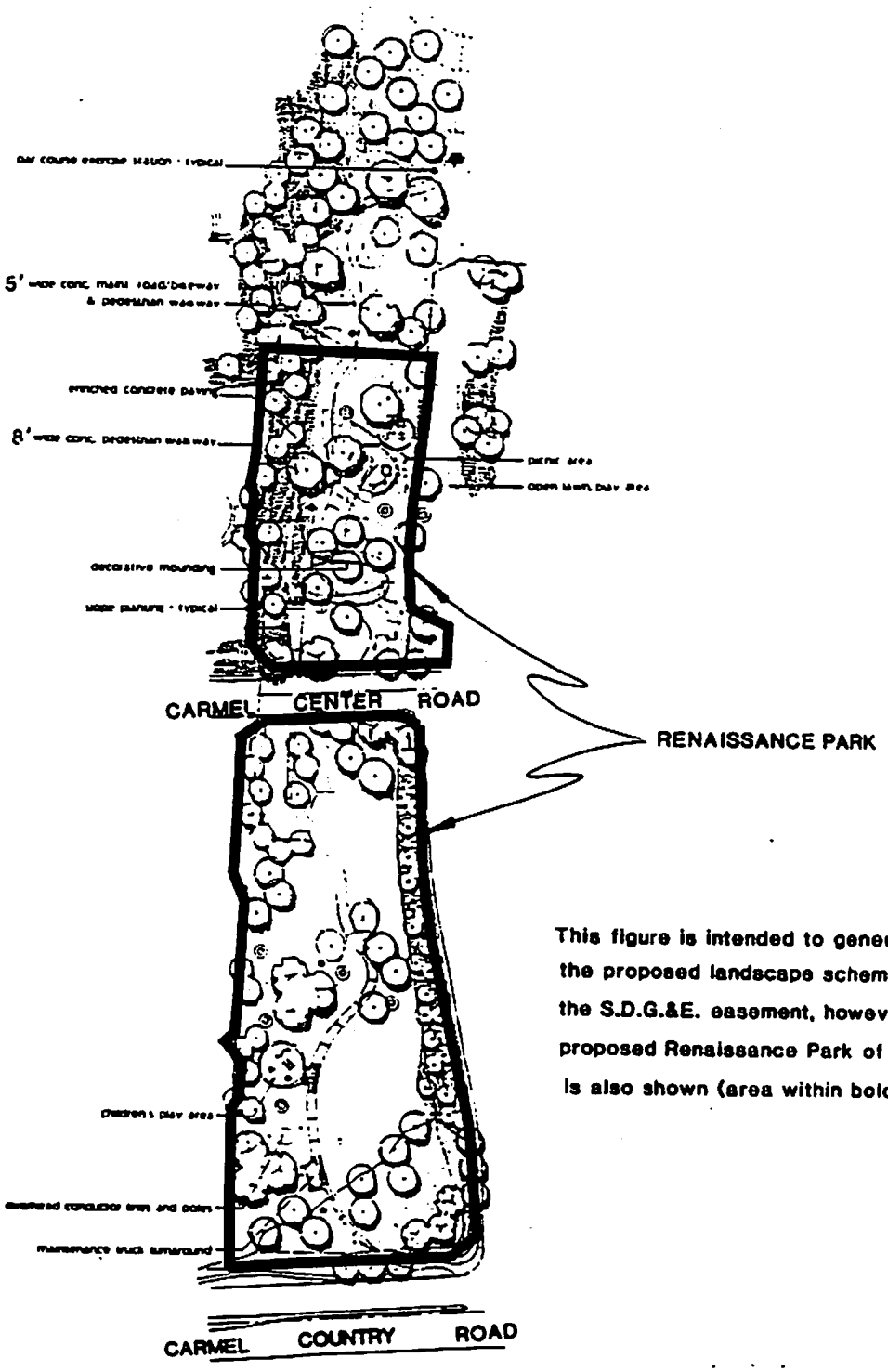
The 150-foot wide San Diego Gas & Electric Company easement which bisects the neighborhood is proposed to be landscaped in order to serve as a major open space feature for the neighborhood. As noted previously, the easement provides a linkage between the open space, high school and neighborhoods to the north and Carmel Valley to the south. Neighborhood 1 is therefore strongly tied to adjacent neighborhoods and the valley via the easement open space linkage. Figure 8 illustrates the landscape scheme for the easement. Specific guidelines for design and use of the SDG&E easement are presented in Section III, Urban Design Element.

2. Population Housing Mix

Various housing types will be included within the precise plan area in order to provide diversity in the development of individual residential products and to ensure that housing will be available to a variety of income groups. Single-family detached housing is expected to appeal primarily to the upper middle and middle income groups. Low-density attached housing is expected to appeal to the upper middle, middle, and lower middle income groups. Higher density attached housing is expected to appeal to lower middle and moderate income groups. Table 3 describes the housing mix expected to be located within the neighborhood and provides a summary of the population characteristics of each product type.

3. Affirmative Action Program

An effective affirmative action marketing program will be utilized in conjunction with development of Neighborhood 1. The affirmative action program of the San Diego Building Contractors' Association (BCA) or its equivalent will be employed in order to ensure affirmative marketing of residential units. The objective of the program will be to establish a racially balanced neighborhood through advertising



This figure is intended to generally depict the proposed landscape scheme for the S.D.G.&E. easement, however, a proposed Renaissance Park of 5.8 acres is also shown (area within bold line).

Figure 8
S.D.G.& E. Easement Design

Population and Housing Mix

Product Type	Acreage*	Number of DU's	Density (du/ac)	Percent of Total Neighborhood DU's	Persons ** DU	Estimated Population
Single Family 60'	83.1	352	4.2	16.2%	2.9	1021
Single Family 50'	35.6	147	4.1	6.8%	2.9	426
Single Family 40'	36.8	197	5.4	9.1%	2.9	571
Duplex 30'	52.9	350	6.6	16.1%	2.3	805
MF-1	25.8	333	12.5	15.4%	1.85	616
MF-2	36.7	789	21.5	36.4%	1.85	1460
TOTAL	270.9	2,168	8.0	100.0%		4899

* Calculation does not include open space.
** Based on current estimates of family size figures in similar product types.

ınd other methods. The advertising program will be geared toward informing people of ıll races and income groups that housing within the precise plan area is available on an ɜqual opportunity basis.

D. DEVELOPMENT PHASING

Phasing of development within Neighborhood 1 is proposed to be directly related to the ɔrovision of the major street network and other infrastructure as set forth within the ıdopted Public Facilities Financing Plan for North City West. With this assurance that ɔublic facilities will be provided commensurate with the provision of housing, actual ɔhasing of individual housing products can become a function of the marketplace. It is ɜxpected that developers will wish to place several different products on the market ;imultaneously in order to appeal to a broad segment of the population.

E. ZONING IMPLEMENTATION

Adoption of the precise plan is but one step in the series needed to initiate development ,ithin the precise plan area. While the precise plan and attendant design element ɔrovide guidelines for the review of development plans and tentative maps, actual ımplementation depends upon the implementation mechanisms provided within the City Zoning Ordinance. For the implementation of the precise plan for Neighborhood 1, zoning is proposed as illustrated on Figure 9, and as briefly described in Table 4.

It should also be noted that existing zones within the North City West Planned District Ordinance are being proposed. However, due to the lack of detailed planning for some ɔf the individual multi-family "superblocks" within Neighborhood 1, it is proposed that a requirement for submittal of future development plans for individual developments within each superblock be utilized. Prior to obtaining a building permit for a particular superblock, a development plan with attendant map if further parcelization is required, will be submitted. The maximum density permitted for each superblock is specifically stated within the precise plan, thereby formally establishing densities for Neighborhood 1. This procedure for implementation of Neighborhood 1 will encourage individual design and variety within each "superblock project" and will not force an expensive, and most probably an impractical, preliminary design on areas that may not be developed immediately.

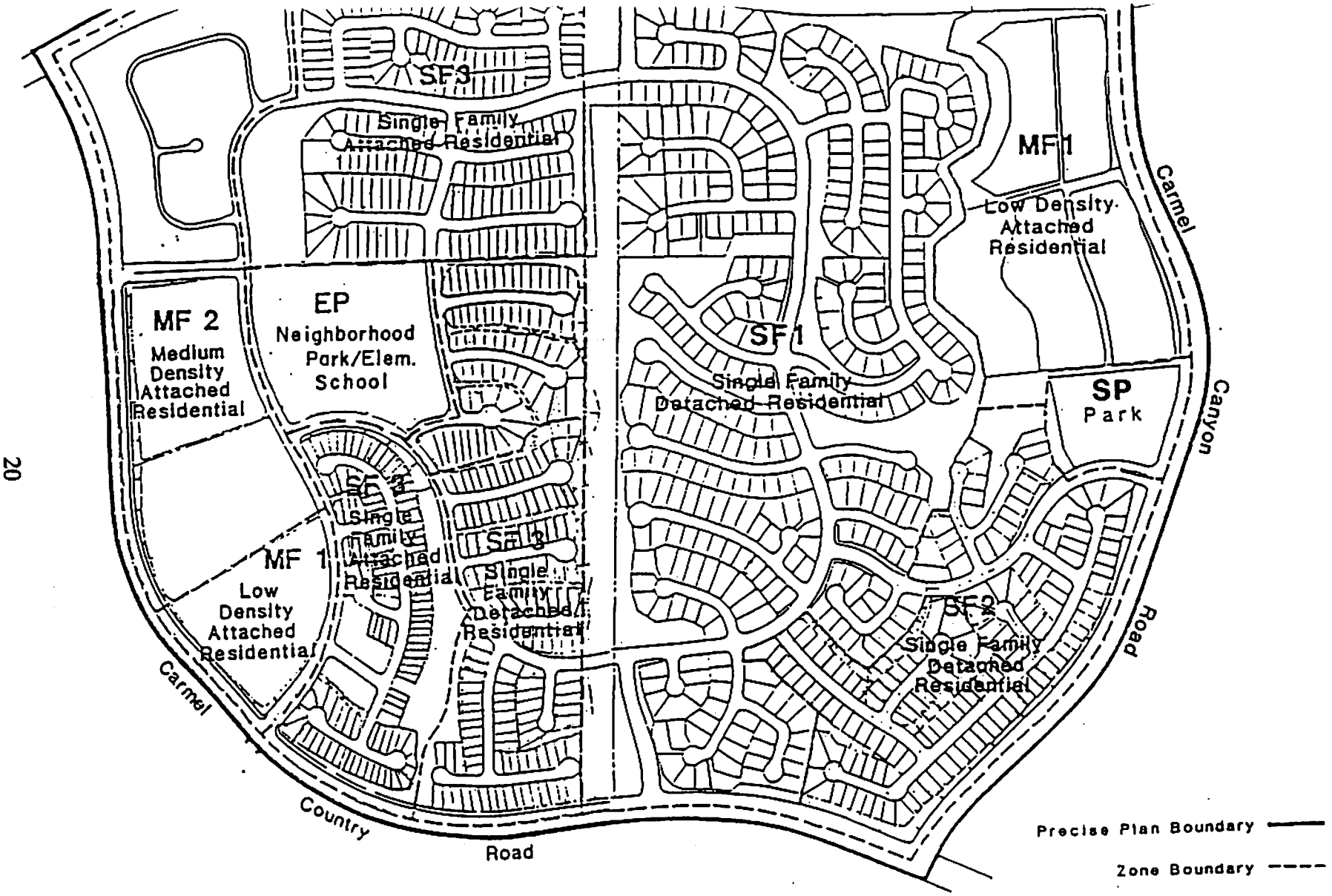


Figure 9
Proposed Zoning

Table 4

Zoning

Land Use Category	Zoning	Brief Description of Zone
Low-Density Residential	MF1	Maximum density to 15 units/acre
Medium-Density Residential	MF2	Maximum density to 22 units/acre
Duplex/Single Family	SF3	Minimum lot size of 3,000 sq. ft.
Single-Family Detached	SF2	Minimum lot size of 4,500 sq. ft.
Single-Family Detached	SF1	Minimum lot size of 6,000 sq. ft.
Elementary School & Neighborhood Park	EP	School & Park Use
Renaissance Park	SP	Park Use

F. WATER AND ENERGY CONSERVATION ELEMENT

Development of the precise plan area is an excellent opportunity to implement effective water and energy conservation measures on a significant scale. Due to the large cumulative demand for these resources throughout the area, and due to their limited availability, conservation on this scale is appropriate. The following measures are intended to minimize the precise plan area's water and energy usage:

1. Landscape plans will include extensive use of drought-tolerant plant species in accordance with the Design Element.

2. Residential units will incorporate low-flow devices on plumbing and energy efficient appliances.

3. New residents will be provided with information regarding water and energy conservation measures at the time of purchase of residential units.

4. Low-flush toilets will be installed as required by state law.

5. Individual residential developments will be designed to provide maximum solar access for both active and passive solar systems. This is greatly facilitated by the plan area's natural orientation to the south; no manufactured slopes or adjacent developments preclude solar access.

6. If solar units for hot water and/or space heating are not proposed to be included in the construction of residential units, the design of residential units will include "stubouts" to facilitate later addition of solar units.

7. Individual units will be designed to allow flow-through air circulation.

III. URBAN DESIGN ELEMENT

A. INTRODUCTION

The purpose of this element is to establish design criteria for Carmel Valley Neighborhood 1 that produce aesthetic appeal without inflicting a particular style or personal taste.

Style: That which is considered fashionable in a culture at a given time.
Taste: An individual or group preference for a certain aesthetic quality.

These design criteria are based on developing visual unity and sequence compatibility.

1. Visual Unity: Spaces, forms, colors and textures that are complete, in harmony and balanced.

2. Sequence Compatibility: Extend the sense of harmony into a three-dimensional linear manner in which a street or neighborhood is viewed, not one pattern by itself but a pattern viewed in various sequences.

Variety is essential, regarding building placement, mass configuration, and site treatment. The use of variety is intended to be employed when a series of buildings can be perceived at one time. The use of variety is not intended to mean that any one building, design, or combination of buildings can be utilized only once.

Carmel Valley Neighborhood 1 will be essentially a residential community consisting of a variety of housing accommodations and supporting facilities, such as schools, parks and recreation. Therefore, these guidelines are intended to produce a visual effect of this community that is residential in character.

Design considerations to implement this effect are as follows:

1. Scale: Structures, streets, and other man-made elements are to be small in size, avoid dehumanizing sizes such as large parking lots, long straight streets, large plain buildings and rows of buildings that are exactly the same.

2. Variety and Individuality: Each living unit should convey an individual appearance that is compatible to its neighbor, but yet different when two or more units can be viewed at the same time. Project landscaping should allow for individual landscape expression that can be viewed by the public.

3. Territoriality: Homes and their yards should be designed to provide for outside as well as inside privacy. Short cul-de-sac streets, well defined sub-communities (neighborhoods) have been planned to extend the individual's sense of territory to include his neighborhood.

Design Concepts and Guidelines

The following design features, design guidelines, and development standards will regulate and guide future development in Carmel Valley Neighborhood 1. The basic objective will be to create a visually and functionally integrated urban environment fulfilling the broader considerations previously discussed. The guidelines presented herein are intended to be flexible. Each individual site within Carmel Valley Neighborhood 1 will be developed during different periods. Economics, technology, and markets are constantly changing. A design element that is too strict, with no room for alternatives (if necessary and justifiable) is rendered useless when these factors evolve. Therefore, these guidelines will provide a basic framework for directing the creation of this unique community.

The concepts and guidelines are presented in the following sections:

- Circulation Systems
- Streetscape Considerations
- Site Planning Considerations
- Architectural Considerations
- Landform Considerations
- Open Space and Recreation
- Landscape Considerations
- Landscape Development Standards
- Master Plant Lists

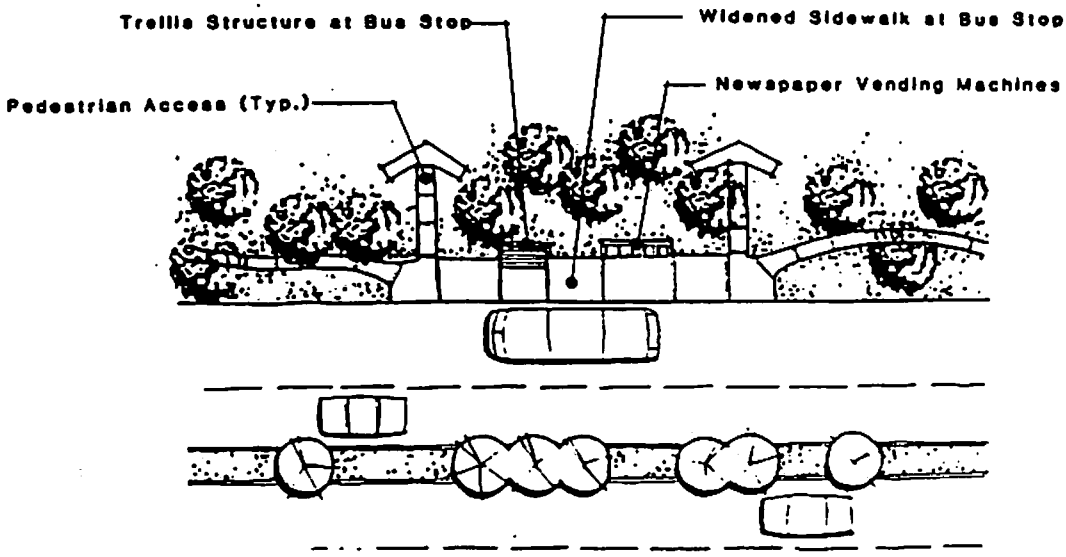
B. CIRCULATION SYSTEMS

People movement within Carmel Valley Neighborhood 1 will occur in a variety of ways: either by public transit, automobile, bicycle or by foot. Frequently these various transportation methods are conceived separately, individually, with little thought given to their interrelationships. Because of the nature and character of Carmel Valley Neighborhood 1, the individual transportation systems must carefully. interrelate. Concepts and guidelines for the bus, automobile (including service, emergency, and parking), bicycle, and pedestrian systems are included in this section.

Concepts and Guidelines

1. Public Transit Considerations

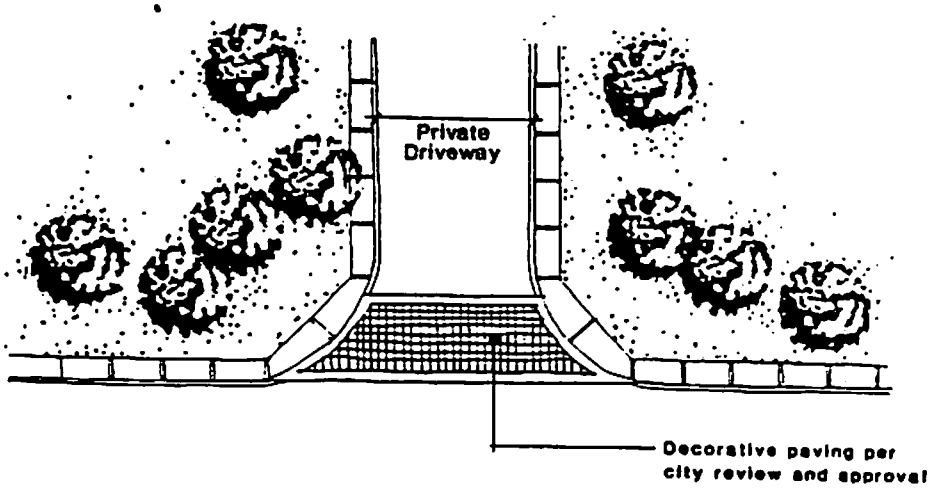
Bus routes when implemented may occur along collector and major arterial streets. Bus stops normally occur every 3-5 blocks on routes in suburban residential areas. They should be integrated into building or pedestrian areas and should provide full accessibility. These facilities shall be designed to maximize security features and shall be located in proximity to both traffic signals and pedestrian crosswalks, so as to provide for each of ingress for buses and ease of access for pedestrians.



2. Automobile

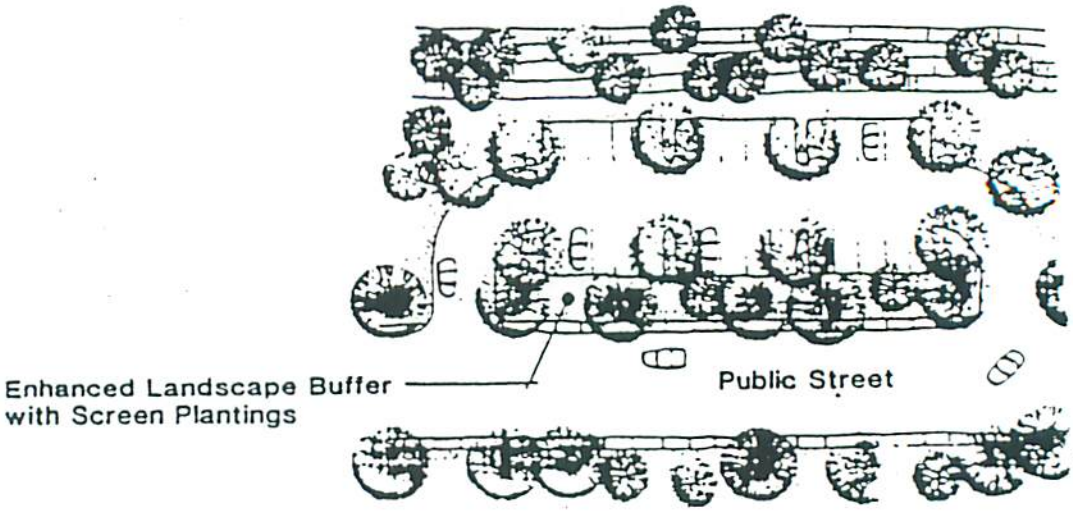
a. Driveway entrances into parking areas should be minimized in order to avoid breaking the pedestrian continuity of the sidewalk areas.

b. Automobile driveways should be carefully designed with the pedestrian crossing in mind. The driveway width should be as per City standard or as otherwise required by the City Engineer. Decorative paving subject to the approval of the City Engineer may be used to visually accent the pedestrian right-of-way at heavily used entries to public facilities such as schools.



c. Large parking areas should feed off an internal project street rather than a public street area. In that manner, ingress and egress is simplified and the project provides drive up and drop off access as well as parking.

d. Large parking lots should be avoided. Those parking lots located in the viewshed of a public street should be screened.



TYPICAL PARKING LOT

3. Bicycle Considerations

Bicycle paths provide an energy efficient alternative to the automobile, help to link the commercial, residential, and open space uses within a project and contribute to the sense of cohesiveness within a project. Studies by the California Department of Transportation show that, contrary to popular belief, the safest location of bicycle routes is within the roadway section. Accordingly, it is suggested that:

a. Bicycle lanes shall be provided for all streets classified as major streets or arterials.

b. The minimum paved width for a bike lane shall be 8 feet.

4. Pedestrian Considerations

a. Projects should front on the public street and provide identifiable pedestrian access from the street into the project, even in areas where parking lots are located between the street and the buildings.

b. On-grade street crossings should be developed in conjunction with major street crossings. Pedestrian crossings may be identified through special paving design upon approval by the City.

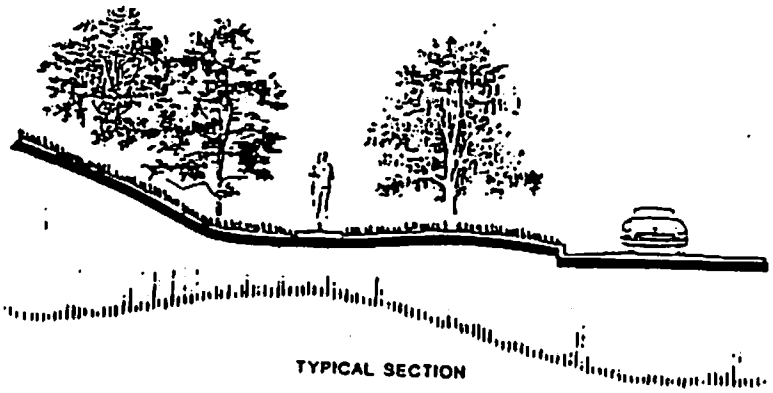
c. All pedestrian pathways shall have adequate lighting and signing to provide for the safety of the users.

d. Separate pedestrian and automobile access will be provided throughout the projects.

e. Internal pedestrian circulation paths separated from the automobile access will reduce dependency on the automobile and minimize conflicts between pedestrian, bicycle, and automobile traffic.

f. Recreational areas should have direct links to the open space system.

g. Landscaped pedestrian sidewalks should be provided along public streets, where feasible, to encourage pedestrian activity and expedite pedestrian access.



TYPICAL SECTION

C. STREETSCAPE

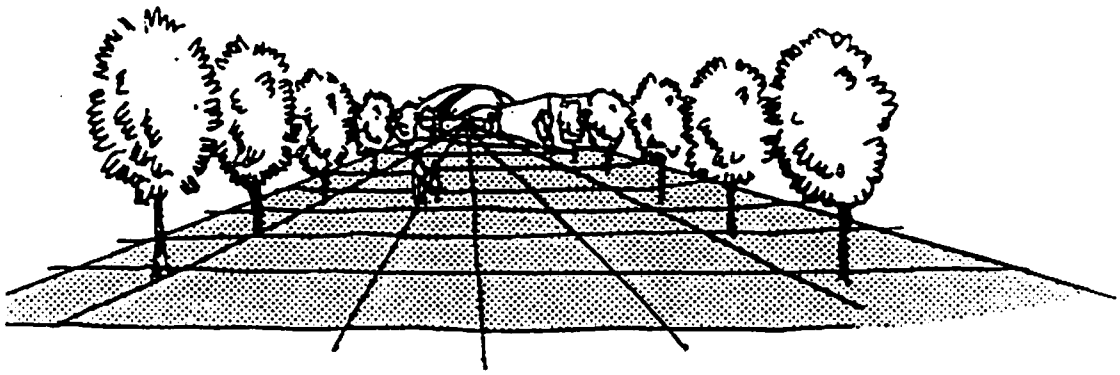
The streetscape is much more than the sum of the structures, buildings, plantings, pavings, and street furniture that give the street its appearance. These are only physical characteristics. The true streetscape incorporates emotional and cultural factors as well as physical factors. All of these factors contribute to perhaps the most important characteristic, function. Are conflicts resolved? Do adjacent structures functionally mesh with the street scene? Do people identify with and feel comfortable in the built environment? Are people attracted to the area? It is the streetscape which often creates the first impressions of an area. A positive first impression will enhance the marketability and ultimately the degree of success which any development can expect.

Concepts and Guidelines

1. General Concepts and Guidelines

The streetscape design for Carmel Valley Neighborhood 1 should consider the following concepts and guidelines. The concepts presented in this section are general in nature with more specific development standards presented in following sections.

a. Recognize and enhance major views.



b. Provide transportation nodes conveniently located so as to efficiently move people, goods, and vehicles throughout the area.

c. Provide a pedestrian network that includes spatial and design qualities that allow the pedestrian to feel that the space was created for him, not as an afterthought.

2. Street Graphics

The following signage and graphic guidelines for Carmel Valley Neighborhood 1 are recommended: If a comprehensive sign plan for North City West is adopted by City Council, that ordinance shall take precedence over these guidelines.

a. Information should be located on a single sign, rather than utilizing multiple signs.

b. Each individual site should establish a design vocabulary that will create a distinctive, yet consistent, sign program. The design vocabulary should address lettering style, form, color, and materials.

c. Signs on walls, poles or hanging within building complexes should reflect the personality of the individual source it identifies.

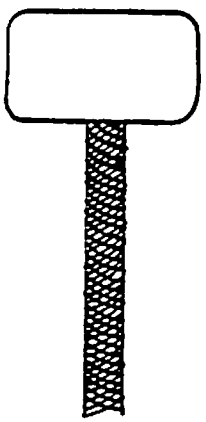
d. Private development signing should be coordinated for directional signing, identifying entrance, etc.

e. Building identification signs should emphasize the use of logo designs.

f. Other signs identifying building activities and tenants should be designed to fit the structure and design of the building.

g. Major identification signs should have simple forms and shapes to minimize visual clutter.

h. Sign supports should be of a black of other dark color with a flat finish to minimize their visibility.



Dark Nonreflective Sign Supports Blend Into the Background Better Than Light Reflective Supports

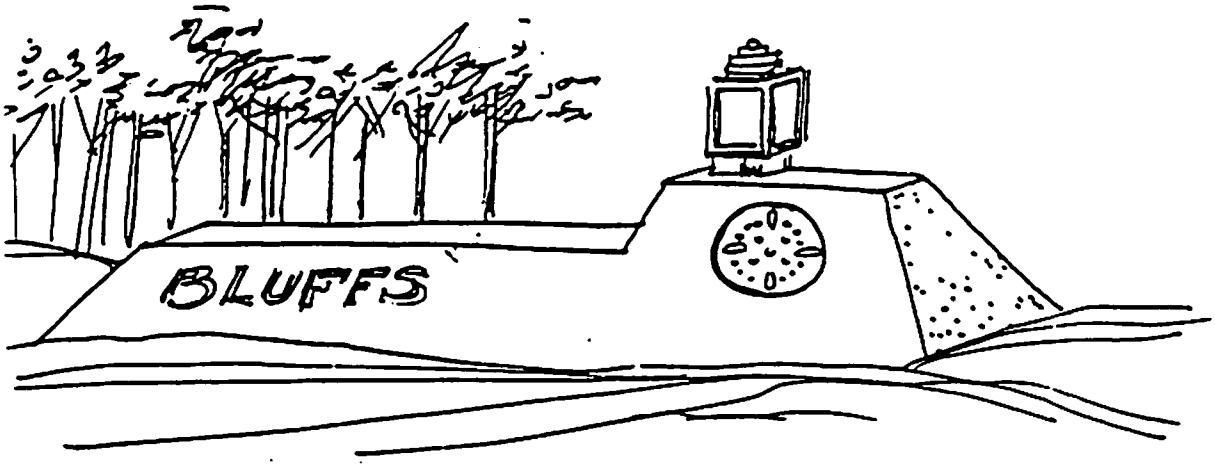
i. Street graphics within the project should be of consistent type and styles. Signs in both public and private areas should be appropriate to the scale and character of the buildings or features they represent and should comply with the guidelines presented below.

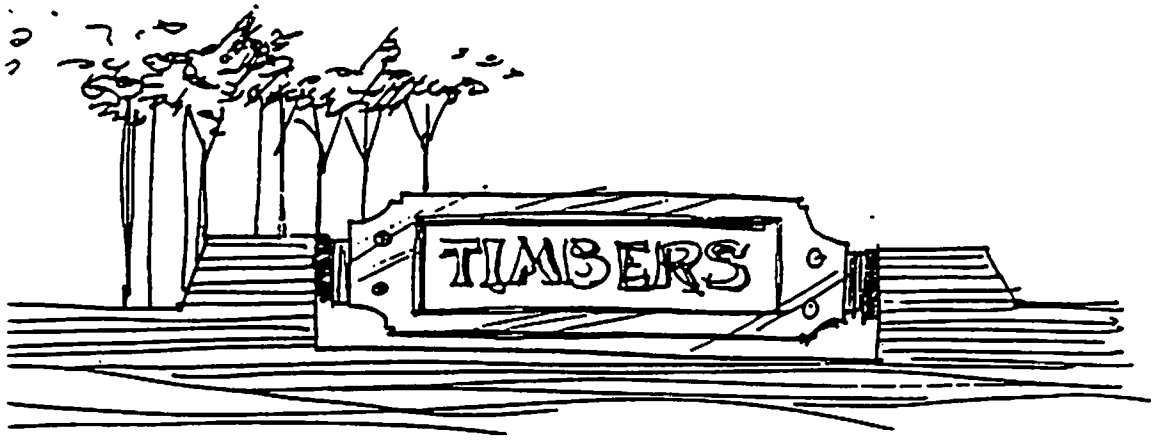
j. Proper signing for parking areas, directional signing, and identifying entrances should be graphically coordinated. Sign sizes should be subdued relative to the other design elements of the project.

k. Street signing within the project area should be graphically coordinated in the design of the signs themselves and in their location.

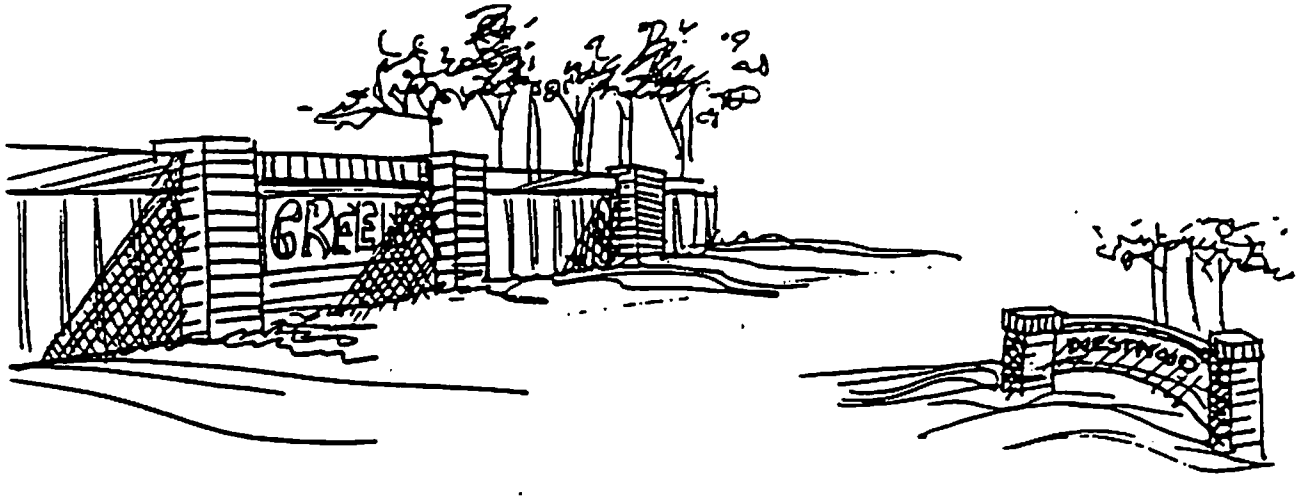
l. Single, rather than multiple, sign supports should be utilized; especially for major identification signs.

m. Vehicular sign distance requirements shall be adhered to for all sign installations.





Ground signs identifying neighborhoods and apartment complexes should be designed as an integral element within the surrounding landscape, landforms, and walls.



Top of the letters of the sign should not be more than 5' higher than the surrounding grade.

Street Furniture:

a. Public telephones should not be considered as "afterthoughts;" they should be integrated into the street scene. If possible, they should be located on or adjacent to a structure; either a bus shelter or building facade.

b. Trash receptacles should be installed periodically, especially at waiting areas like bus shelters. They should be constructed of a "natural" stone-like looking material. Highly reflective metallic receptacles would not be appropriate unless they function as part of an integrated design vocabulary of a site.

c. Benches should be contoured for human comfort and constructed of a warm, inviting, and vandal resistant material (i.e., hardwood). No advertising should be allowed on any benches.

d. Bollards can be utilized as a safety separation between vehicles and pedestrians. Their materials should match the light standards and trash enclosure materials. Bollards, when used, shall not be located within the street right-of-way.

e. Newspaper vending machines should be allowed only in groups of uniformly designed units in logical areas (i.e., bus stops and commercial areas).

f. Bicycle parking racks utilized along the streetscape shall be made from textured concrete with wheel slots and metal rings for security.

g. Traffic signal structures shall be compatible with the adjacent street furniture. Deviations from city standards shall be approved by the City Engineer.

h. Miscellaneous items such as mailboxes, fire call boxes, traffic speed and directional signs, traffic signal boxes, and electrical transformers should require careful location studies along with color and material coordination. Deviations from city standards shall be approved by the City Engineer.

Lighting:

Light quality must be geared to the specific use of the area. A community such as Carmel Valley Neighborhood 1 requires a warm, simple lighting geared to its distinctive character. The lighting must be more human in scale, closer spaced and lower than is usually found in other areas. Each light must also be attractive to look at during the day when the pole, base, and light add another dimension to the urban scene.

When designing lighting systems, it must be remembered that today we are undeniably experiencing a shortage of energy. We cannot arbitrarily continue increasing lighting levels or apply our present levels indiscriminately nor can we disregard current quality and safety standards based on years of research.

a. General Concepts:

(1) The public sidewalks, places and alleys, exteriors, roofs, outer walls and fences of buildings and other constructions and signs visible from any public street, place or position in Carmel Valley should not be illuminated by privately controlled floodlights or any other illumination except as permitted herein.

(2) Lighting helps to define the organization of streets and circulation. Lighting levels should reflect the streetscape activity.

(3) Entry monuments will be treated with indirect accent lighting.

(4) Interior building lighting should not be used as an advertising device.

(5) Landscape lighting should be held to a minimum, especially on sites where buildings or structural elements are washed with light.

b. Design Guidelines:

(1) Building Exterior Floodlighting:

(a) The floodlighting of public and institutional buildings is intended to attract attention to these buildings and to create a favorable impression with passerby.

(b) Building or roof outline up-lighting is to be avoided. Building or wall lighting should be indirect. A limited number of spotlights may be used to create shadow, relief or outline effects when such lighting is concealed or indirect.

(2) Street Lighting:

Any street lighting other than that required by City Council Policy shall require the formation of a street lighting assessment district. Street lights shall be low pressure sodium only.

(a) Community Streets - (Carmel Country Road, Carmel Canyon Road and Del Mar Heights Road)

Light Standard - City standard (painted brown).

(b) Neighborhood Streets - (Major and Minor)

Light Standard - Mission systel (painted brown).

(3) Tennis Courts and Playgrounds:

All lighting systems should be subject to Planning Director approval.

(4) Parking Lots:

(a) All lighting systems should be designed so as not to shine directly on adjacent residential structures.

(b) Parking areas should be well lighted, but with numerous small fixtures or flood lights from a hidden light source.

(5) Pedestrian Lighting:

Lighting of pedestrian walks, plazas, and buildings should be well lighted with numerous small fixtures. If floodlighting is used, their sources should be well hidden. Light sources should be low and closely spaced to maintain pedestrian scale. The maximum height, with the exceptions of safety lights at intersections, should be approximately 12 feet. Intersections might have increased wattage for definition and to alleviate automobile/pedestrian conflicts. The effect would be one of varying size pools of light. Either gas or electric lights would be suitable. No neon, mercury vapor, exposed florescent, or any high intensity lights should be used for permanent installations. All pedestrian-scale lighting shall be located outside the public street right-of-way.

D. SITE PLANNING

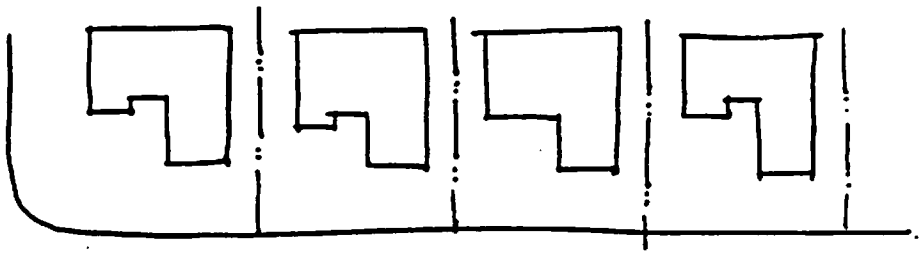
The location and "footprint" of a structure on an individual parcel is as important, if not more so, than the "design" (aesthetically speaking) of the building itself. Because of the variety of lot sizes and uses, special attention must be given to the location of each structure.

Each adjacent building may be similar in character but shall not be identical.

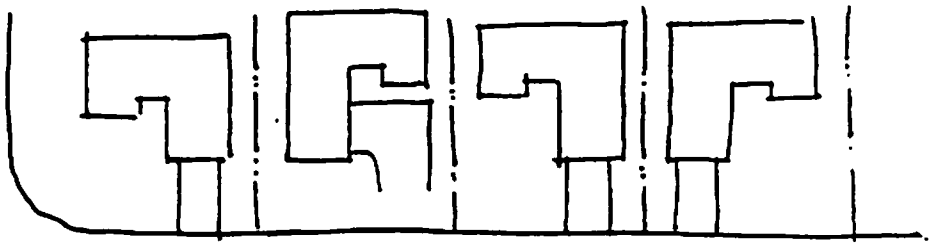
Two story building can best relate to a neighboring one story building if it contains a one story element.

Avoid stereotype patterns

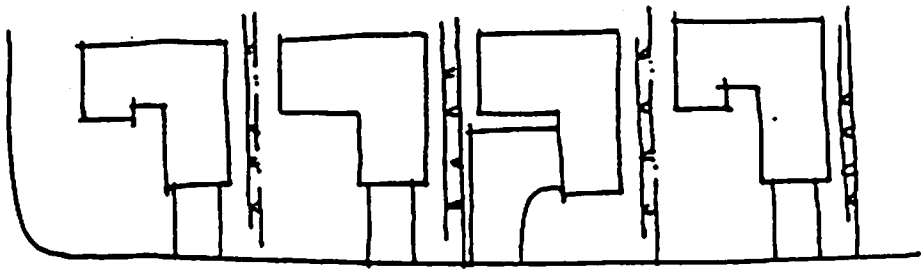
Avoid this



Preferred

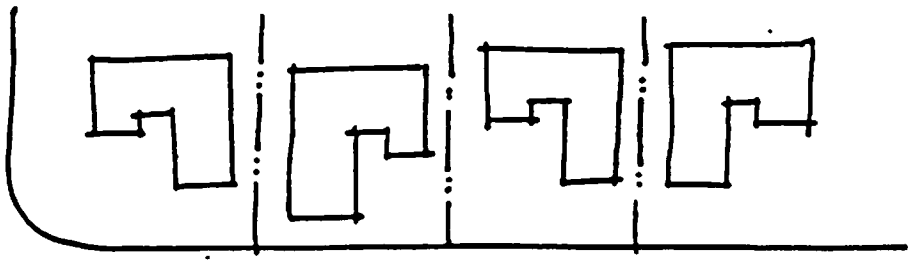


SLOPING STREET CONDITION



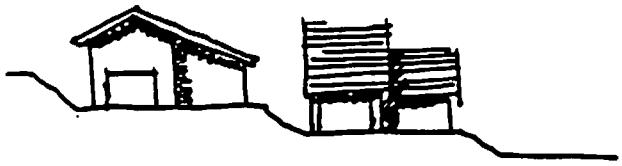
Where practical, place low side of building at corner street and place high side against slope side of lot.

Short side elevation to corner



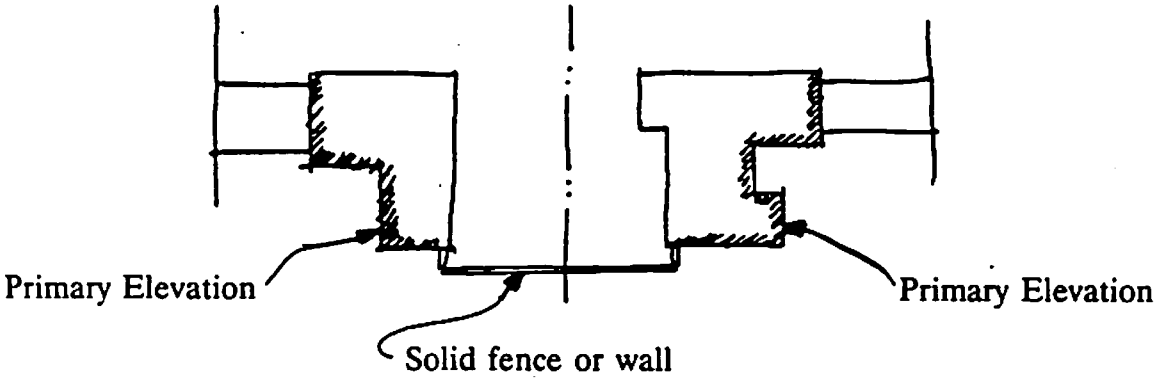
Place high-side to high-side as much as possible..

Low side at corner OK Avoid where possible



OK at corner when side elevation is treated like Primary Elevation.

COLLECTOR AND SIDE STREETS



AT SLOPING STREET

Solid fence not need extend up slope

Site Planning Guidelines for Multi-Family Development:

a. Structures should be sited within multi-family projects to create a diversity of open space or should be centered around a central greenbelt corridor.

b. Structures should not all be oriented in the same direction but should expose different facades.

c. Long rows of structures should be avoided, where possible, perhaps interrupted by parking, recreation areas, or open space.

d. A diversity of orientations and placements should be utilized for individual structures to take advantage of views, open space, circulation, and parking facilities.

E. ARCHITECTURE

This section contains design concepts and guidelines related to architectural form, massing, aesthetics, and materials. To give the developer enough flexibility, the guidelines are conceptual in nature and allow a variety of options. These guidelines, though conceptual, should be followed as closely as possible to ensure that the intended community design quality is implemented and maintained.

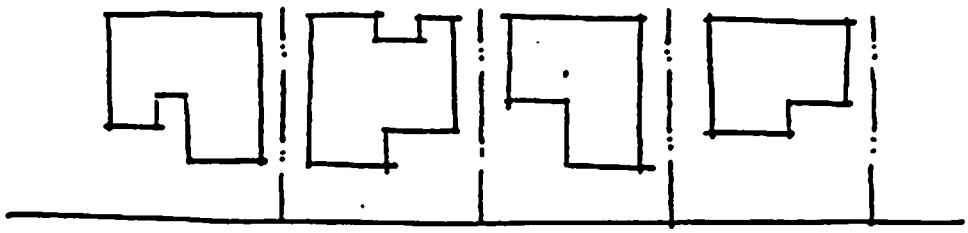
In building design, structures within a development should possess both similar architectural styles and visual variety. The backsides of buildings on relative high areas facing into lower areas and along roadways should be well detailed and interesting. Earth tones and textured materials complementing the community environment are considered especially appropriate.

Special care should be taken in roof design and selection of roofing materials, particularly in hillside areas where roofs will be especially visible. On hillsides, consideration should be given to roofs designed for deck or balcony space. Codes, covenants, and restrictions (CC&R's) should prohibit unscreened aerial antennae and other unsightly rooftop utilities such as solar collectors.

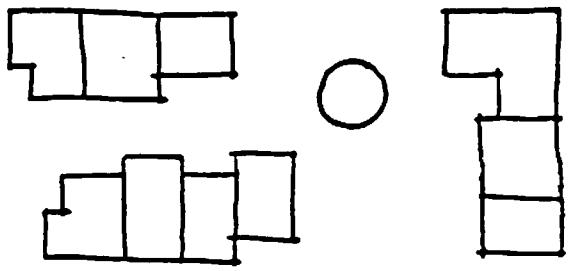
Community design features such as fencing, lighting fixtures, seating areas, and sighing should be compatible in styles, scale, and color with project buildings and spaces.

1. Form

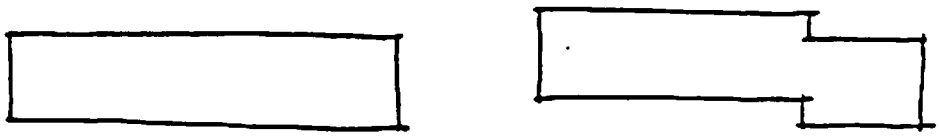
Rectangular plans and variations of the rectangle will assure compatibility and variation.



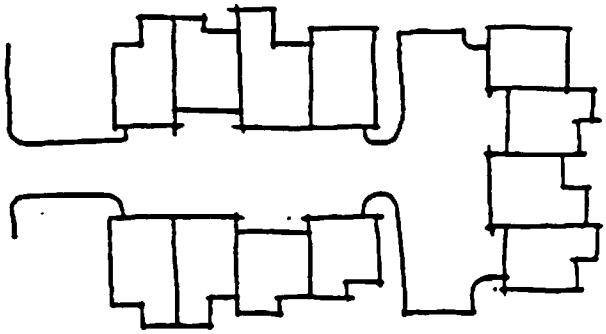
A simple square, rectangle, circle or triangle can be used occasionally.



Avoid long buildings without a break in the plan or facade.

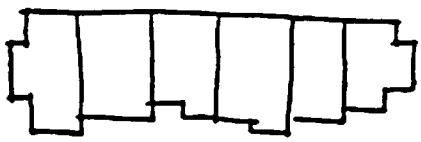


Rear side of houses or auto court need not vary as much as front side.



Cluster housing plans should be broken to reflect that the building is a cluster of individual homes attached rather than a monotonous building.

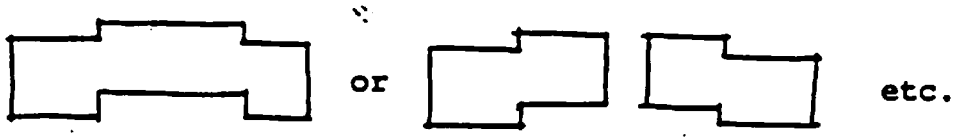
Acceptable



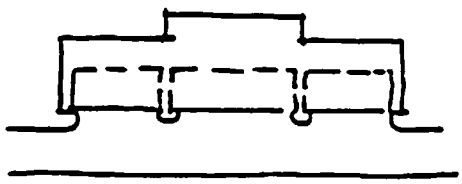
Avoid

a. Apartment Buildings

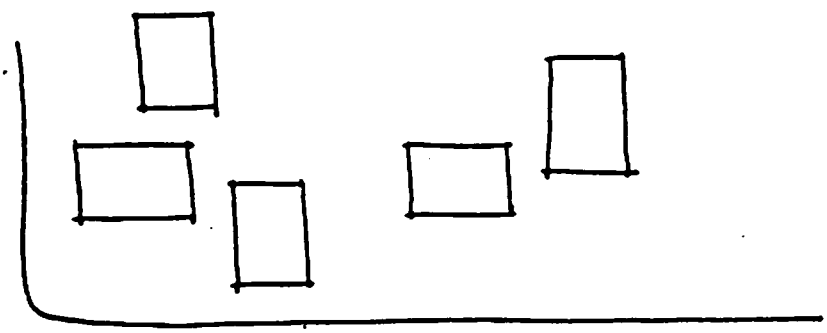
When parking is not attached or a part of the building, building plan should incorporate simple jobs so that long plain roofs and long wall elevations can be avoided.



When parking is attached
or under portion of building,
vary the building width



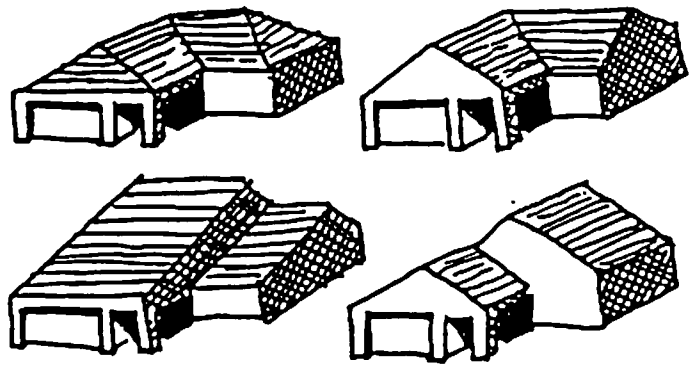
Simple rectangular forms when arranged in an interesting complex are acceptable.



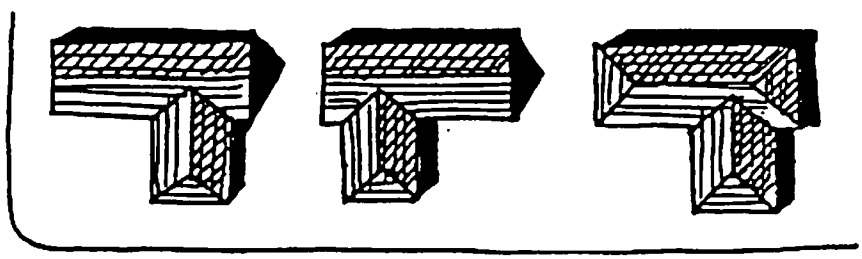
Variation of size perceived from street

2. Roofs

a. Similar floor plan shapes should be varied by roof and porch treatment when similar plans occur together



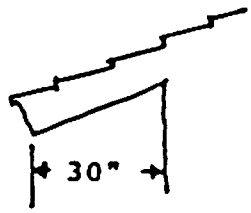
b. Avoid combining gable and hip roofs where possible.



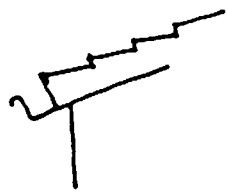
Avoid at corners - OK at interior lots - Better

c. Eaves shall be as follows:

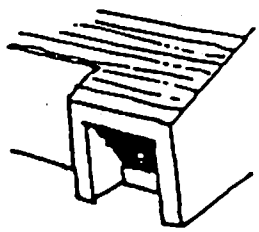
Preferred eave overhangs on Primary Elevations



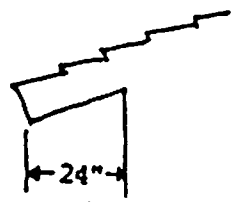
Normal eave 30" minimum preferred



Boxed eave any length



Clipped eave depth of trim and gutter



Normal eave 24" minimum preferred

d. All roof-top equipment required on multi-family structures shall be screened from view by elements which are compatible with the materials and colors of the main structure.

3. Covered Patios

a. Covered patios should be in accordance with the City of San Diego Building Code, and the permitted building coverage and set back requirements of the Carmel Valley Planned District Ordinance.

b. Materials should be of natural stained wood or of a color and a material that matches the building structure to which it is attached.

c. Roof pitch may be of less slope than the building to which it is attached.

4. Additions

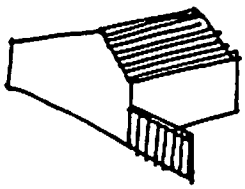
a. Additions should be in accordance with the City of San Diego Building Code and the permitted building coverage and set back requirement of the Carmel Valley Planned District Ordinance.

b. Wall materials, openings, trim, color and roof pitch should match the building structure to which the addition is attached.

5. Fencing and Walls

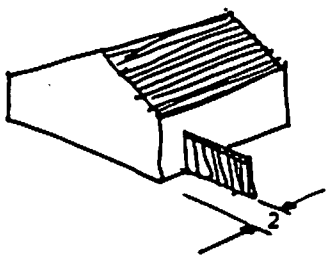
In general, fences and low walls should duplicate building wall materials, wood, stucco, shingles and possibly brick. Fencing shall not interfere with proper vehicle sight distance.

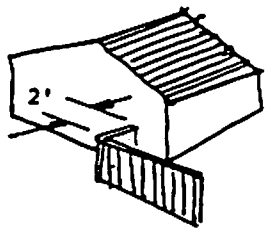
If fence has material changes it should not be flush with wall, except when wall of structure is on property line.



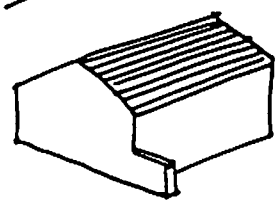
Flushness unattractive.

2' minimum preferred when fence is not integral part of the wall.



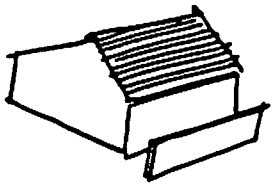


Flushness can best be utilized as design feature if wall and fence handles as same architectural surface.

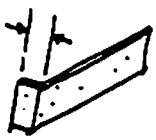


Walls that project in a way to reveal their thickness on Primary Elevation should return or terminate into a 12" minimum appearance.

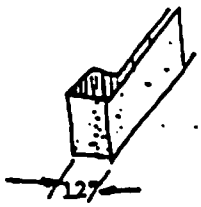
Thinness of wall unnatural.



12" minimum return



or



Better with return
12" minimum preferred

Chain link fences are not permitted except for the following conditions:

- Fence should be of green or black vinyl clad linage, with wood posts, maximum height of 5'.

- Fence should not be located along street frontage.

Other fencing and wall material not permitted:

- Corrugated metal.
- Bright colored plastic.
- Reed material.

Noise walls should be 6-feet in height of block wall construction and shall be coordinated with the architectural design of individual developments. Noise walls shall incorporate one or more of the following design techniques or materials.

- Split face construction.
- Slump stone.
- Masonry finish complementing architecture.
- Pilasters - if used, pilasters shall be a maximum of 20' apart.

6. Flag Poles, T.V. and Radio Aerials

a. Flag poles should be located a minimum of 10 feet set back of the front and rear property line and within the same sideyard set back requirement of the bridling structure

b. Flag pole maximum height should be 30 feet from grade.

c. Except for public buildings, flag poles should be lighted.

d. Exterior T.V. and radio antennas should not be permitted.

e. Satellite dishes are subject to the approval of the Director of Planning.

7. Solar Heating Collector Panels

Solar panels may be located on slope banks if screened from major streets and collector streets.

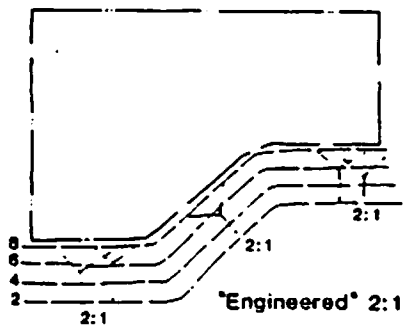
F. LANDFORM AND GRADING

The purpose of this section is to provide general criteria for grading within Carmel Valley Neighborhood 1. These criteria are intended to create a pleasant aesthetic environment by working together with landscaping planting, circulation, and land use, as well as other elements of the total community. The concept drawings in this section are intended to show general conditions and are not keyed to specific locations. They are intended to serve as guidelines that can be used in evaluating proposed final grading plans.

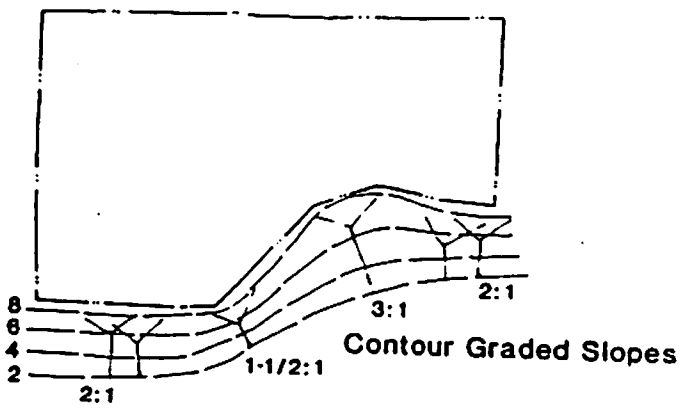
1. Concepts and Guidelines

a. Variable slope gradients should be encouraged. In some instances, however, it may be desirable to create an "architectonic" effect from the slope. That is, the slope may become an extension of a given structure, with a rigid, geometric form. This would be acceptable in more highly developed areas, for example, between buildings where a "natural" effect may not be desired. Large slopes adjacent to native areas, especially those on the northern portions of the padded areas, should retain a "natural" appearance.

b. In general, continuous "engineered" slopes that have hard edges and no transition areas at the top or toe of the slope should be avoided. This is especially important along the perimeter slopes where "natural" landform contour grading should be used to create a transition to the undisturbed slopes.

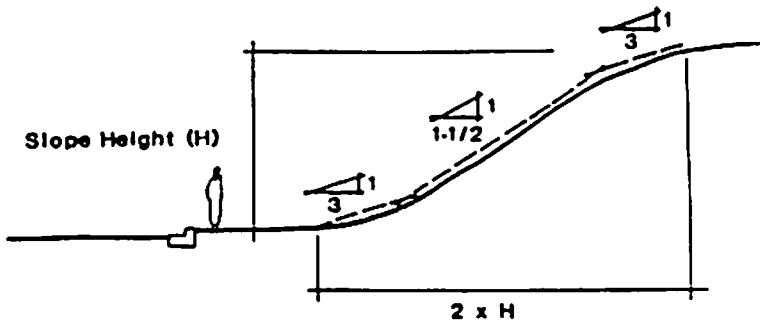


AVOID LONG, CONTINUOUS "ENGINEERED" APPEARING SLOPES THAT HAVE HARD EDGES AND NO TRANSITION AREAS AT THE TOE OF THE FOOT OF THE SLOPE.

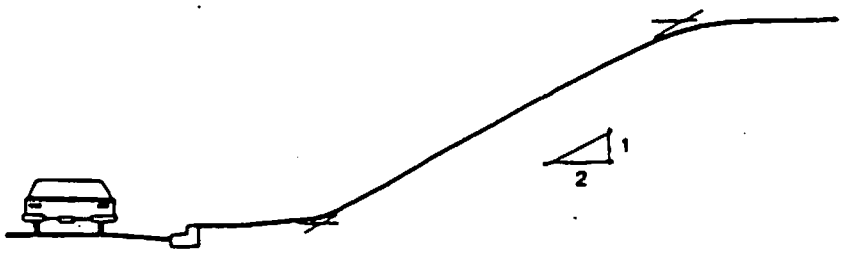


USE CONTOUR GRADING, VARYING SLOPES WHEN POSSIBLE, TO CREATE A MORE NATURAL APPEARING SLOPE.

WHERE SOIL CONDITIONS PERMIT, USE A COMBINATION OF 3:1 AND 1-1/2:1 SLOPES WITH ROLLED EDGES TO CREATE A MORE NATURAL APPEARING TRANSITION IN GRADE.

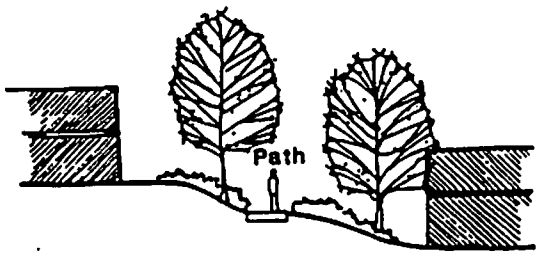


c. When used, 1-1/2:1 slopes shall be undulated between 1-1/2:1 to 2-1/2:1 or 3:1 gradients. All 1-1/2:1 slopes shall be landscaped with drought-tolerant native or naturalized species. Temporary irrigation will be utilized when irrigation is required. A three-year maintenance plan will be prepared and implemented for 1-1/2:1 slopes located within publicly maintained open space areas, 1-1/2:1 slopes shall be utilized only in areas necessitated as a result of previously approved plans for other areas in Neighborhood 1. These areas are limited to the western boundary of the park site adjacent to open space lot 69, the slopes within open space lot 67, and the slopes adjacent to lots 32-53 as shown on TM 85-0528.



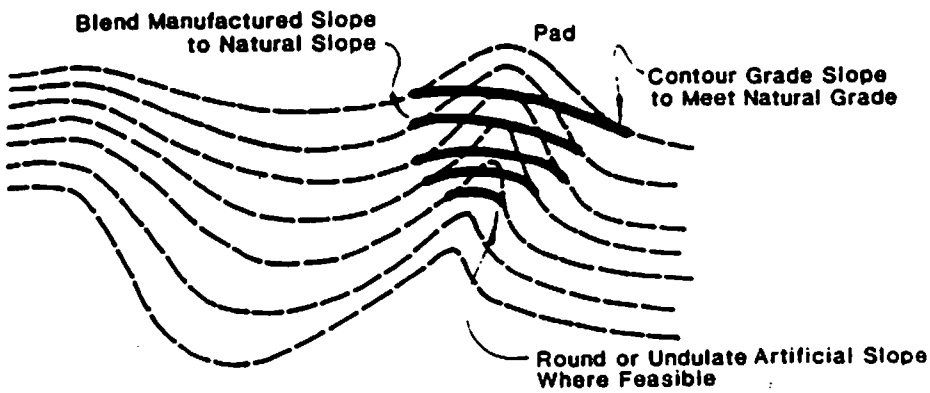
"ROLL" THE EDGES OF ALL 2:1 SLOPES TO CREATE A NATURAL APPEARANCE.

d. Transition spaces should be used between adjacent land uses to take up grade.



e. Berms can be a useful and beautiful way to solve many problems, but they should be large enough to actually have a strong visual impact, or they could have an undesirable "dumped wheelbarrow" appearance.

f. Landscape grading should use grade changes imaginatively, accenting or de-emphasizing the change in grade as necessary to achieve the desired design goals. Circulation elements such as trails and paths can be effectively respond to grade conditions by meandering in long graceful curves. In contrast, walks that switch direction too often in response to poorly conceived landscape berms, or walks that go up and down over small berms have an unnatural appearance and should be avoided.



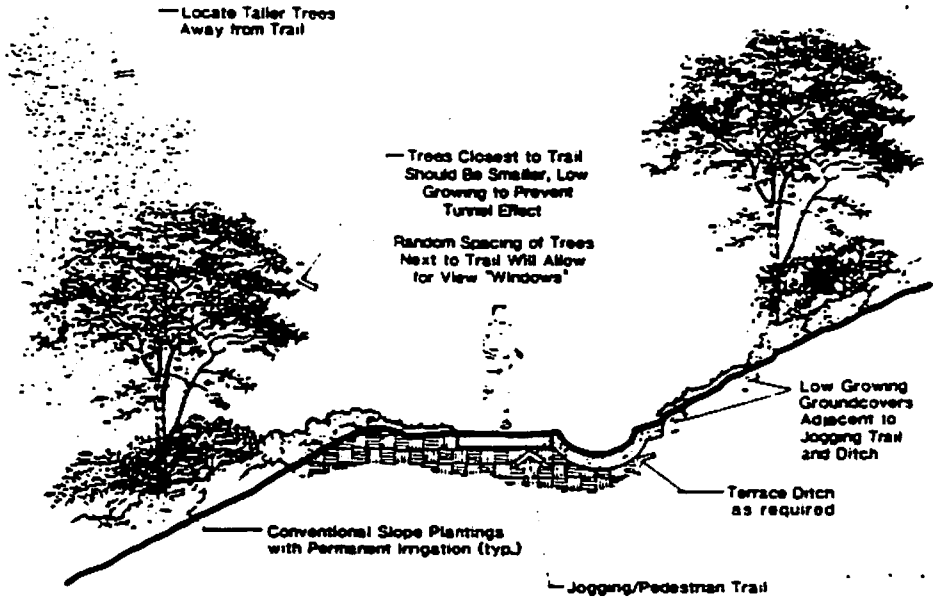
g. All grading operations should take into account the potential for erosion and settling. During construction, measures shall be taken to control runoff from construction sites. Filter fabric fences, heavy plastic earth cover, gravel berms or lines of straw bales are a few of the techniques which should be considered. Grading shall be phased so that prompt revegetation or construction can control erosion. Where possible, only those areas which will later be resurfaced, landscaped, or built on should be disturbed.

G. OPEN SPACE AND RECREATION

The preservation of open space in Carmel Valley Neighborhood 1 is a significant component of the community design concept. Regardless of the aesthetics of structures, humans require a certain amount of quality open space within their home and work environments to maintain an optimum level of physical as well as mental health. Within these open spaces, provisions for recreational opportunities shall be considered. These include both active and passive recreation areas.

Open space can be defined as the total area of land and/or water within the boundaries of the project which are designed and intended for use and enjoyment as open space areas. It shall not include land covered by buildings, paved areas (for automobiles) or accessory structures.

Open space generally includes areas such as parks and trail systems through developed areas which have been improved to allow for active or passive recreational uses plazas, landscaped slopes, and landscaped areas along major roads within the Carmel Valley Neighborhood 1 area. The open space system is composed of several elements, including the major open space areas located in the northeastern and southeastern portions of the precise plan area and the interior slopes which will be generated by creating the building pads. These slopes will be landscaped to provide erosion control as well as visual separation between building pads. Another element of the developed open space system is the landscaped right-of-way and building setback areas along the streets. The streetscape will create much of the project's character as a dominant visual element which extends through all areas.



Typical Pedestrian Path on Slopes

No Scale See Figure 6 for Location of Pedestrian Paths

The last major element of the open space system is the existing SDG&E power easement area. Figure 9 illustrates in concept form how a portion of this easement may serve as a primary pedestrian link typing the school/park site to the proposed Tennis Club directly to the south of Carmel Country Road.

While providing for recreational use within the easement, it is necessary to provide for vehicular access to the power lines for cleaning of the insulators and line maintenance. Landscaping should be designed to screen power poles, maintenance vehicle access, etc. Care should be taken to not call attention to undesirable elements.

Where recreational uses are to be accommodated within the easement, the landscape palette shall conform to the recommended plant list for recreational open space shown on the Master Plant List in Section III, Urban Design Element. When no use other than a pedestrian path is proposed, landscaping shall utilize a combination of native and naturalized plans as specified in the plant list for restored open space shown on the Master Plant List in Section III, Urban Design Element.

1. Concepts and Guidelines

   a. Recreation uses shall be provided within the private multi-family developments (e.g. swimming pools; tennis, basketball, volleyball, handball, shuffleboard, and badminton courts; children's play areas and accompanying equipment; picnic and barbecue facilities; or similar uses for the recreational benefit of tenants); these uses shall be linked with the community-wide open space system by pathways and/or bikeways.

   b. Open spaces shall be integrated with pedestrian walks and defined by landscaping and other elements to create a sense of place.

   c. Viewpoints may be developed as passive recreation areas. Benches, tables, pathways, and paved areas may be installed to enhance the use of these areas. These amenities should complement the landscaping described above, and an informal atmosphere should be created.

   d. The following facilities shall be provided in Carmel Valley Neighborhood 1 through individual parcel development: tot lots, children's playgrounds, volleyball facilities, basketball courts, tennis courts, picnic areas, and open lawn areas. The following facilities shall be provided in the major open space areas located in the northeastern and southeastern portions of the plan area: hiking trails, jogging trails, pedestrian paths and picnic areas. Pedestrian paths to be in the major open space areas shall be hard-surfaced with asphalt or concrete and shall be landscaped as shown on the preceding sketch, "Pedestrian Path on Slopes."

H. LANDSCAPE MASTER PLAN

1. Introduction

The design, installation, and maintenance of landscapes has been in progress in various neighborhoods of North City West for several years. The original landscape Master Plan for North City West is the basis for the following discussions of landscape considerations. The concepts and guidelines have been refined to take advantage of the experiences of the last few years. The conceptual landscape plan for Neighborhood 1 is illustrated in Figure 12 and the landscape master plan is illustrated as follows:

LANDSCAPE MASTER PLAN

1. Introduction
2. Purpose and General Remarks
3. Landscape Categories
   - a. Streetscapes
     - (1) Community Streets
     - (2) Neighborhood Streets
       - (a) Major
       - (b) Minor
     - (3) Neighborhood Entrances
   - b. Open Space
     - (1) Recreational Open Space
       - (a) Parks
       - (b) Preserved Natural Landscapes
       - (c) Restored Natural Landscapes
     - (2) Non-Recreational Open Space
       - (a) Manufactured Slopes
         - Major Assessment District Slopes
         - Major Private Yard Slopes
         - Minor Private Yard Slopes
   - c. Community Landscapes (institutions)
4. Landscape Development Implementation
   - a. Area Wide Landscape Standards
     - (1) Streetscapes
     - (2) Open Space
     - (3) Community Areas
   - b. Site Specific Landscape Standards
   - c. Landform

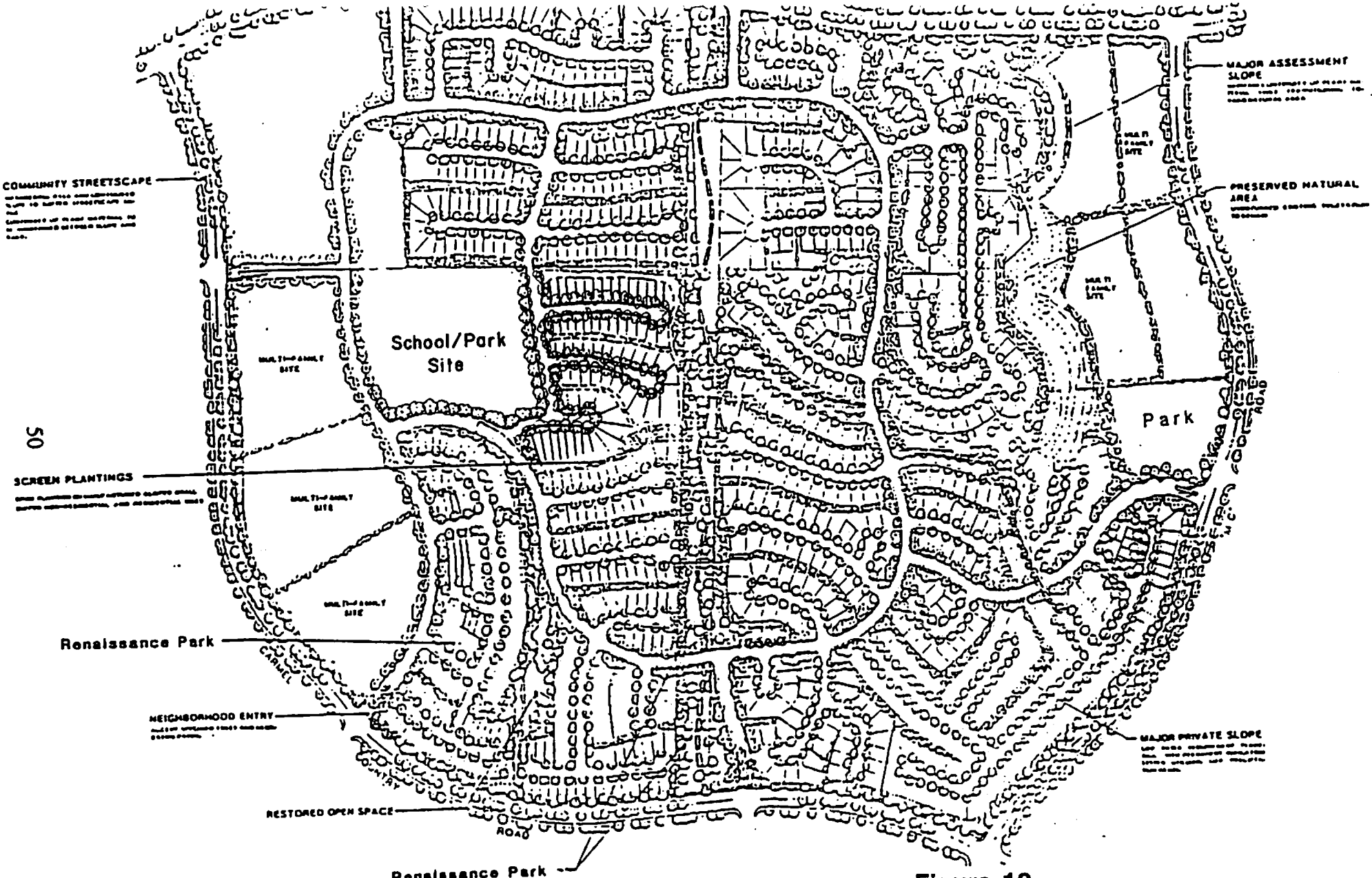


Figure 10
Landscape Concept Plan

d. Irrigation

e. Hardscape

f. Planting Preparation/Plant Installation

g. Plant Materials

h. Maintenance

i. Landscape Plan Submittal and Review Items

j. Brush Management

5. Master Plant List

2. Purpose and General Remarks:

The purpose of the Landscape Master Plan is to organize the landscape development of Carmel Valley Neighborhood 1 to promote the following landscape development values:

a. Regional Landscape Evocation

Such evocation shall be accomplished by the creation of new landscapes which feature landscape characteristics which imitate or reproduce in spirit regional landscape characteristics (for example, eucalyptus windbreaks characteristic of the region might be established). Landscape evocation might be associated with the development of plans for such community planning aspects as the following:

- The development of community identity; the public perception of the community.

- Public access routes to and through the community.

- Regional open space systems.

- Regional recreational systems (bicycle, equestrian, hiking trails, for examples).

b. Community Identity, Coherence, and Character

Community landscaping shall contribute to the production of a visual sense of community through the use of thematic "community" plant materials throughout the community. The organized community-wide spatial arrangement of plant materials (primarily trees) shall contribute to neighborhood definition as well as community definition.

c. Neighborhood Identity, Coherence, and Character.

Neighborhood landscaping should contribute to the production of a recognizable visual sense of the neighborhood by using thematic "neighborhood" plant materials throughout each designated community neighborhood. Plant materials should be used in simple combinations and occur in dominant concentrations throughout each neighborhood to establish a significant basis on which neighborhood character will evolve.

d. Master Plan Design Principles and Guidelines.

(1) The achievement of the foregoing landscape development values will be a function or product of enforceable landscape development implementation guidelines and regulations. That is to say: design continuity and coherence requires design control; design control will create community and neighborhood identity, coherence, and character.

(2) Expression of "variety and individuality" will be the natural outcome of the inhabitants expressing themselves (their culture, values, taste) through landscaping their "territory." Certain types of landscaping expressing should be forbidden in areas accessible to the public eye (even if such landscape is on private property) for the sake of maintaining a high landscape aesthetic standard through the community.

(3) Generally speaking, the landscape character of Neighborhood 1 should be a function of the following landscaping elements:

(a) An Eucalyptus/Torrey Pine planting program for streetscapes and open spaces.

(b) Restricted plant palettes for areas where landscape guidelines and regulations are applicable. Property owners in the nonregulated sectors should utilize similar plant palettes as are used for the regulated sectors of their particular neighborhood.

(c) Tree patterns - Tree planting patterns of an informal, "Naturalized," grouped (i.e., grove) character should be stressed to promote landscape "flow."

(d) Land form - informal naturalesque free-form berming with lawn as ground cover should be emphasized.

(4) The landscape design is critical in establishing the character of Carmel Valley Neighborhood 1. The design should be compatible with and may enhance or emphasize the site

topography. The design should complement the architecture of the site and be compatible with the characteristics of existing and proposed neighborhood architecture and landscaping.

(5) All of the site not occupied by structures, unplanted recreational facilities or areas, and paving materials should be landscaped (i.e., planted and irrigated) with combinations of ground cover, shrub and tree materials.

(6) Maximize use of shrubs to screen parking, storage, and utility areas.

(7) Plant design should stress effective combinations of plant materials (color, texture, etc.)

(8) Landscape plantings should be simple in nature while emphasizing the area's theme through the use of natural and/or complementary plant combinations.

(9) Major landscape units should be developed in coordination with the land use organization and open space patterns master planned for Carmel Valley Neighborhood 1. Within this basic structure, functional and comfort parameters such as wind control, sun control (shade), and buffer or screening areas must be related to adjacent use.

(10) In recognition of the movement types and patterns through which people will experience and relate to the landscape (pedestrian, bicycle, equestrian, auto), the landscape design should offer a sequence of events and experiences which relate to and recognize the inherent qualities of the site and the intentions of the development.

(11) Drought tolerant naturalized plantings should be used where possible and appropriate such as in open spaces and manufactured slopes.

3. Landscape Categories

a. Streetscapes - Within Neighborhood 1 the streetscapes are comprised of the following landscape categories:

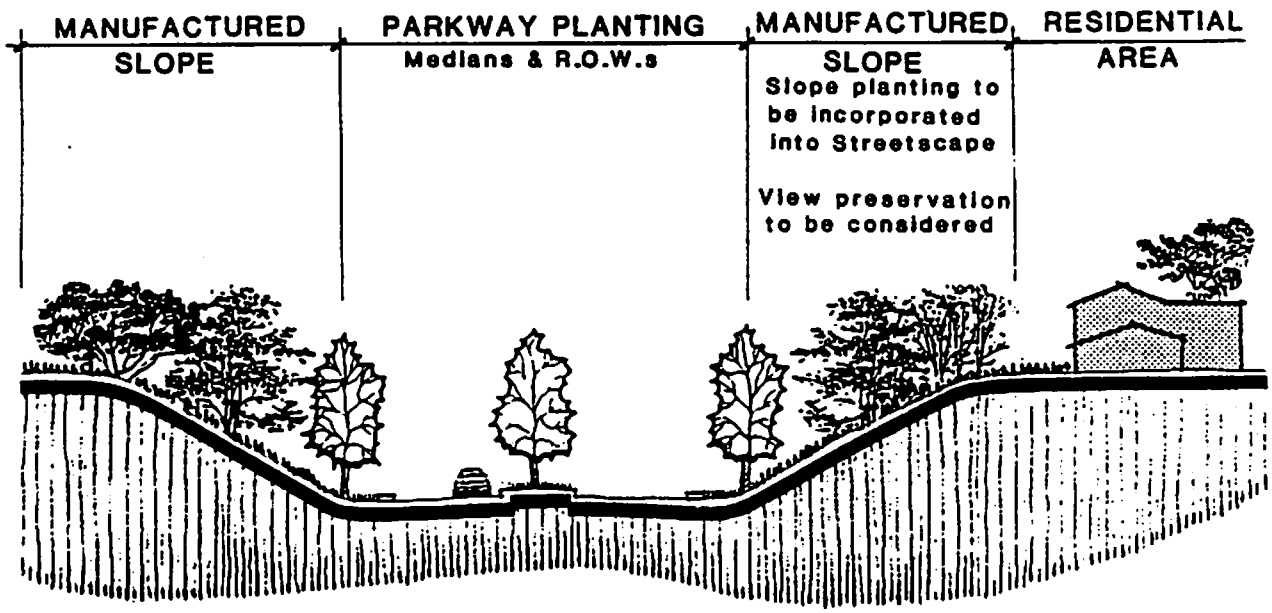
(1) Community Streetscapes
(2) Neighborhood Streetscapes
(3) Neighborhood Entries

(1) Community Streetscapes. Major roads serving the community are mapped as community streetscapes. Community

streetscape landscapes should reinforce the community identity. Community streetscapes may be comprised of all or part of the following elements:

- Street trees
- Median landscape
- Right-of-way (setback) landscaping area (which may include circulation elements such as bicycle paths).

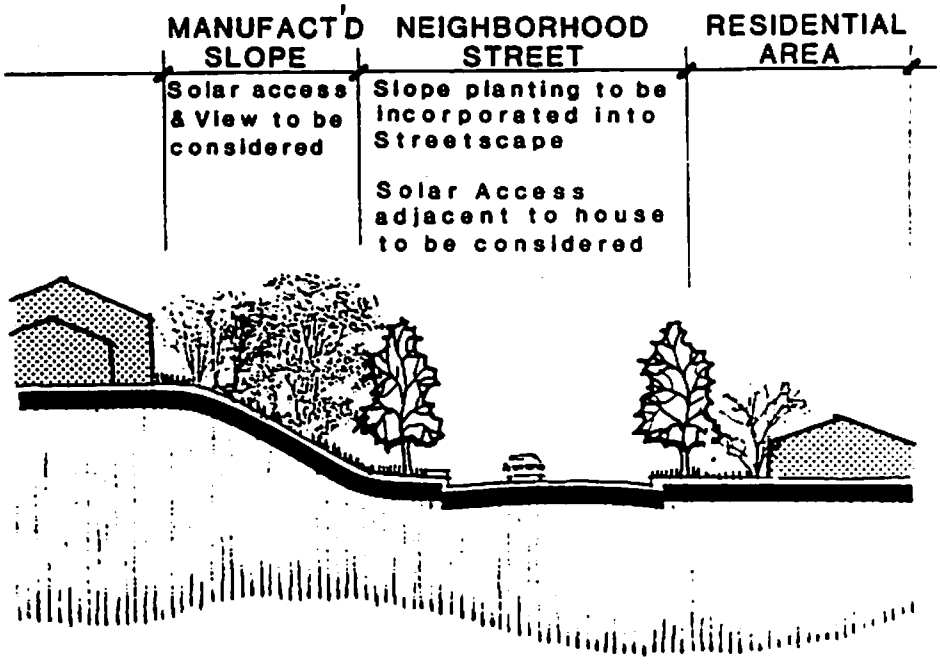
(a) Street trees - informal groupings
(b) Median landscape - where width permits street trees to be located within the median.
(c) Right-of-way (parkway) landscaping - lawn should be utilized where appropriate.
(d) Manufactured slopes - landscaping shall complement street tree and right-of-way plantings.



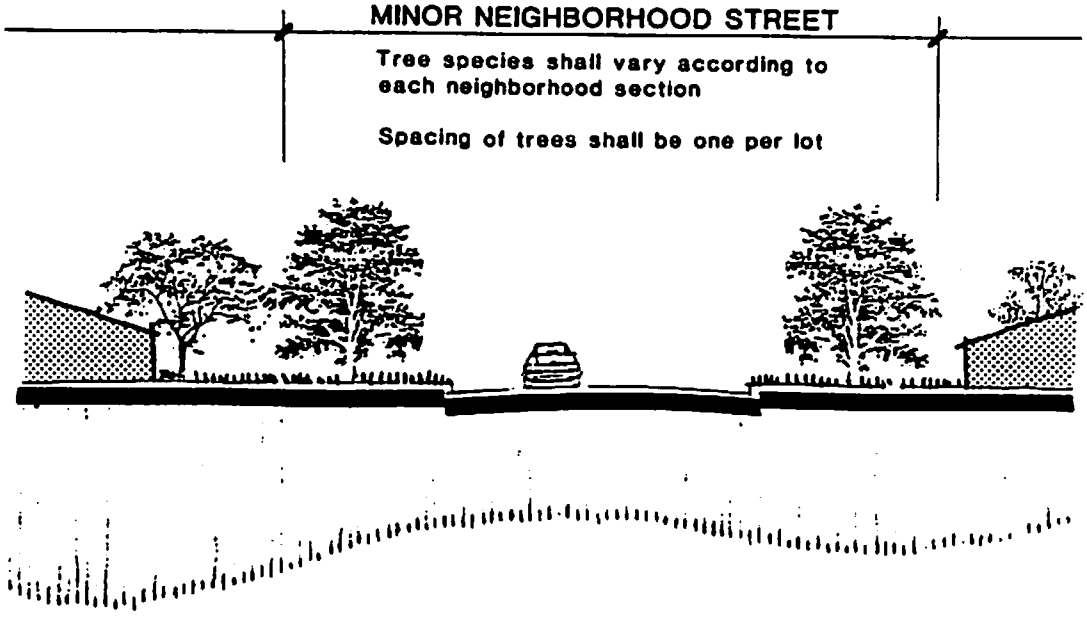
2. Neighborhood Streetscape. Each neighborhood should feature two dominant types of streetscape, a Major Streetscape and a Minor Streetscape.

(a) Major Streetscape. The streets which comprise the major streetscapes are those which provide major "through street" corridors through and within the

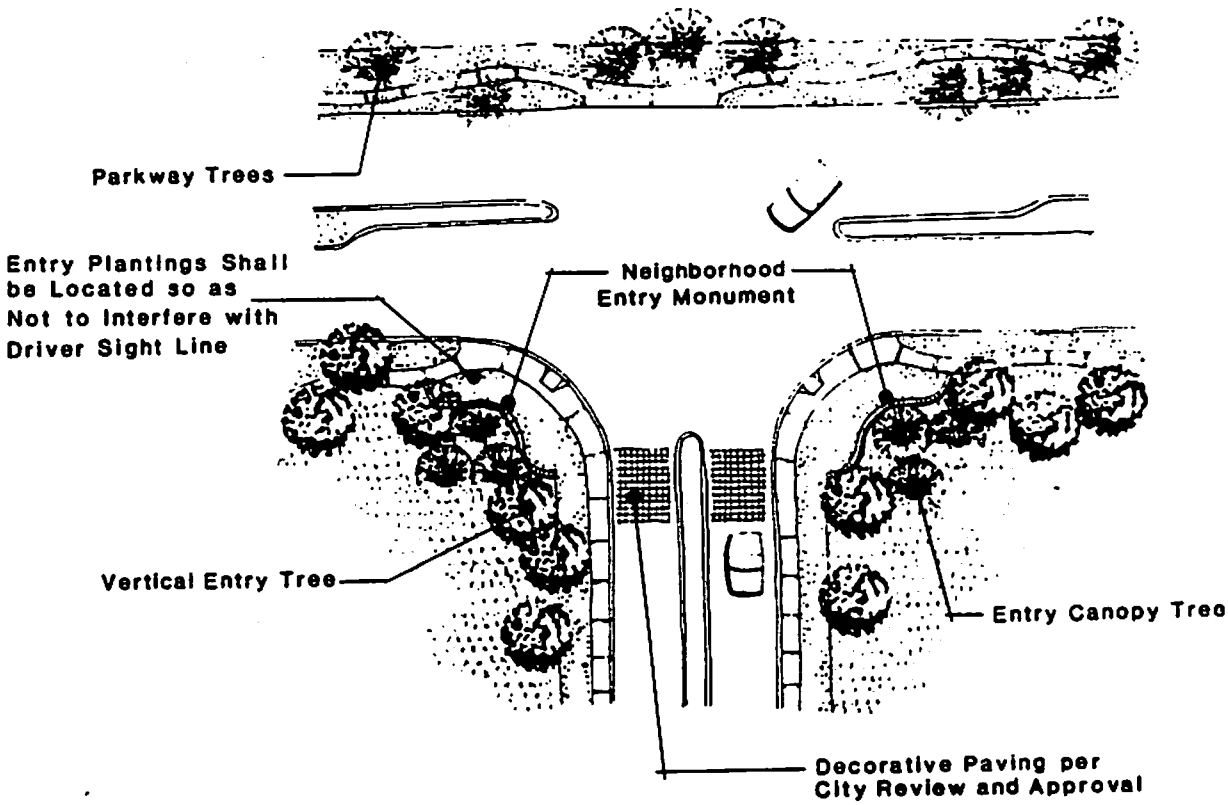
neighborhood. The trees which identify this streetscape should possess strong characteristics which make an emphatic visual statement.



(b) Minor Streetscape. Any streets where the housing is made up of a particular product type or which for locational reasons can be identified as being unique unto itself shall be considered a Minor Streetscape. Minor streetscape landscape control is limited to the required street tree.



3. Neighborhood Entries. Neighborhood entrances are generally short streetscape segments which link the neighborhood street system with the community street system. Monument walls, signs, paving and landscaping should combine to "announce" that a neighborhood has been entered. Each neighborhood shall have a designated "Entrance Tree" to define the entrance in conjunction with the other neighborhood thematic plant materials. This entrance theme tree will constitute the street tree for the designated entry streetscape segment.



A neighborhood entrance may feature all or part of the following list of landscaped elements:

- Entry Quadrants
- Right-of-Way (Parkway) Landscaping
- Manufactured Slopes
- Median Landscaping

(a) Entry Quadrants. Entry quadrants shall contain the major entrance "landscape" monument and appurtenances and a strong statement of the entrance

theme tree. Flowering ground covers, shrubs, and vines shall be planted.

(b) Right-of-Way (Parkway) Landscaping. The entrance streetscape right-of-way landscape zone shall feature a strong and formal statement of the entrance theme tree. Flowering ground covers, vines and shrubs shall be planted.

(c) Manufactured Slopes. Manufactured slopes which form a part of the entrance setting shall utilize the entrance tree shrub, vine, and ground cover plant palette.

(d) Median Landscape. Medians shall feature the entrance theme tree if the median width is suitable for the tree in question. If the median width is not adequate, a tree shall be selected from the neighborhood streetscape plant palette as a substitution.

b. Open Space - The scope of Open space landscape planning within Neighborhood 1 includes the following landscape categories.

- Non-recreational Open Space.
- Recreational Open Space.

(1) Recreational Open Space (exclusive of buildings, parking lots, and streetscape setback areas). All recreational open spaces which fall under the jurisdiction of the City of San Diego Park and Recreation Department shall be designated in conformance with two city documents:

- Standards and Criteria for Park and Recreation Facilities
- Consultant's Guide for Park and Recreation Facilities

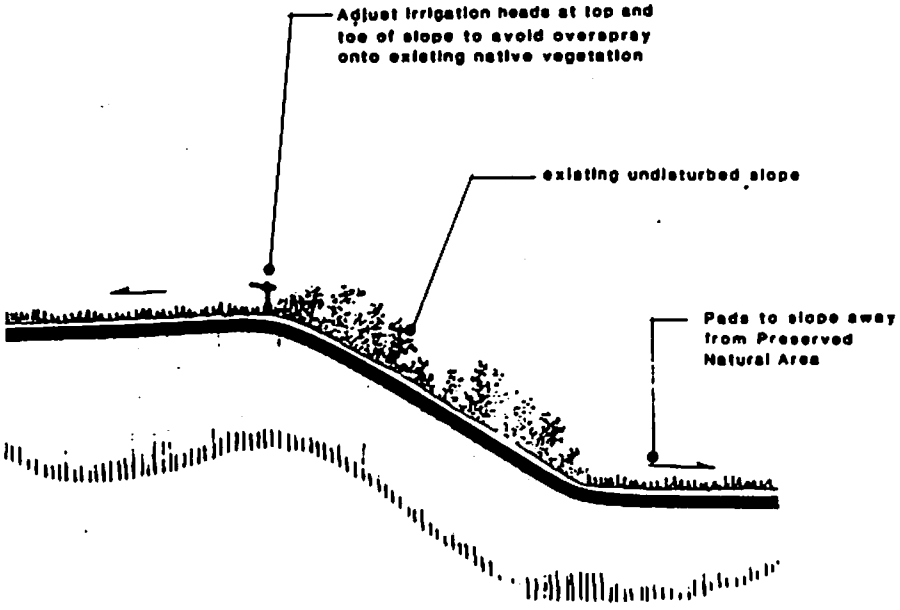
NOTE: Whenever standards in the Carmel Valley Neighborhood 1 Precise Plan exceed the City of San Diego Guidelines and Regulations, the Carmel Valley standards shall take precedence.

(a) The Recreational Open Space landscapes shall not feature more than three principal tree species per master plant list. Miscellaneous trees may be selected by the developer from the approved tree list. One of the principal trees should be a theme tree. The theme tree should be distinctive with strong character and seasonal interest. The name of the recreational area may be taken from the name of the theme tree (e.g., Sycamore Park).

(2) Recreational Open Space includes the following landscape categories:

(a) Preserved and restored "natural" areas. Preservation of remnants of the native regional landscapes will enhance the regional orientation of Carmel Valley's landscape development. When preserving such "natural" landscapes, the developer should ensure that surrounding irrigated and cultivated landscapes do not adversely affect the stability of the natural plant communities to maintain their ecological "steady state"; that is to say, excess irrigation water may flow into and destroy natural areas by eroding soil or "overwatering" native plants. Such problems should be addressed and solved by the developer. Cut slopes adjacent to natural areas should vary in percent grade to the extent possible.

(b) Parks. Parks shall be landscaped in accordance with City of San Diego requirements.



(3) Non-Recreational Open Space includes the following landscape categories:

(a) Manufactured Slopes are categorized as follows:

- Major Assessment District Slopes are those slopes greater than 5 feet in vertical height which are adjacent to streets and are either privately owned and covered by a landscape easement or are publically owned. The objective is for all major slope plantings to relate well together since they are so highly visible throughout Neighborhood 1.

- Major private yard slopes are defined as those slopes exceeding 15 feet in vertical height. The basic idea being to design the planting with view preservation in mind and to strengthen the theme of the streetscape by using similar plants on all highly visual slopes.

- Minor Private Yard Slopes are defined as those slopes 15 feet in vertical height or less. In general, private yard slopes should complement the adjacent streetscape, especially so when the slope is highly visible from the street.

Community Institutions may include all or part of the following items which require special landscape solutions as noted in the following section, Landscape Development Implementation Guidelines.

(a) Street Tree
(b) Streetscape Setback Area
(c) Site Vehicular Entrances
(d) Side and Rear Setback Areas
(e) Parking Areas
(f) Manufactured Slopes
(g) Interior "On-Site" Areas
(h) Undeveloped Areas
(i) Outdoor Storage Areas
(j) Loading Areas
(k) Refuse Collection Areas
(l) Telephone and Electrical Service and Utilities
(m) Landscape elements related or integral to building architecture (e.g., architectural planters)
(n) Building Entrances
(o) Containerized Plant Materials
(p) Hardscape, Lighting, Signing

4. Landscape Development Implementation

All required landscaped areas, other than medians and manufactured slopes, not planted with lawn should have an area to shrub ration of not less than one shrub for 50 square feet of shrub/ground cover area.

a. Area-Wide Landscape Standards

(1) Community Streetscapes

(a) Street Trees
Plant Palette: Platanus acerifolia
Liquidamber styraciflua

	Eucalyptus sideroxylon Pinus canariensis
Minimum Size:	24" box
Spacing:	An average one tree per 50 lineal feet of street frontage.

(b) Medians Landscapes:

- Shrubs over three feet tall should not be used unless they are boxed specimens used as accents in the median plant composition.

- Sight lines as related to auto and vehicular circulation or pedestrian movement across the streets should be considered when determining shrub and tree placement.

- Shrubs should be located within a planting area so that when they achieve their mature growth and spread, they will not encroach over the median curb line. The minimum distance that a shrub shall be planted from said curb line will vary with the kind of shrub used.

- Medians should not be mounded.

- Lawn should be considered for use in medians where appropriate. Such medians occur only along the perimeter streets, at major neighborhood entries, and along Carmel Country Road.

- Storm drain inlets may be located within the medians.

Plant palette:	Per Master Plant List
Minimum Size:	Groundcovers - flats Shrubs - 1 gallon Trees - 24" box
Spacing:	Shrubs and Groundcovers - as required per species, follow standard accepted practice. Trees random, average of one per 50' on center.
Location:	All median areas where the minimum width is greater than 2 feet. Trees shall be planted a minimum of three (3) feet from face of curb. Shrubs shall be located within a planting area so that when mature spread is achieved, they will not encroach over the curb. Minimum distance from curb shall vary by species.

(c) Right-of-way (Parkway) Landscape.

Mounds should not exceed a gradient of 4:1 (25%).

ROUND TOPS AND TOES OF SLOPES

Plant Palette:	Per Master Plant List
Minimum Size:	Trees - 15 gal. 75% 24" box, 25% Shrubs - 1 gallon Groundcover flats
Spacing:	Same as median landscape

(d) Manufactured Slopes

Plant Palette:	Per Master Plant List
Minimum Size:	Groundcovers - flats Shrubs - 1 gallon Trees - 1 gallon, 50% Trees - 5 gallon, 50%
Spacing:	Random, average of one tree per 400 square feet.

(2) Neighborhood Streetscape. (Major Streets)

(a) Street trees

Plant Palette:	Liquidamber styraciflue "Burgundy" and "Palo Alto" Eucalyptus sideroxylon Pinon canariensis
Minimum Size:	15 gallon
Spacing:	Random, average of one tree per 20 lineal feet of street frontage.

(b) Right-of-way (Parkway) landscape

Plant Palette:	Per Master Plant List
Minimum Size:	Groundcovers - flats Shrubs - 1 gallon Trees - 5 gallon, 75% Trees - 15 gallon, 25%

(c) Manufactured Slopes

Plant Palette:	Per Master Plant List
Minimum Size:	Groundcover flats
	Shrubs - 1 gallon
	Trees - 1 gallon, 50%
	Trees - 5 gallon, 50%
Spacing:	Random, average of one tree per 400 square feet.

(2) Neighborhood Streetscape. (Minor Streets)

(a) Street trees

Plant palette:	Per Master Plant List
Minimum Size:	5 gallon
Spacing:	Random, average of one tree per 20 lineal feet of street frontage.

(b) The tree shall lend itself to the predominant style of architecture within that section.

(c) There will be color compatibility between the housing and the tree flower color.

(d) There will not be duplication of the same tree within the overall neighborhood. Each inner-neighborhood streetscape will have only one tree species.

(3) Neighborhood Entries

(a) Decorative paving may be used at entries subject to the approval of the City Engineering Department.

(b) Sight lines as related to auto and vehicular circulation of pedestrian movement across streets should be considered when determining tree and shrub placement, wall, fence, and sign placement, mound configurations, or any other landscape features in the quadrant area.

(c) Mounds should not exceed a gradient of 4:1 (25%).

(d) A theme tree will be used at entry quadrants and medians where space permits.

Theme Tree:	Aure caria heterophylla
Alternates:	Populus nigra "Italica"
	Sequoia sempervirens
	Agathis robusta
Minimum size:	24" box
Spacing:	Formal, as required.

(e) Background tree to be used in areas contiguous with entry streetscape, where circumstances permit.

Plant palette:	Per Master Plant List
Minimum Size:	5 gallon, 50% 15 gallon, 50%
Spacing:	Random, average of one tree per 400 square feet.

(5) Recreational Open Space

(a) Park and recreation areas or open space which fall under the jurisdiction of the City of San Diego Park and Recreation Department should be designed in conformance with two City documents:

- Standards and Criteria for Park and Recreation Facilities.

- Consultant's Guide for Park and Recreation Facilities. Whenever standards in the Carmel Valley Landscape Development Implementation Guidelines and Regulations exceed the City of San Diego guidelines and regulations, the Carmel Valley standards should take effect. The Park and Recreation landscapes should conform to the Master Plan and Master Plant List as approved by the City of San Diego and as may be necessarily modified by the Parks Department.

(b) Landscapes shall feature no more than three principal tree species, one of which should be a theme tree.

Tree Palette:	Per Master Plant List
Minimum Size:	5 gallon, 50% 15 gallon, 50%
Spacing:	An average spacing of one tree per 400 square feet.

(c) Manufactured Slopes shall follow the standards as discussed under Non-recreation Open Space landscapes.

(6) Non-Recreation Open Space

Preserved Natural Landscapes

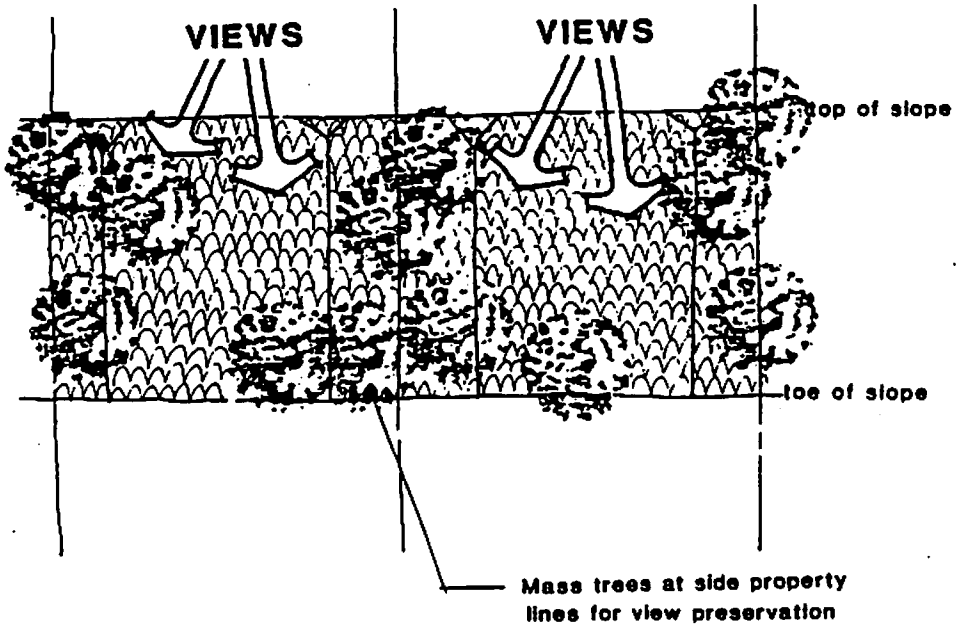
(a) No landscaping required. Avoid irrigation runoff into natural areas.

(b) Manufactured Slopes

100% of the manufactured slope landscaping should utilize the required trees listed in the Master Plant List

Shrubs and trees should be installed at the rate of one per 100 square feet of slope landscape area and shall be massed, as appropriate, to break-up the linear nature of the manufactured slopes.

Tree placement on large slopes should favor the bottom half areas. Trees planted in the upper half of any given slope should be grouped in relation to where building site side property lines intersect the top of slope in order to provide views from the slope tops and minimize potential fire hazards.



(7) Major Assessment District Slopes

Plant Palette:	Per Master Plant List
Minimum Size*:	Groundcovers - flats Shrubs - 1 gallon Trees - 1 gallon, 25% Trees - 5 gallons, 25%
Spacing:	An average of one tree per 400 square feet.

NOTE: If slope constitutes a portion of the Community and Major Neighborhood Streetscape, the tree ratio shall be 1 gallon 50%, 5 gallon 50%.

(8) Major Private Yard Slopes

Plant Palette:	Per Master Plant List
Minimum Size:	Groundcovers - flats Shrubs - 1 gallon Trees - 1 gallon, 25% Trees - 5 gallons, 25%
Spacing:	An average of one tree pr 400 square feet.

(9) Minor Private Yard Slopes

Plant Palette:	Per Master Plant List
Minimum Size:	Groundcovers - flats Shrubs - 1 gallon Trees - 1 gallon, 25% Trees - 5 gallons, 25%
Spacing:	An average of one tree pr 400 square feet.

(10) Community Landscapes

(a) Street Trees: See Landscape Master Plan.

(b) Streetscape Setback

Plant Palette:	Per Master Plant List
Minimum Size:	Groundcovers - flats Shrubs - 1 gallon Trees - 15 gallons, 65% 24" box, 35%
Spacing:	An average of one tree per 400 square feet.

(c) Interior "On-Site" Areas

Plant Palette:	Per Approved Plant List
Minimum Size:	
Vehicle Entries:	24" box, 65%
	30" box, 35%
Rear & Side Yards:	5 gallons, 35%
	15 gallons, 30%
	24" box, 35%
Parking Areas:	15 gallon, if upright
	24" box, if canopy form
Spacing:	
Rear & Side Yards	1 tree/400 sq. feet
Parking Areas	1 tree/5 parking stalls

b. Site Specific Guidelines and Regulations

All or part of the guidelines and regulations may be applicable to the precise site plan for any given site development.

(a) Streetscape Setback Area

(a) The entire area between street curb and the setback line should be landscaped except for vehicular access driveways or pedestrian, bicycle or equestrian paved routes.

(b) Undulating free-form berms and lawn should be utilized whenever possible.

(c) Planting and grading should create a variety of depths.

(d) Trees should conform to the Master Landscape Plan and Plant List.

(e) Tree to Landscape Area Ratio. There should be one tree for every 400 square feet of landscape setback area (minimum).

(f) Tree Planting Pattern

- Streetscape Setback Trees. Trees should be informally grouped in a "naturalistic" fashion.

(2) Vehicular Entrances (driveways for Single Family Housing not included).

(a) Vehicular entrances should be identified or accented with a group of trees. (Five similar trees, minimum)

(b) This entrance tree should be recalled onsite, if possible.

(3) Side and Rear Boundaries

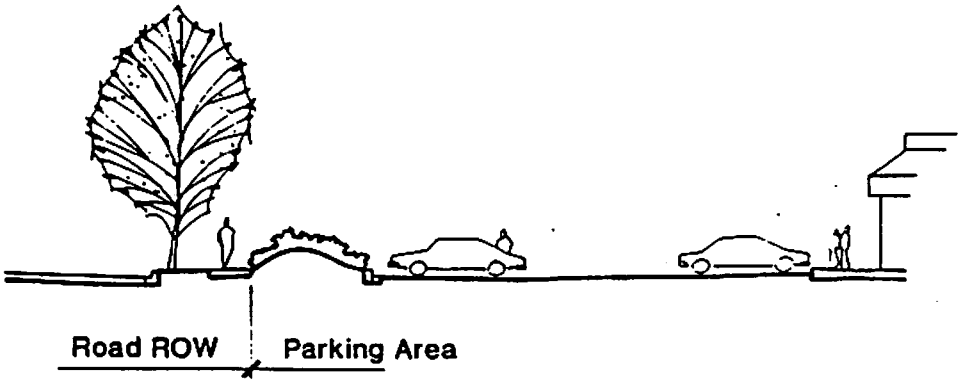
(a) Trees should conform to Master Landscape Plan and Plant Lists.

(b) Tree Planting Pattern - avoid equal spacing of trees.

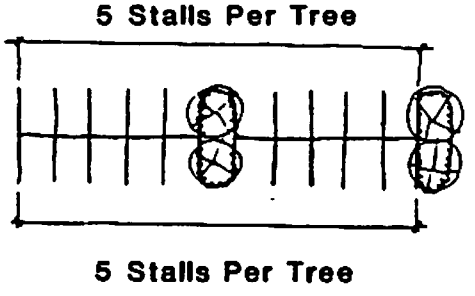
(4) Parking Areas

(a) Planting islands should be created in order to permit "compositional groupings" of plant materials rather than a linear scheme which reflects the functional physical organization of the parking lot.

(b) Landscape or screen (with fences, walls or berms, etc.) parking areas in such a manner as to interrupt or screen the areas from views from streets and adjacent properties. Use grouped or linear masses of shrubs and trees with growth potential and habits (size, height, density) sufficient to meet this requirement.



(c) Trees should be planted in the ratio of one (1) per each five (5) parking stalls, minimum. These trees should be planted in the parking area and not in other areas on the site.



(d) Trees and other plant materials should conform to the Landscape Concept Plan and Master Plant List.

(5) Interior "On-Site" Area

(a) Trees should be planted in a ratio of one tree per 500 square feet of landscaped area, minimum.

(b) Use of lawn is encouraged in the area whenever suitable.

(c) Trees should conform to Master Landscape Plan and Plant List.

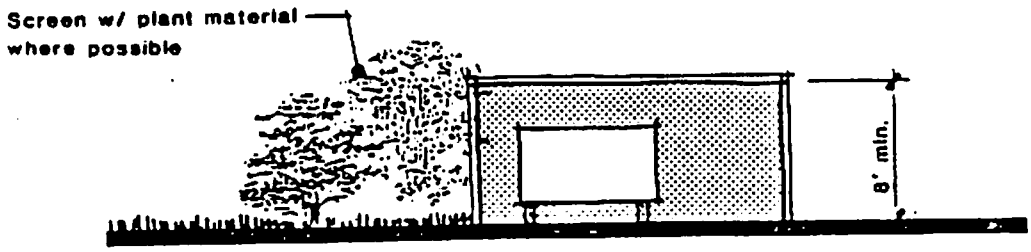
(d) The developer (builder) should designate a "Theme Tree" to be featured on-site around the building(s).

(6) Undeveloped Site Areas

Undeveloped site areas designated for future use and expansion should be maintained in a weed and debris-free condition, but need not be landscaped unless required by a governing agency. Erosion control will be provided in graded undeveloped site areas per City of San Diego requirements.

(7) Outdoor Storage Areas

All outdoor storage areas should be visually screened on all sides (except at access points). Outdoor storage areas should be meant to include all company-owned and operated motor vehicles, with the exception of passenger vehicles. Planting should be used to soften hard materials where such are used for screening. The selection of landscape types shall provide screening for aesthetic reasons, yet still maintain see-through for security purposes.



(8) Loading Areas

The perimeter of all loading areas should be visually screened on all sides to the extent possible. Planting should be used to soften hard materials which are used for screening. The selection of landscape types shall provide screening for aesthetic reasons yet still maintain see-through for security purposes.

(9) Refuse Collection Areas

(a) All outdoor refuse collection areas should be visually screened on all sides to a vertical height of six feet except at excess points.

(b) A landscaped area with a minimum width of six feet should be provided around refuse areas except at access points.

(c) Plant materials should be used to soften whatever hard materials are used for screening

(10) Telephone, Electrical Service, and Other Utilities

Transformers, terminal equipment, etc. should be visually screened from view by use of landscaping with adequate clearances as required by the utility company.

(11) Landscape Elements Related or Integral to Building Architecture.

The use of planters with draping vines, perennials, annuals, etc. along with shrubs and small trees (where feasible) on vertical building surfaces, decks, terraces, balconies, etc. is strongly encouraged.

(12) Containerized Plant Materials.

Use of potted accent plants is encouraged.

c. Landform - Landscape Grading and Drainage Criteria

(1) Slope Sculpturing, Site Grading, Mounding and Berming.

(a) Manufactured slopes shall be contoured in a "natural" way with slope gradients no greater than 2:1 (two horizontal to one vertical); 1-1/2:1 slopes will be permitted only in those areas described previously, where necessitated by grading for previously approved plans within Neighborhood 1. When utilized, 1-1/2:1 slopes will be contoured from 1-1/2:1 to 2-1/2:1 or 3:1.

(b) Stockpile acceptable topsoil whenever possible.

(c) Earth berms should be rounded and natural in character.

(d) Maximum allowable (mowable) slope for lawn areas is 3:1; 4:1 slope is preferred.

(e) Berms should be designed to obscure undesirable views (automobiles, for instance) and add character and interest to the site.

(f) Grading should insure that the entire site will surface drain and that there are no drainage problems created; all drainage problems pre-existing on the site should be corrected.

(g) All planted areas (except architectural planters) should drain at a 2% minimum gradient slope to drainage swale.

(h) All drainage unpaved swales should have a 1% minimum flowline.

(i) Formalized lawn play fields may be graded at a 1% minimum gradient.

(2) Subsurface Drainage

Whenever subsurface devices are appropriate or needed, they should comply with the standards and specifications of the City and County of San Diego.

d. Irrigation

(1) All permanent landscaped areas should be served by a permanent automatic underground irrigation system.

(2) The irrigation system should provide adequate coverage for all landscaping and provide the proper amount of precipitation for the respective plant materials applied at a rate suitable for the soil and slope gradients on which it is applied.

(3) Architectural planters and portable plant containers which cannot be served by a hose bib system should be located so that no hose longer than 50 feet is required to reach any given plantings.

(4) A fertilizer injector system is recommended, especially where large plant containers or planters integral to building structures are utilized in a landscape scheme.

e. Hardscape

Each precise site plan should be developed under the following protective "hardscape" design guidelines and regulations.

(1) Landscape Materials

Landscaped areas may include such features as rock groupings, organic mulch, sculptures, gravel or decomposed granite. However, organic mulch, gravel or decomposed granite areas should in no case exceed 25 percent of the required landscaped area unless otherwise approved in order to prevent too large an area from being devoted to inert ground cover. It is preferable that plant material predominate in landscaped areas. Additional features, such as raised planters, curbs, wheelstops, bollards, and headers and other devices should be utilized to protect the planted areas from damage by pedestrian, automobile, or other types of vehicular traffic.

NOTE: All landscaping within or around parking areas should be protected by a minimum 6" high curbs or by some other protection device approved by the Planning Director.

(2) Site Pedestrian Access

All proposed developments should submit a plan of pedestrian access to and through said development to the Planning Department prior to the issuance of building permits. This plan should show pedestrian access to the subject property and to adjacent properties (where applicable) and should be binding on subsequent development of the property. This plan should show all walkways proposed, necessary or required.

(3) Wheelchair Ramps

Wheelchair ramps and other provisions for handicapped persons should be provided as required by the State of California and/or the city or County of San Diego.

(4) Bicycle Paths

Bicycle paths on-street or off-street shall be designed in conformance to the standards of the City of San Diego.

(a) Bicycle paths located in landscaped areas should meander.

(5) Furnishings

(a) Street furniture, benches, mailboxes, seat/walls, etc. should reflect a total design and be integrated with the sidewalks and berm systems.

(b) Furnishings, including signs, mailboxes and graphics, for any given development should be selected or designed and constructed according to the environmental quality and standards of said development.

(6) Fences and Walls

Fences and walls should be designed as an integral part of the architecture or as complementary to the architecture and landscape character and shall be subject to approval by Planning Director as to materials, color, and height. The following materials should be prohibited for use in walls or fences:

(a) Corrugated metal
(b) Fiberglass
(c) Mica plaster
(d) Unpainted, brightly polished metals

(7) Paving Materials

All paving materials should be appropriate for their use and provide safe, well-drained surfaces. Paving material patterns and colors should be appropriate to and harmonious with related architectural character, colors, etc. and should anticipate the scale of space and intensity of use in which the paving occur.

(8) Landscape Lighting

(a) Landscape lighting should be held to a minimum, especially on sites where buildings or structural elements are washed with light.

(b) Entry quadrants, neighborhood, parks, commercial and institutional landscapes, and residential common area landscapes should feature safe, directed path lighting, accept "up-lights" at feature points or planted areas, and soft flood washed directed at walls and berms or to silhouette vertical plantings.

(c) Signs when illuminated should utilize directed lighting.

(d) Colored lights should not be used.

(e) Requirements for security and/or safety lighting should take precedence over any other lighting standard.

(f) Outdoor spaces intended for intensive night activities should be illuminated to an appropriate level with appropriate shielding or cut off limits.

f. Preparation and Installation

(1) Soil Preparation

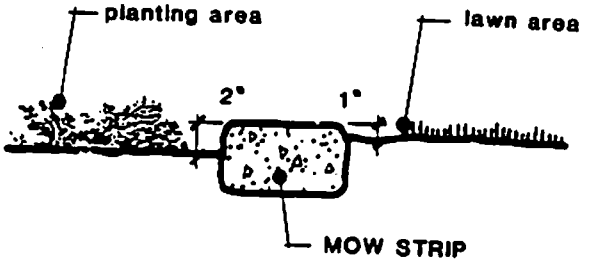
(a) All landscape developments should receive soil testing to determine soil suitability for planting.

(b) All soils should be fertilized, amended, and tilled to conform to recommendations made by the soil testing laboratory and/or landscape architect in order to promote healthy and vigorous plant growth.

(c) Specifications should be submitted with landscaping plans to insure that adequate soil preparation will be made.

(2) Headerboard/Mowing Strips

All shrub and ground cover areas should be separated from lawn areas by X Redwood headboard (laminated on curves) or mowing strips (concrete or masonry).



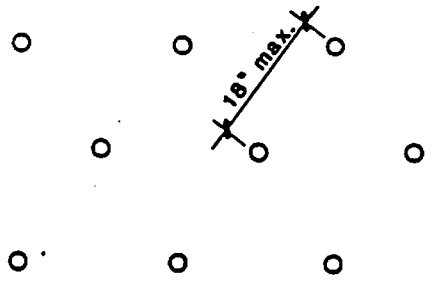
(3) Plant Materials Quality Control

(a) All trees, shrubs and plants should be in accordance with the California State Department of Agriculture's regulations for nursery inspections, rules and grading. All plants should have a habitat of growth normal to that species and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases, and objectionable disfigurements. All plants should have normally well-developed branch systems and vigorous and fibrous root systems which are not root or pot bound. The size of the plants will correspond with that normally expected for species and varieties of commercially available nursery stock. All plants should be adaptable to the climatic conditions of the area in which they are to be planted. All plant materials should be of good quality and meet marketable merchandise standards.

(b) Trees should exhibit a trunk caliper adequate to support their foliage crowns. Shrubs should exhibit a balanced and uniform growth pattern. Ground cover rooted-cuttings should be healthy, vigorous and well-rooted.

(4) Spacing

(a) Groundcovers. Ground covers should be planted on whatever spacing is required in order to attain full area coverage within twenty-four months following installation. Maximum spacing for rooted cuttings is 18 inches.



(b) Tree and Shrub Spacing. The spacing of trees and shrubs should be appropriate to the species used. The plant materials should also be spaced so that they do not interfere with the adequate lighting of the premises 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 in addition to providing clear vision of the intersections from approaching vehicles.

Care should be exercised to allow space for plants to grow and attain the ultimate size desired without restriction.

(5) Plant Installation

(a) Watering Basin (non-irrigated plants). All non-irrigated trees and shrubs should have at their base a watering basin a minimum of two feet in diameter and a minimum of six inches deep.

(b) Watering Basin (slopes). All trees and shrubs should have at their basin a watering basin, minimum 2 inches deep.

(c) Plant support. Plants should be supported by wood stakes or wire guys as required. Any wires should be

marked for public safety. Vines should be firmly attached to walls, fences, posts, etc. mechanically.

g. Plant Materials

(1) General Guidelines

(a) Use low-maintenance plant materials on slopes and public and/or common areas.

(b) Emphasize color.

(c) Avoid using plants with invasive and shallow root systems.

(d) Avoid using plants with fruit that will stain paving or autos in such areas.

(e) Use plant varieties which require low maintenance in public and commercial areas or in large scale landscaped areas; avoid "temperamental" plant materials.

(f) No shrub should be less than one gallon size (liner size minimum on slopes).

(g) In general, no eucalyptus should be greater than 15 gallon size, boxed specimens may be used for special effects.

(h) Use boxed "specimen" size trees for immediate effect.

(2) Hydroseeding

Hydroseeding of hillside areas should be permitted. Proposed hydroseeding plans should be subject to a special review. Plan proposals must be submitted by a landscape architect or competent technicians in the field.

(3) Lawn Areas

Lawn seed or sod mixes should be suitable for the soil, climate and maintenance program existing on the lawn site. Common Bermuda grass should not be used.

(4) Planting Design

(a) Plant material characteristics to be considered in plant composition:

Form (general outline)

Structure (trunk and branch growing patterns)
Scale
Flowers and fragrance
Bark
Color foliage
Shade casting qualities (light or heavy)
Decorative fruit
Seasonal interest, change of aspect
Fall color
Fire retardance
Drought tolerance

(b) Plant material functions to be considered in plant composition:

Erosion control
Wind barrier
Noise barrier
Traffic control/barrier
Shade
Dust abatement
Glare reduction
Frame view
Screen view
Emphasize or de-emphasize land form
Provide background ("setting")
Provide focal point ("specimen" tree)
Grove effects

(c) The planting plans should create, direct and frame views as appropriate to the settings for individual developments.

(d) Planting plans should address the relation of building masses to the scale of the landscape.

(e) Planting plans should provide contrasts between "urban" and "natural" areas where the site permits.

(f) Visual confusion in landscaping due to the use of many unrelated plant varieties should be avoided. Complex plant mixtures should be avoided in favor of broad masses and site landscape character consistency.

(g) The plant material should be chosen and placed to compliment land forms, enhance building lines and façades, and satisfy functional considerations such as screening objectional views, etc.

(h) Choice and arrangement of landscaping should be appropriate to the scale and style of the individual project as well as relate to the Master Landscape Plan.

(5) Master Plant List

The Master Plant List is organized to complement the Master Landscape Plan and text. Substitutions may have to be made for plants that are not available at the time of implementation. such substitutions may be made subject to the approval of the Planning Director.

h. Maintenance

These maintenance standards should be followed subsequent to the landscape installation:

(1) Landscape Appearance

(a) All planting areas should be maintained in weed and debris-free condition.

(b) Plantings damaged by vandalism, automobile, etc., or acts of nature should be restored, replaced, corrected, etc. within thirty days after damage has been sustained.

(2) Growth Control and Training

(a) Lawn and ground cover areas should be trimmed and/or mowed regularly.

(b) Trees should be trimmed or pruned as often as required to develop strong and healthy trunk and branch systems appropriate to their function in the landscape (e.g., street trees should be "headed up;" multi-trunk trees should be pruned to promote an attractive multi-trunk character).

(c) All plant growth that falls within the scope and jurisdiction of these landscape development guidelines will be controlled so that the plant material will not:

(1) Interfere with the installation, maintenance, repair or functioning of any public utilities.

(2) Restrict pedestrian, bicycle or vehicular circulation in their respective circulation corridors or routes.

(3) Restrict any crucial sight lines related to the safe operation of moving vehicles at street intersections, etc.

(4) Create any slope instability, heave construction footings, pavement, etc.

(3) Cultivation

(a) All plantings are to be maintained in a healthy growing condition by means of conscientious programs of fertilization, cultivation, corrective pruning, etc. in accordance with general accepted horticultural practices.

(b) Trees and shrub stakes, ties, and guy wires should regularly be inspected and adjusted to avoid damage to the plant materials and to preclude potential safety problems.

(4) Irrigation

(a) All planted ares should be watered sufficiently to promote vigorous growth of all plant materials.

(b) Irrigation systems should be automatic and maintained in good working order. Cleaning and adjustments to the systems should be a part of regular maintenance activities.

(5) Plant Replacement

All plant materials which die or fail to exhibit healthy growth should be replaced in quantity, kind and size as governed by the original landscape installation plan.

(6) Drainage Devices

(a) All landscape drainage devices should be maintained in good operating condition.

(b) All drainage swales, channels, etc. should be maintained in a state conducive to conducting water in a free-flowing condition.

i. Landscape Plan Submittal and Review Items

Detailed landscape and irrigation plans prepared by a registered Landscape Architect should be submitted to and approved by the Planning Director prior to issuance of a building permit and installed prior to issuance of Certificate of Use and Occupancy.

(1) Provide complete landscape plans (landscape, planting, grading, and irrigation) and specifications for review.

(2) Planting plans should show conformance to the Landscape Master Plan and Master Plant text in the following aspects:

Plant varieties
Plant sizing and quantities
Plant spacing and layout, sight lines
Plant composition and pattern
Plant installation specifications
Soil preparation
Plant area coverage

(3) Grading Plans should show conformance to the Landform, Grading and Drainage Sections of the Master Plan text in the following aspects:

Positive site drainage
Mounding and berming
Slope gradient appropriate to land use
Sight lines

(4) Irrigation Plans should show conformance to the Irrigation section of the Master Plan text.

j. Brush Management

The Neighborhood 1 Precise Plan was initially adopted prior to the Landscape Technical Manual. All portions of the Neighborhood presently have approved tentative or final maps and therefore are not required to conform to the Landscape Technical Manual.

5. MASTER PLANT LIST

a. Community Streetscapes

(1) Street trees

Plantanus acerifolia	London Plane Tree
Liquidamber styraciflua	American Sweet Gum
Eucalyptus sideroxylon	Red Ironbark
Pinus canariensis	Canary Island Pine

(2) Medians and Parkways

Trees:	same as street trees
Shrubs:	none
Groundcovers:	turf

(3) Manufactured slopes

TREES:

Pinus torreyana	Torrey Pine
Pinus halepensis	Aleppo Pine
Pinus canariensis	Canary Island Pine
Eucalyptus cladocalyx	Sugar Gum

Eucalyptus sideroxylon	Red Ironbark

SHRUBS:

Escallonia "fradesi"	NCN
Xylosma congestum	NCN
Melaleuca nesophila	Pink Melaleuca
Lantana sp.	NCN
Ceanothus sp.	Mountain Lilac
Tecomaria capensis	Cape Honeysuckle
Photinia fraseri	NCN
Cistus hybrids	Rockrose
Limonium perezil	Sea lavendar

GROUND COVER:

Delosperma alba	White Trailing Iceplant
Gazania uniflora	Trailing Gazania
Lonicera japonica	Japanese Honeysuckle

b. Neighborhood Streetscapes (Major)

(1) Street Trees:

Liquidamber styracciflua "Burgundy" or "Palo Alto"	American Sweet Gum
Eucalyptus sideroxylon	Red Ironbark
Pinus canariensis	Canary Island Pine

(2) Medians and Parkways:

Trees:	same as street trees
Shrubs:	none
Groundcovers:	turf

(3) Manufactured Slopes

TREES:

Pinus canariensis	Canary Island Pine
Eucalyptus sideroxylon	Red Ironbark
Eucalyptus nicholii	Peppermint Gum

SHRUBS:

Escallonia "fradesi"	NCN
Xylosma congestum	NCN
Lantana sp.	NCN
Hemerocallis sp.	Day Lily
Agapanthus sp.	African Lily
Raphiolepis sp.	Indian Hawthorn

GROUNDCOVER:

Delosperma alba	White Trailing Iceplant
Gazania uniflora	Trailing Gazania
Lonicera japonica	Japanese Honeysuckle

c. Neighborhood Street (Minor)

Street Trees:

Albizia julibrissia	Silk Floss Tree
Brachychiton acerifolium	Flame Tree
Callistemon viminalis	Weeping Bottlebrush
Calodendron capense	Cape Chestnut
Catalpa speciosa	Eastern Catalpa
Erythrina spp.	Coral Tre
Eucalyptus ficifolia	Red Flowering Gum
Grevillea robusta	Silk Tree
Jacaranda mimosifolia	NCN
Koelreuteria bippinata	Chinese Flame Tree
Koelreuteria paniculata	Golden Rain Tree
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Markhamia hildebrandtii	NCN
Melaleuca linarifolia	Flaxleaf Paperbark
Melaleuca quinquenervia	Cajeput Tree
Metrosideros excelsa	New Zealand Christmas Tree
Prunus varieties	NCN
Pyrus kawakamii	Evergreen Pear
Stenocarpus sinnuta	Firewheel Tree
Tabebuia chrysotricha	Golden Trumpet Tree
Tabebuia ipe	NCN
Tipuana tipu	Tipu Tree
Pinus spp.	Pines

d. Neighborhood Entries

THEME TREE:

Araucaria heterophylla	Star Pine

BACKGROUND TREES:

Koelreuteria Bipinnata	Chinese Flame Tree
Ricus Florida	Bay Fig

SHRUBS:

Leptospermum laevigatum	Australian Tea Tree
Bougainvillea sp.	NCN
Raphiolepis sp.	Indian Hawthorn
Agapanthus sp.	African Lily
Gamolepis chrysanthemoidies	NCN

GROUNDCOVER:

Turf	
Delosperma alba	White Trailing Iceplant
Gazania uniflora	Trailing Gazania

e. Recreational Open Space

TREES:

Eucalyptus lehmanii	White Ironbark
Pinus torreyana	Torrey Pine
Pinus halepensis	Aleppo Pine
Eucalyptus cladocalyx	Sugar Pine
Eucalyptus sideroxylon	Red Ironbark
Koelreuteria bipinnata	Chinese Flame Tree
Platanus acerifolia	London Flame Tree

SHRUBS:

Ceanothus sp.	Mountain Lilac
Photinia fraseri	NCN
Raphiolepis sp.	Indian Hawthorn
Melaleuca nesophila	Pink Melaleuca
Tecomaria capensis	Cape Honeysuckle
Xylosma congestum	NCN
Cistus hybrids	Rockrose

GROUNDCOVER:

Delosperma alba	White Trailing Iceplant
Turf	
Gazania uniflora	Trailing Gazania
Lonicera japonica	Japanese Honeysuckle

f. Preserved "Natural" Landscape

Utilize species indigenous to the region.

g. Major Assessment District Slopes

TREES:

Pinus torreyana	Torrey Pine
Eucalyptus cladocalyx	Sugar Gum
Eucalyptus lehmanii	Bushy Yate
Eucalyptus nicholii	Nichol's Willowleafed Peppermint Gum

TALL SHRUBS:

Escallonia "fradesii"	Escallonia
Leptospermum laevigatum	Australian Tea Tree
Melaleuca neosphila	Pink Melaleuca
Photinia fraseri	NCN
Tecomaria capensis	Cape Honeysuckle

SUB SHRUBS:

Acacia ongerup	NCN
Ceanothus "Joyce Coulter"	NCN
Limonium perezii	Statice

GROUNDCOVER:

Delosperma alba	White Trailing Iceplant

ACCENT PLANTS AT STREET CORNERS

Bougainvillea	NCN
Dietes	Fortnight Lily
Escallonia	NCN
Euryops	NCN
Hibbertia scandens	Guinea Gold Vine
Lantana (all kinds)	NCN
Rosa "Banksii"	Lady Banks Rose
Rosa "Californica"	Native Rose
Tecomaria capensis	Cape Honeysuckle

h. Major Private Yard Slopes

TREES:

Eucalyptus sideroxylon	Red Ironbark
Pinus canariensis	Canary Island Pine
Pinus halepensis	Aleppo Pine

TALL SHRUBS:

Cotoneaster "franchettii"	NCN
Photinia fraseri	NCN
Tecomaria capensis	Cape Honeysuckle
Xylosma congestum	NCN

SUB SHRUBS:

Acacia "pecoff verde"	NCN
Ceanothus "Joyce Coulter"	NCN
Cistus hydridus	White rockrose
Cistus purpureus	Orchid rockrose

GROUNDCOVER:

Delosperma alba	White Trailing Iceplant

i. Minor Private Yard Slopes

TREES:

Eucalyptus lehmanni	Bushy Yate
Eucalyptus sideroxylon	Red Ironbark
Pinus halepensis	Aleppo Pine

TALL SHRUBS:

Cotoneaster "franchettii"	NCN
Photinia fraseri	NCN
Tecomaria capensis	Cape Honeysuckle
Xylosma congestum	NCN

SUB SHRUBS:

Acacia "pecoff verde"	NCN
Ceanothus "Joyce Coulter"	NCN
Cistus hydridus	White rockrose
Cistus purpureus	Orchis rockrose

GROUNDCOVER:

Delosperma alba	White Trailing Iceplant

j. Accent Plants

The following list of shrubs and ground covers have been compiled for consideration based on their flower color. The landscape architect shall select shrubs and ground covers to accent the selected tree for the specific neighborhood section in question.

PLANTS WITH RED OR PINK FLOWERS:

Abelia	Kalanchoe
Belperone	Kniphofia
Bergenia	Jasminum
Bougainvillea	Lagerstroemia
Calliandra	Lampranthus
Callistemon	Lantana
Cistus	Leptospermum
Crassula	Lenicera
Diosma	Mimulus
Distictis	Nerium
Drosanthemum	Polygonum
Escallonia	Pelargonium
Galvezia	Raphiolepis
Heuchera	Tecoma
Hibiscus	Vinca Rosea

PLANTS WITH BLUE OR VIOLET FLOWERS:

Agapanthus
Ajuga
Bougainvillea
Ceanothus
Ceratostigma
Clematis
Echium
Felicia
Grewia
Hardenbergia
Hebe
Iris
Lagerstroemia
Lampranthus
Lantana
Limonium
Osteospermum
Pelargonium
Plumbago
Rosmarinus
Sollya
Teucrium
Tibouchina
Vinca
Wisteria

PLANTS WITH WHITE FLOWERS:

Abelia
Bougainvillea
Carissa
Carpenteria
Cistus
Cytissus
Dietes
Diosma
Escallonia
Hebe
Hibiscus
Jasminum
Lagerstroemia
Lantana
Leptospermum
Ligustrum
Marguerite
Myrtus
Nadina
Nerium
Osmanthus
Photinia
Pittosporum
Pyracanthus
Raphiolepis
Trachelospermum
Viburnum
Wisteria

PLANTS WITH YELLOW TO ORANGE FLOWERS

Acacia
Aeonium
Aloe
Bougainvillea
Cassia
Dietes
Euryops
Gamolepis
Ganzania
Gelsemium
Hemorocallis
Hibbertia
Hibiscus
Hypericum
Jasmine
Justicia brandegeana
Lampranthus
Lonicera
Mahonia
Malephora
Marguerite
Poinciana
Rosa "banksil"
Sedum dendroideum praeltum
Sedum rubrotinctum
Stretlitzia
Tecoma Stans
Tecomaria capensis "Aurea"
Thunbergia

k. Screen Plantings

SHRUBS:

Photinia fraserii	
Eucalyptus lehmanii	Bushy Yate
Dodonea Voscosa	Hopseed
Xylosma congestum	

l. Restored Open Space

TREES:

Eucalyptus sideroxylon	Red Ironbark
Eucalyptus lehmanii	Bushy Yate
Pinus torreyana	Torrey Pine
Pinus canariensis	Canary Island Pine

SHRUBS:

Acacia latifolia	NCN
Heteromeles arbutifolia	Toyon
Rhus integrifolia	Lemonade Berry
Acacia redolens	NCN
Plumbago capensis	Cape Plumbago

IV. PARKS, RECREATION AND OPEN SPACE ELEMENT

A. INTRODUCTION

The North City West Community Plan sets forth park, recreation, and open space proposals for the community plan area in order to ensure that future residents are provided with adequate recreational opportunities and natural open space areas are preserved within the community plan area.

Designated park and open space areas within the precise plan area are shown in Figure 11. A portion of the open space area in the southwestern portion of the precise plan area has been previously disturbed by grading activities. This area will be restored to a naturalized condition and will include a pedestrian trail to provide a link to the school/park site. The proposed design for the restored open space area is shown in Figure 12. This section outlines the ways in which this precise plan responds to the provision of the park and recreation opportunities to future residents.

B. NEIGHBORHOOD PARKS AND RENAISSANCE PARKS

One neighborhood park is proposed within the precise plan area. The school/park complex within Neighborhood 1 contains 15.04 acres. This arrangement of securing the school building on a smaller acreage and leaving the playfields open for public use greatly expands recreational opportunities to the neighborhood. The proposal provides 12 acres of neighborhood park use to the community under a joint use concept rather than the more typical 5 acres where the playfields are fenced off as part of the school grounds.

Both active and passive recreational opportunities will be offered within the neighborhood park. Recommended park facilities include picnic areas, child's play areas, lawn areas, and multi-purpose playfields.

Three Renaissance Parks are proposed within the precise plan area (Figure 11). One of the parks, consisting of 1.1 acres, is located within the duplex area which is in the southwest portion of Neighborhood 1 (Windwood Mini-park). This location provides park access to both the duplex and multi-family areas. A second Renaissance Park, consisting of 5.00 acres is located within the eastern portion of Neighborhood 1. A third site is centrally located within the southern portion of the SDG&E easement. This site contains approximately 5.8 acres, 3.9 acres which is usable for playfield purposes. Figure 15 shows the proposed layout for the three aforementioned Renaissance Parks.

As is the case with the neighborhood park and school, the renaissance parks with exception of the SDG&E park will be acquired and constructed utilizing F.B.A. funds and will be incorporated into the North City West Public Facilities Financing Plan. However, unlike the Neighborhood Park, future maintenance of all Renaissance Parks will be accomplished under the North City West Lighting and Open Space Maintenance District rather than from City General Funds.

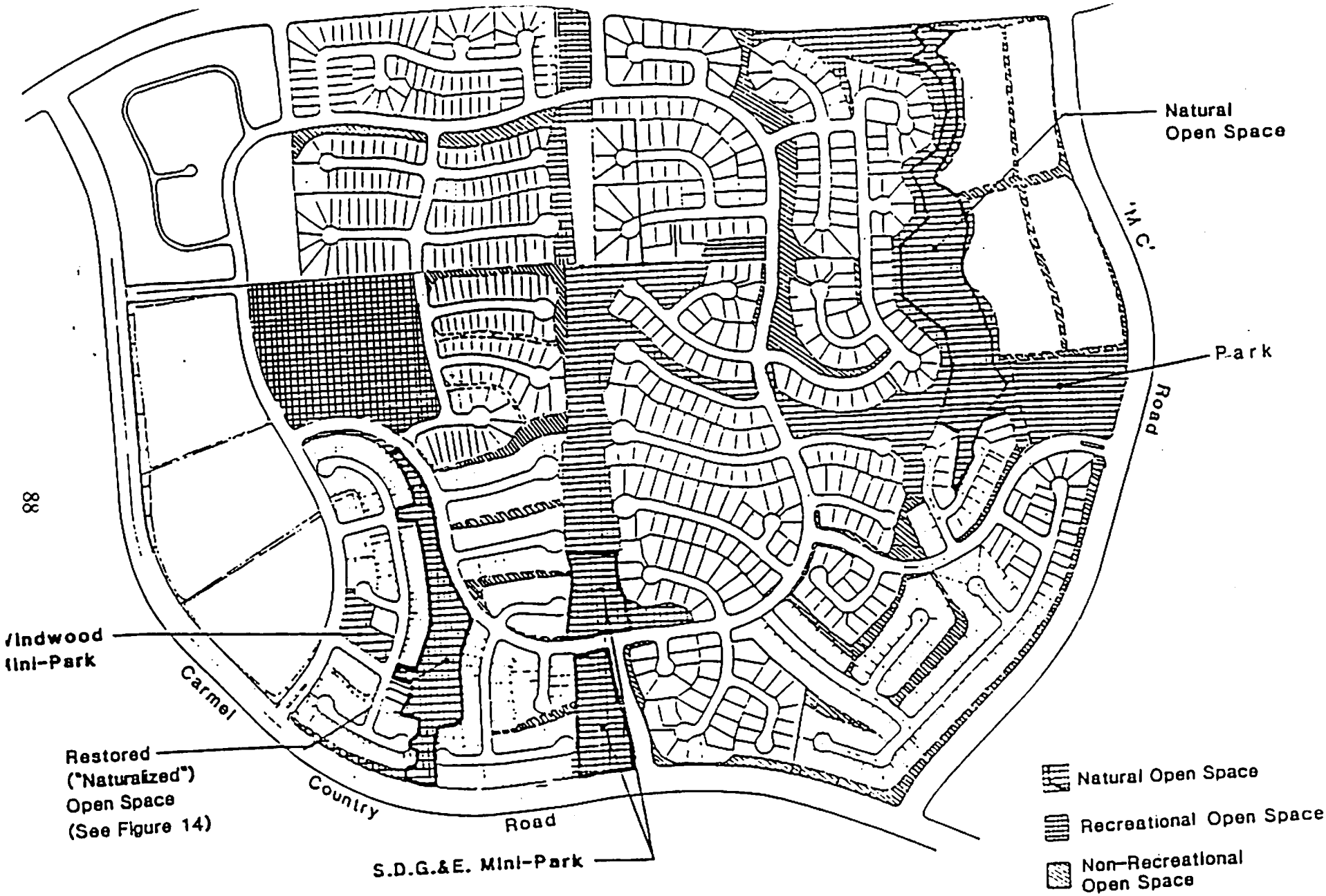


Figure 11
Parks, Recreation, and Open Space

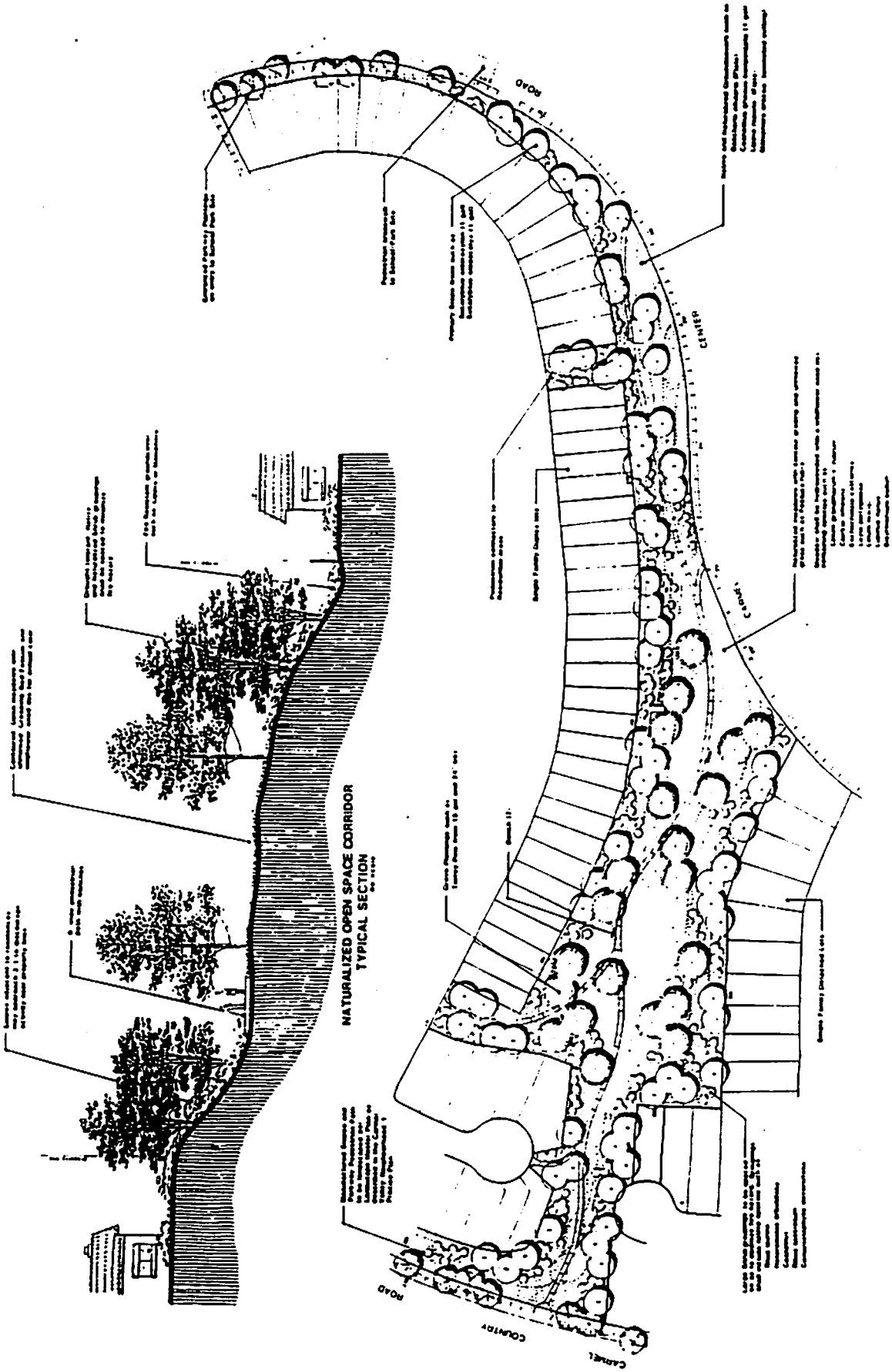
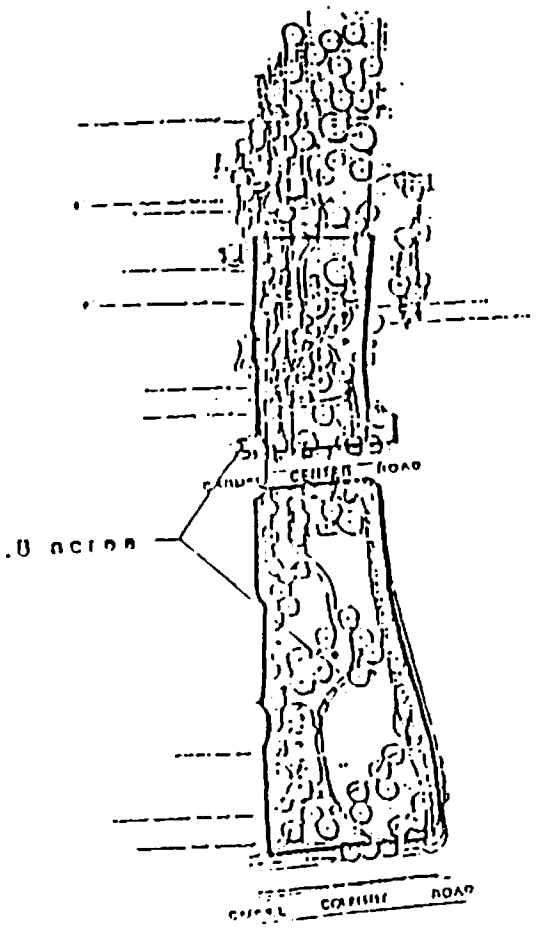
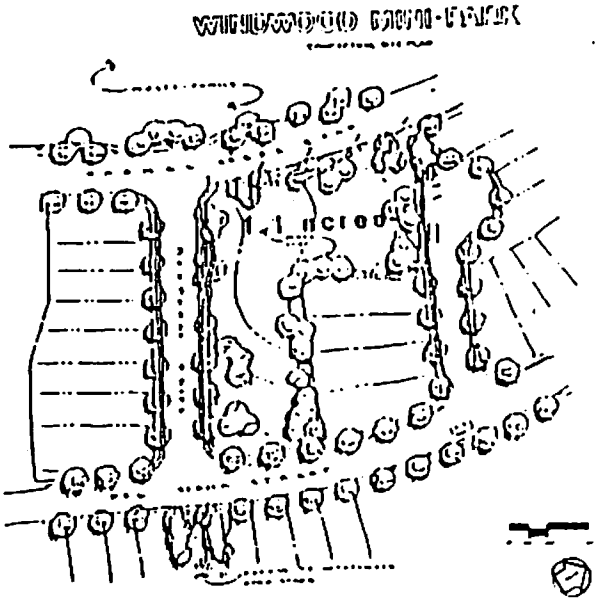


Figure 12
Restored Open Space



S.D.O.A.E. Mini-Park



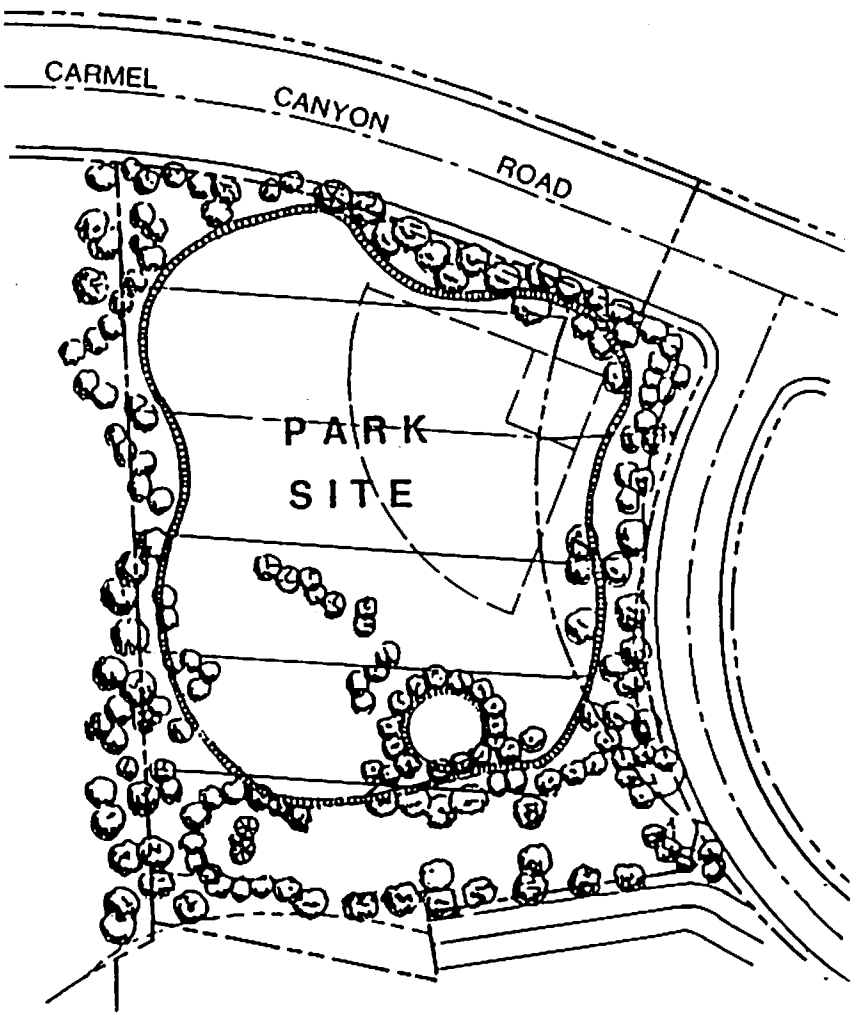


Figure 13
Renaissance Parks

OPEN SPACE

pen space within the precise plan area takes many forms. It includes natural and ıturalized open space areas, the San Diego Gas & Electric Co. easement, slope eatment along major roadways, and neighborhood entrances. Together, these areas :fine the character of the neighborhood, provide visual interest, and serve a more ıportant function of tying the community together. While design treatment and ndscaping guidelines are provided within the separate design element of this precise an, the following brief descriptions and illustrations convey the intent of open space ovision and treatment within the precise plan area. Table 5 summarizes the options ailable for preservation and maintenance of these open space areas. The selection of ecific preservation and maintenance options shall be subject to the review and approval the Park and Recreation Department.

Table 5

Neighborhood Open Space Preservation and Maintenance

Type of Open Space	Preservation Options	Maintenance Options
atural and naturalized estored) open space	Open space easement (Dedicate in Fee Title)	Community open space maintenance district
opes along major ıd entry collector reets	Open space easement (Dedicate in Fee Title)	Community open space maintenance district
DG&E easement	Existing easement, Open space easement (Dedicate in Fee Title)	Community open space maintenance district, private maintenance
xpanded parkways ıd neighborhood ıtrances	Dedicated street rights-of-way	Community open space maintenance district
rivately maintained ıanufactured slopes	Under private ownership	Maintained by property owner or homeowner's association

1. Natural and Naturalized Open Space Areas

The primary natural and naturalized open space areas are located in the southwestern and northeastern portions of the precise plan area. These areas totalling approximately 29 acres, conform closely with the major areas of 25% slope

or greater within the precise plan area. The northeastern open space area will be retained in its natural condition as shown in Figure 11. Portions of the southwestern open space area have been previously disturbed by grading activities. As shown in Figure 12, this area will be restored to a naturalized condition, and will include a pedestrian path linking to the neighborhood-wide pedestrian system. Slopes will vary between 2:1 and 5:1 in this area.

2. Neighborhood Entrances

Each neighborhood within the precise plan area has primary entrance points where the collector loop system connects to the exterior major street system. Each of these entrances will receive a special design treatment in order to create project identity within the precise plan area. In general, a 14-foot landscaped traffic island with decorative paving will be provided. Decorative paving will be utilized only in those locations shown on the landscape concept plan, and will be approved in advance by the City Engineer. Figure 14 illustrates a typical entrance point; however, it must be emphasized that each point will be different and attempt to reflect the design character and feeling of the individual project.

3. Slopes Along Major Streets

Slopes along major and entrance collector streets provide visual relief and interest to the general public traveling through the area. They become directional in nature and provide identity to the community. They also serve as buffers for noise. A typical treatment of major street slopes is illustrated in Figure 15.

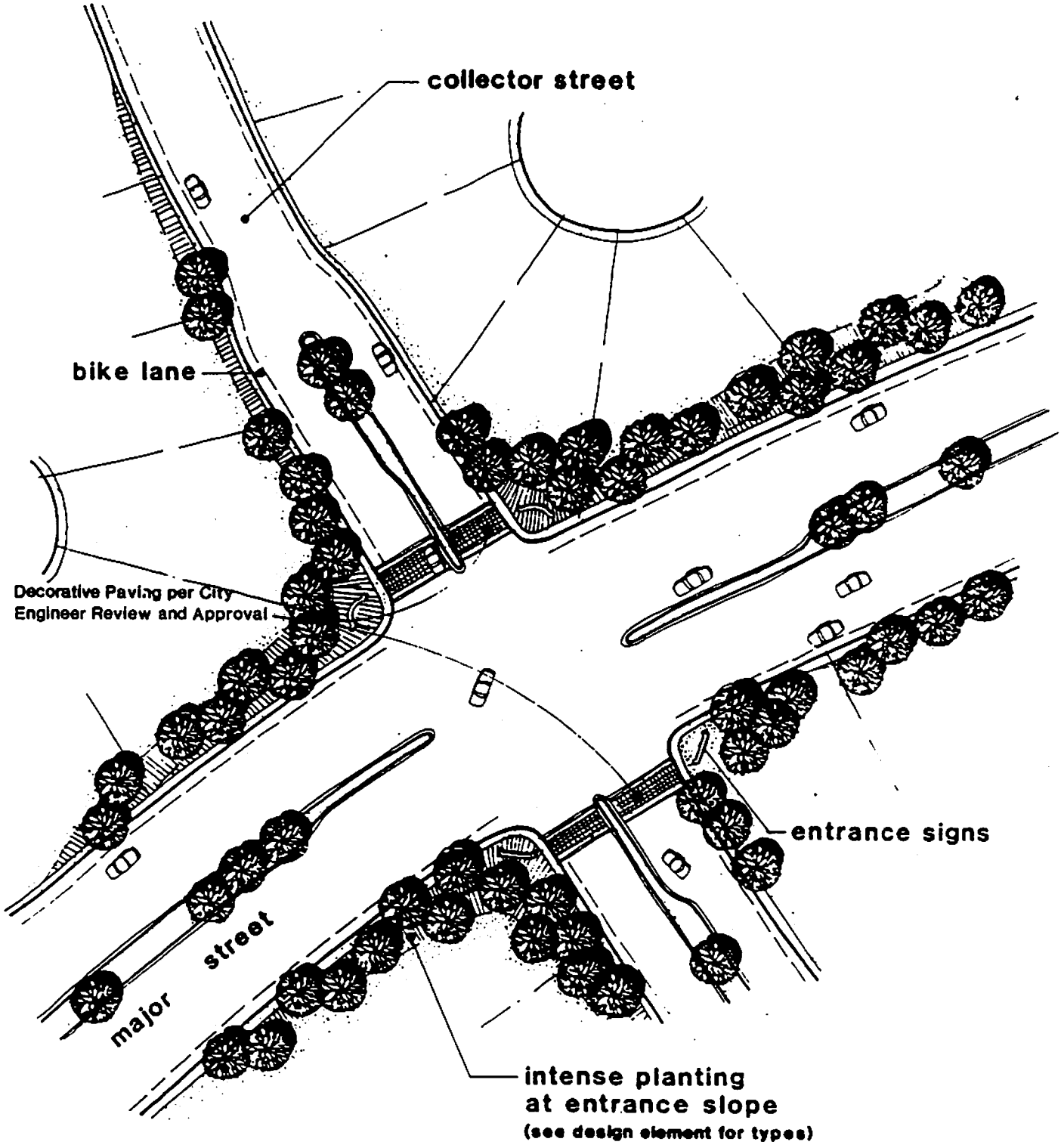
4. SDG&E Easement

The 150-foot wide SDG&E easement in Neighborhood 1 will provide an additional open space amenity within the precise plan boundaries. The easement will be landscaped and will serve as a visual open space buffer between various land uses within the development and provide a linkage to Carmel Valley Road to the south and Torrey Pines High School to the north.

Vehicular access must be maintained for the entire length of the easement to permit maintenance vehicles to serve the power lines within the easement. Figure 8, within the land use chapter of this plan, reflects the design treatment planned for the SDG&E easement. Guidelines governing use of the SDG&E easement are presented in Section III, Urban Design Element.

5. Expanded Parkways

Expanded parkways consist of an 18-foot landscaped parkway pedestrian path located along major roadways within Neighborhood 1. The landscape concept plan shows these parkways along Carmel Country Road, Carmel Canyon Road and a portion of Carmel Creek Road.



LANTINGS SHALL NOT INTERFERE
VITH VEHICULAR SIGHT DISTANCE.

Figure 14
Neighborhood Entrance

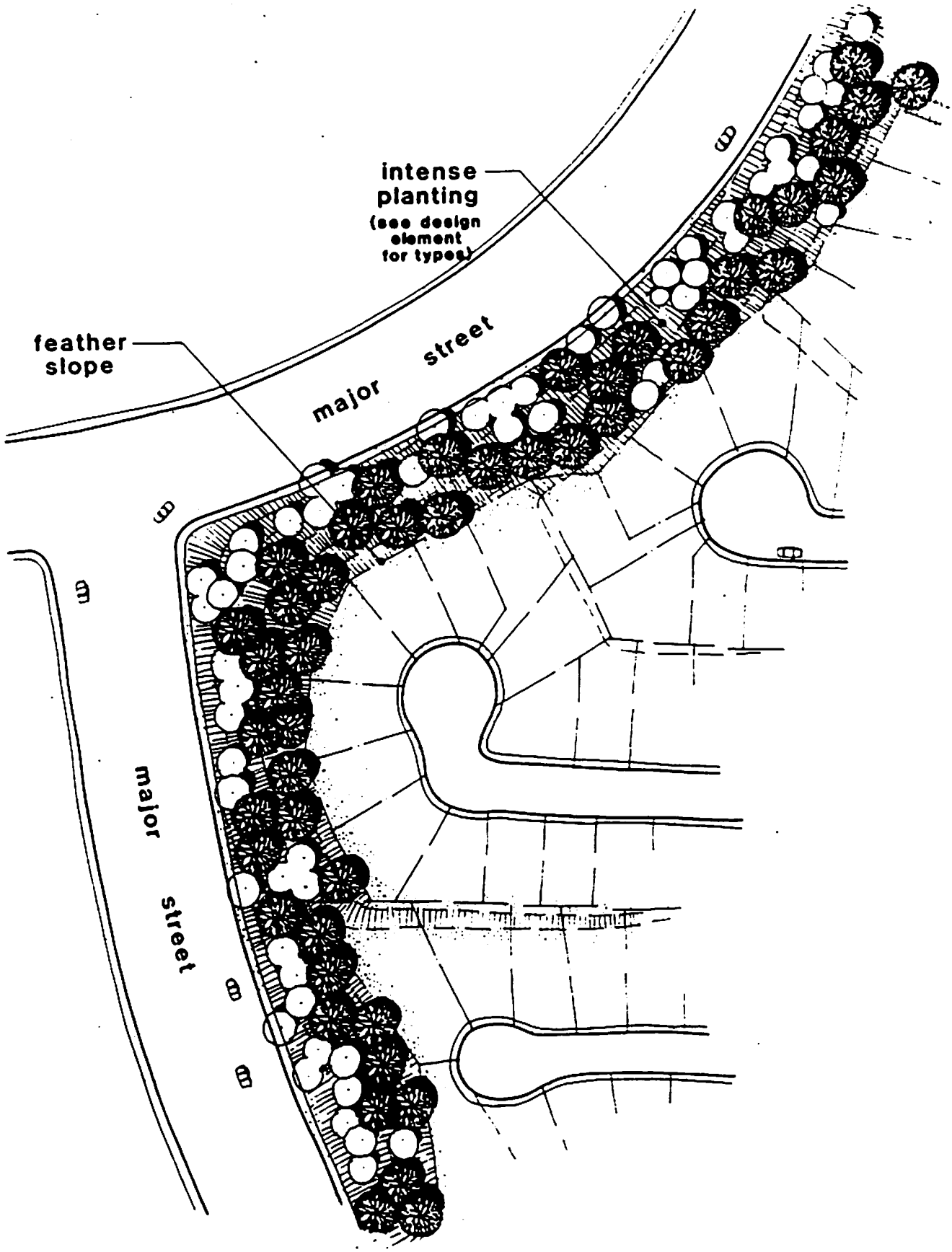


Figure 15
Slope Treatment

V. PUBLIC SERVICES AND FACILITIES ELEMENT

A. INTRODUCTION

The North City West Public Facilities Financing Plan, adopted by the City Council on April 26, 1982, contains the provisions for the financing of public facilities within Neighborhood 1. The financing plan provides for the provision of public facilities through a facilities benefit assessment, subdivision map improvements, and schools in accordance with the North City West Schools Facility Master Plan. The facilities identified and financed are community parks, park-and-ride facilities, library, fire station, neighborhood parks, sewage pump station, water line, major roads system, and school facilities.

In conjunction with the financing plan and the School Facilities Master Plan, the precise plan for Neighborhood 1, through the development plans and subdivision maps, sets forth the internal road systems and any internal facilities.

B. SCHOOLS

One elementary school site is located in the precise plan area. The site is located within the school/park site, as illustrated in Figure 7. The complex will occupy approximately 15 acres with approximately 3 acres reserved for school buildings and the remainder reserved for park and school playground activities.

C. WATER SERVICE

Water service in the precise plan area will be provided by the City of San Diego. Water facilities will be provided through the subdivision process and FBA in conformance with the North City West Community Plan, the North City West Public Facilities Financing Plan, subdivision requirements, and the Lowry Water Study. Water is supplied to the area by the existing Del Mar Heights Road pipeline. In addition, a 30-inch pipeline must be installed between the existing Del Mar Heights pipeline and the existing 51-inch Miramar pipeline. This proposed 30-inch pipeline will be located in Carmel Country Road and is required before 7,000 equivalent units are constructed in North City West.

Reclaimed Water

"City Ordinance No. 0-17327, adopted in July 1989, mandates that no person or public agency shall use potable water for irrigation of greenbelt areas, or other uses where use of reclaimed water is suitable, when reclaimed water is available. Reclaimed water uses can include, but are not limited to, the irrigation of greenbelt and agricultural areas, filling of artificial uses, and appropriate industrial and commercial uses. The Ordinance further requires that tentative maps, subdivision maps, land use permits, and other development projects, if falling within an existing or proposed reclaimed water services area based on the Water Reclamation Master Plan, be served with reclaimed water or include facilities designed to accommodate the reclaimed water in the future.

The Precise Plan area is located within the service area of the proposed North City Water Reclamation Plant. Therefore, facilities to accommodate future reclaimed water use will be a condition of approval of all new developments in this area. The use of reclaimed water will include irrigation of greenbelt area in commercial area, school, park, street medium and slopes, and front yards of single-family residential development projects."

D. SEWER SERVICES

Sewer service in the precise plan area will be provided by the City of San Diego. Sewer facilities will be provided through the subdivision process in conformance with the North City West Community Plan, the North City West Public Services Financing Plan, and subdivision requirements. An 18-inch sewer main exists in El Camino Real and the Carmel Valley Trunk Sewer is located in Carmel Valley Road. Those facilities are adequate to serve development within the precise plan area.

E. POLICE

Police protection in the precise plan area will be provided by the City of San Diego Police Department from their northern area station located at 4285 Eastgate Mall. The estimated number of dwelling units will require establishments of two police beats which will require a total of 10 officers and 4 sergeants for a 24-hour shift. Landscaping of the precise plan area will be accomplished utilizing "defensible space" concepts in order to discourage crime while at the same time enhancing the visual environment of the precise plan area.

F. DRAINAGE

Drainage facility requirements associated with development of all of North City West, including the precise plan area, were analyzed by Leeds, Hill and Jewett, Inc., in their 1980 North City West Drainage Study. The purpose of that study was to ensure that rainfall runoff and sedimentation from the developed North City West would not exceed that already occurring within the plan area under natural conditions, and that sedimentation from the developed community would not adversely affect either Los Penasquitos or San Dieguito Lagoons. The Leeds, Hill and Jewett, Inc. study determined that the best method of controlling rainfall runoff and sedimentation from the plan area would be the installation of detention basins placed at key locations throughout the plan area. The spillways for the detention basins should be designed to assure that there will be no increase in peak runoff rates from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rain expected during a six-hour period to once every ten years (six-hour, ten year design storm).

A variety of measures have been included in the North City West Planned District Ordinance (PDO) to reduce the potential for environmental impact related to runoff and subsequent erosion. Chief among these is the establishment of a comprehensive drainage plan for the precise plan area. The drainage plan recommends the following:

a. Storm water detention ponds be constructed to control the increased runoff discharge rates as the area reaches ultimate development.

b. The facilities proposed in the erosion control plan be constructed for "during construction" sediment control.

c. The outflow structures from detention ponds be provided with perforated risers to act as a backup sediment control system.

d. The proposed drainage facilities be constructed to their ultimate capacities during staged development of the area.

The drainage study further proposed that when grading occurs, the following recommendations should be followed:

a. The construction of desiltation basins be complete prior to October 15.

b. The tops of all slopes be diked to prevent water from flowing over the crests of slopes.

c. Sandbag check dams be placed in unpaved streets with gradients in excess of two percent.

d. Flat-grade, bladed ditches be provided for entrapment of all on-site silt during construction.

e. Adequate drainage be provided at all times to prevent ponding on the site during construction.

f. All disturbed slopes be planted for temporary or permanent erosion control.

g. The developer or his representatives maintain the plantings and erosion control measures until relieved by the maintenance district as established by the City Council (Section 103-0603-C.6 of Ordinance Number 0-15070).

Drainage facilities within street rights-of-way or access easements will be maintained by the City of San Diego. Special facilities, such as detention basins, may be maintained through an agreement with the City of San Diego.

G. UTILITIES

1. Gas and Electric Service

Gas and electric service within the precise plan area will be provided by San Diego Gas & Electric Company (SDG&E). Local gas and electric distribution lines will be installed underground. The existing 150-foot wide SDG&E easement which bisects Neighborhood 1 contains 69 kv and 12 kv overhead lines. This easement will remain accessible for period pole cleaning and maintenance. Gas service for the community plan area will be provided via a high pressure gas line in Del Mar Heights Road.

2. Telephone Service

Telephone service will be supplied by Pacific Telephone Company via underground lines connecting into individual service laterals and prewired buildings. An existing Pacific Telephone facility on Del Mar Heights Road will coordinate telephone service within North City West. A new central office facility is expected to be constructed within the town center to serve the entire community plan area.

3. Cable Television Service

Cable television service will be provided through underground facilities installed in common trenches adjacent to power and telephone lines. The cable television lines will connect to individual service laterals and prewired buildings.

VI. CIRCULATION ELEMENT

A. ACCESS/EXTERNAL ROAD SYSTEM

Regional access to the North City West Community Plan Area is provided by two freeway interchanges, the Interstate 5 (I-5)/Del Mar Heights Road interchange and the I-5/Carmel Valley Road interchange. I-5 is presently constructed as an eight-lane freeway adjacent to the precise plan area. The existing I-5/Del Mar Heights Road interchange was designed for future expansion. The existing Del Mar Heights Road bridge across I-5 is a 32-foot curb to curb structure; the bridge is offset to the north to permit future construction of a second parallel bridge. Surface streets which provide access to the community plan area include El Camino Real, Black Mountain Road which generally follows the future alignment of Del Mar Heights Road, and Carmel Valley Road which provides east/west access to the south-central portion of the community plan area. Both of the freeway interchanges and all of the surface roads described above will provide access to development within Neighborhood 1.

Certain improvements will be made to the external road system in conjunction with development of North City West. These improvements have been outlined in the Public Facilities Financing Plan. Recommended improvements include the widening and realignment of Del Mar Heights Road and El Camino Real. Carmel Valley Road is anticipated to ultimately become SR-56. Del Mar Heights Road and Carmel Country are eventually expected to be constructed as prime arterials; El Camino Real will eventually be constructed as a six-lane facility to accommodate driveway access to adjacent Employment Center property. The ultimate configuration of these external roads and their relationship to the remainder of the major and neighborhood street system within the precise plan area are shown in Figure 16. Figure 16 also presents anticipated ADT's on community-wide roads adjacent to Neighborhood 1. These forecast traffic volumes would not change measurably in conjunction with implementation of this revised precise plan. Figure 17 presents expected traffic volumes on local streets within Neighborhood 1. As shown in Figure 17, all estimated entering traffic volumes are well within the capacity of a 40-foot curb-to-curb collector street. All internal residential street volumes have an estimated ADT of 700 or below.

As shown in Figure 18, Del Mar Heights Road will be constructed as a 6-lane prime arterial with 122-feet of right-of-way. A fourteen foot median will be located in the center of the roadway with bicycle lanes and sidewalks located on either side.

Carmel Country Road (Figure 19) will be constructed as a 4-lane prime arterial with 118-feet of right-of-way. A fourteen foot median will be located in the center of the roadway with 8-foot bicycle lanes located on either side. Twenty feet will be provided on both sides of the street to provide room for meandering sidewalks. Carmel Creek Road will be constructed as a 4-lane major street with 68 feet of right-of-way. An 18-foot corridor will be provided on the west side of Carmel Creek Road within the precise plan area. This 18-foot area will be developed with a 5-foot meandering sidewalk and associated landscaping.

Carmel Creek Road (Figure 20) will be constructed as a two-lane street with 68-feet of right-of-way. An 18-foot pedestrian parkway will be located on the west side of Carmel Creek Road between Carmel Country Road and B Street. Eight foot bike lanes will be provided on both sides of the roadway.

NOTE: Article 1 Community Plan ADTs for perimeter roadways were obtained from the ... with City Wide Community Plan (1973) and from the Revised Precise Plan for Neighborhoods 4, 5 and 6 (adopted December 12, 1984). The revisions to the Neighborhood 1 Precise Plan would have no measurable effect on these community plan traffic volumes.

Figure 16
Circulation Network

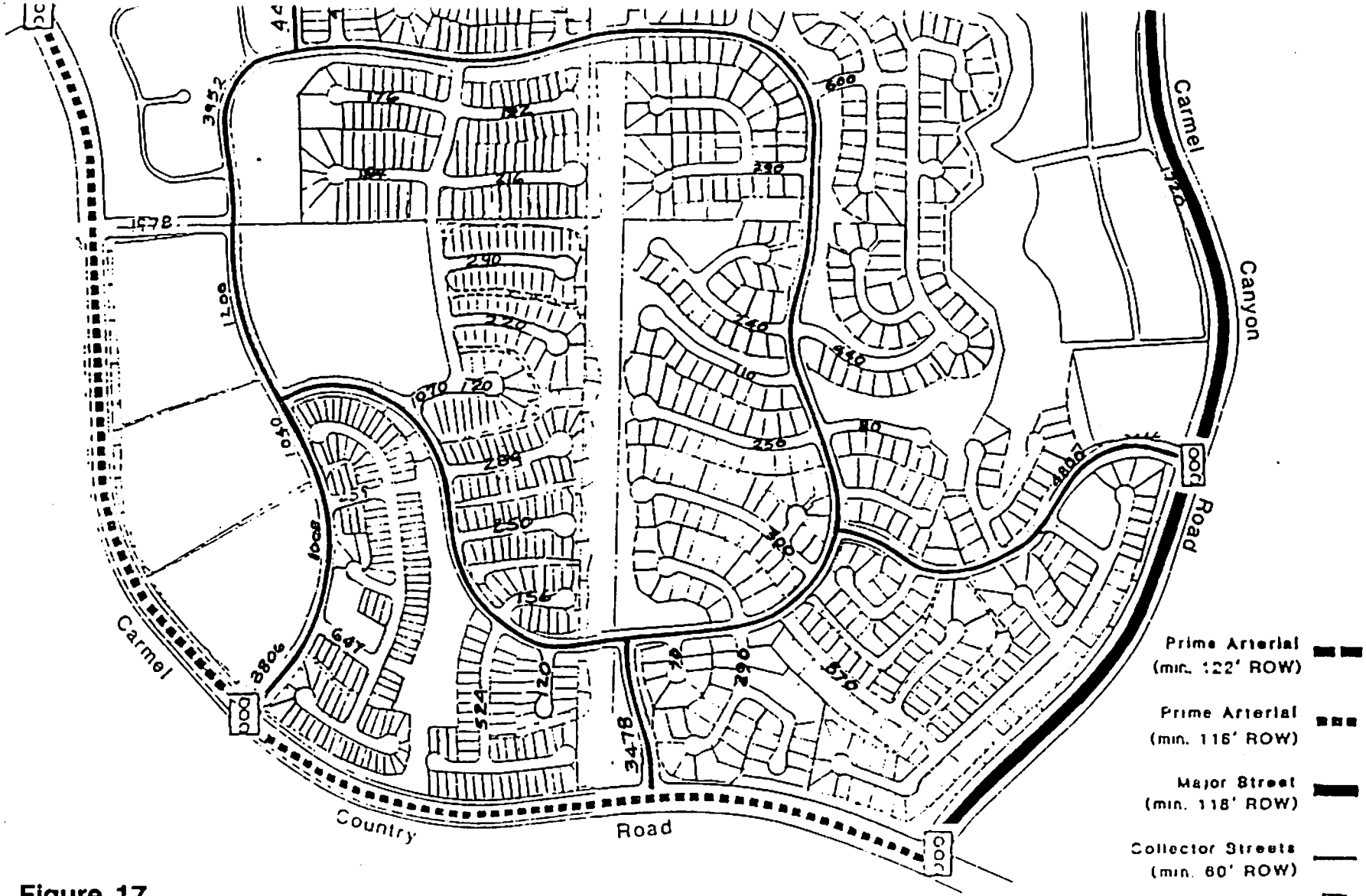


Figure 17
Expected Traffic Volumes On Neighborhood 1 Streets

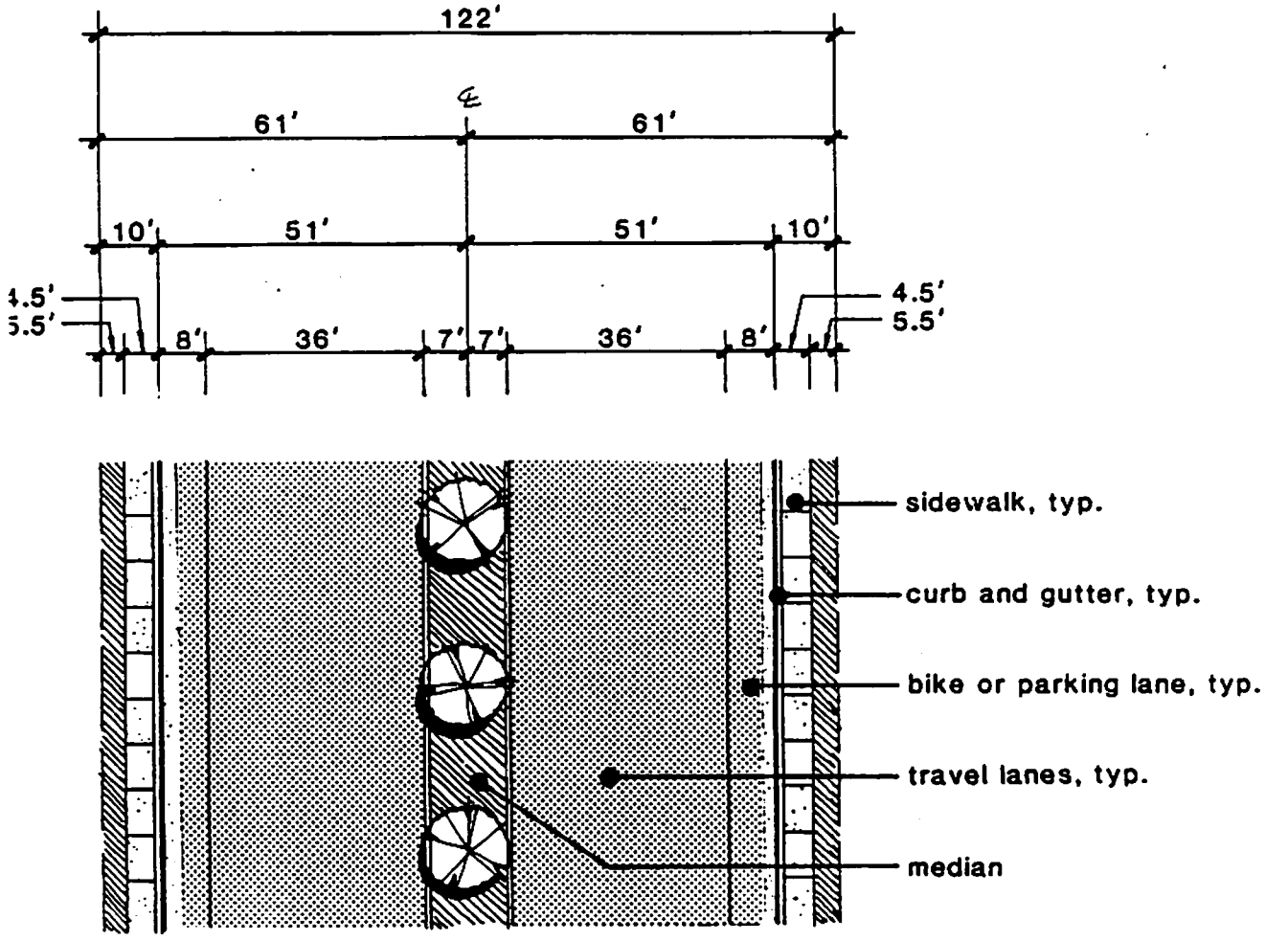


Figure 18
Typical Del Mar Heights Road Street Design

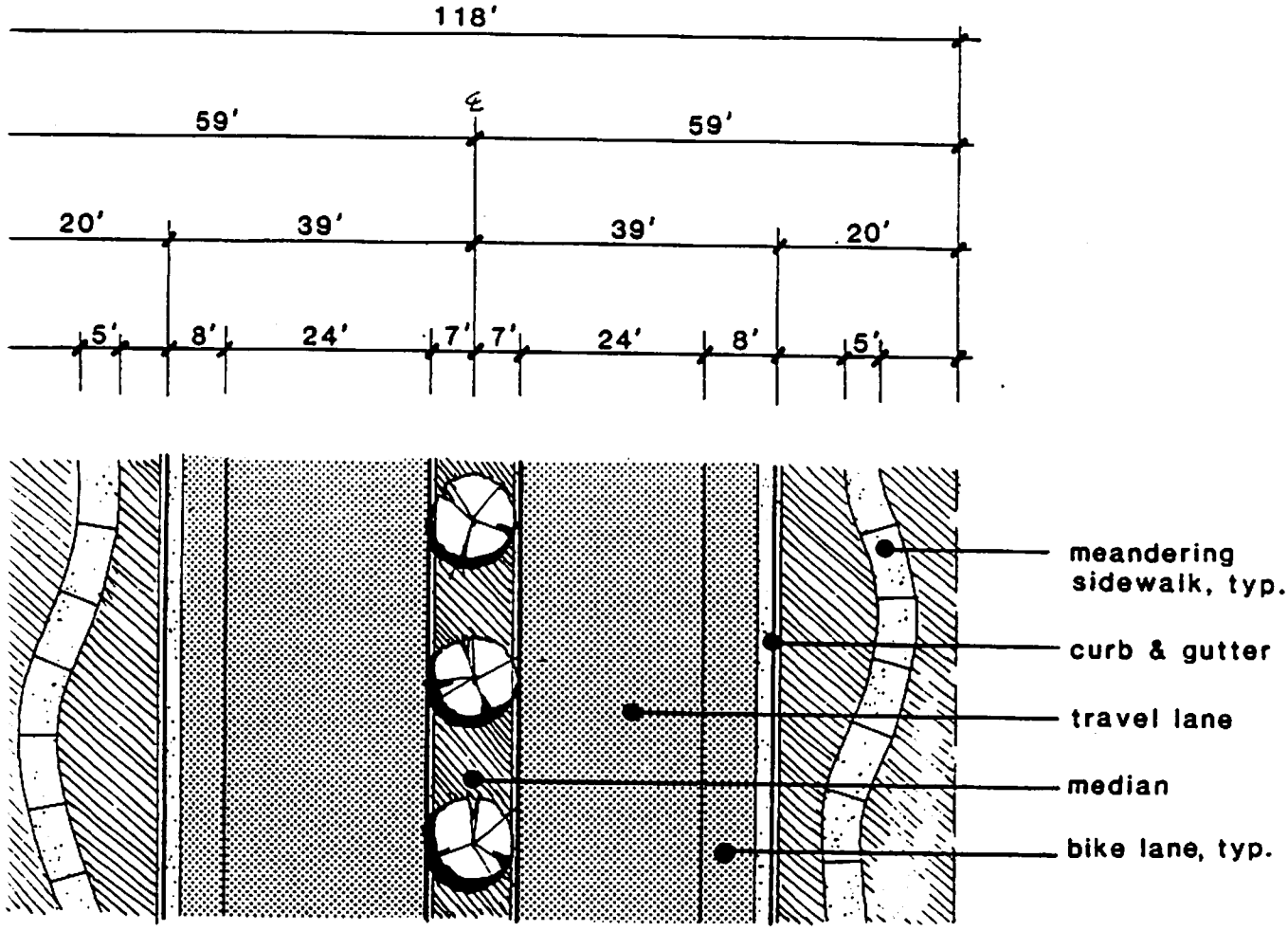


Figure 19
Typical Carmel Country Road/ "MC" Road Street Design

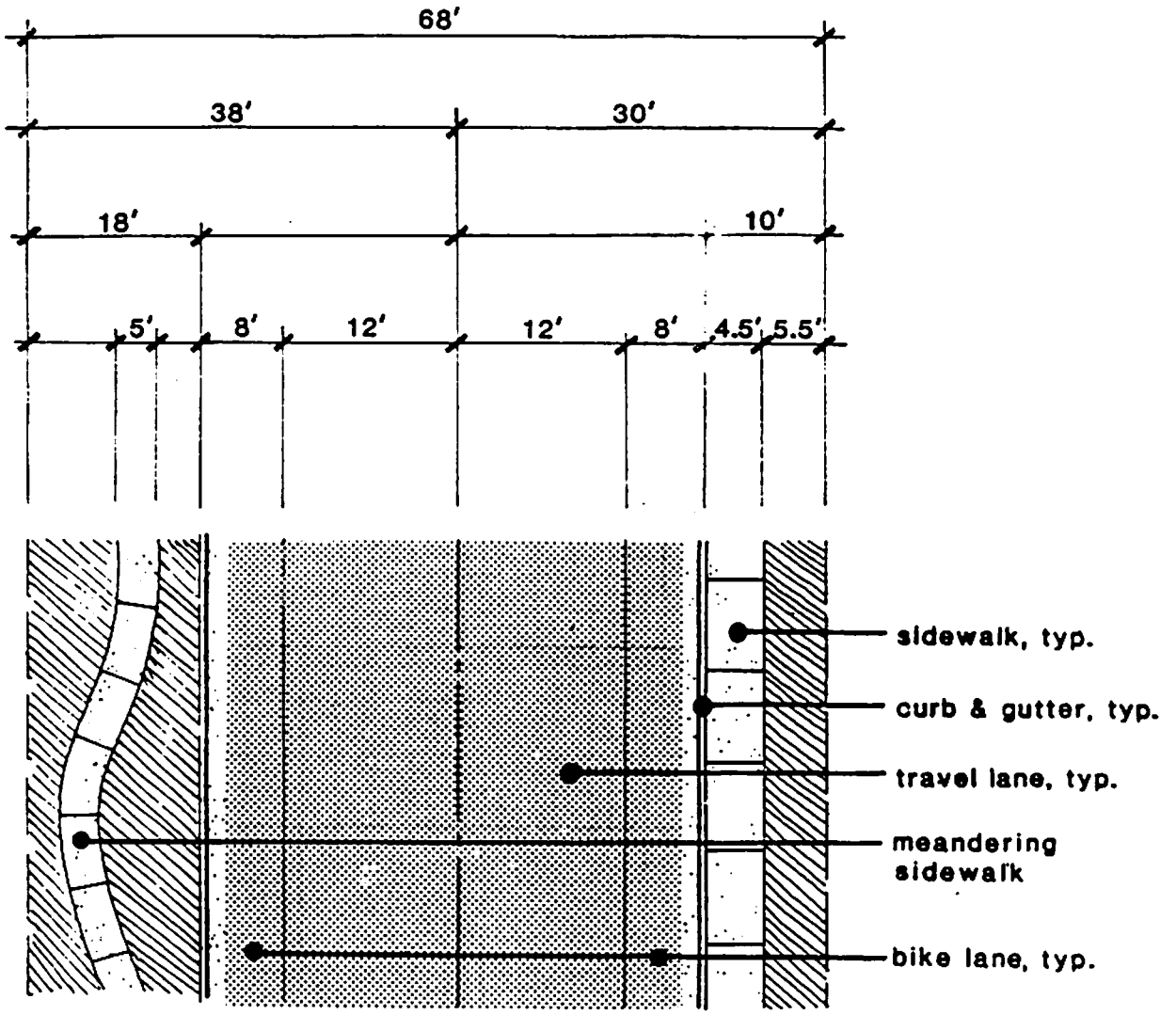


Figure 20
Typical Carmel Creek Road Street Design

From Carmel Country Road to "B" Street

3. INTERNAL ROAD SYSTEM

The proposed collector and local street systems within the precise plan area are shown in Figure 21-25. The internal street system will consist of the following street classifications:

- A collector street system, including an internal loop with connections to the perimeter arterial streets (access to the elementary schools and commercial center will be provided by the collector street system). The collector street system also contains the bikeway and pedestrian system. Special design sections and treatment of these systems within the collector street right-of-way are illustrated by the figures.

- A local street system to provide access to individual residential projects.

- Private project streets to provide access within individual attached residential projects (it is expected that these streets will be privately maintained and will be designed in accordance with the criteria outlined in Council Policy 600-4).

Several features incorporated into the design of the proposed circulation system will ensure that it operates in a smooth and efficient manner. The proposed loop systems and limited access from the loop system to primary arterials will discourage through traffic within the precise plan area. Access from the proposed loop systems to adjacent neighborhoods within the precise plan area and to other neighborhoods within North City West will, however, be available to encourage integration of individual neighborhoods. Access to individual residential lots will be provided by local streets or private project streets. The number of driveways and curb cuts on collector streets is very limited, which will facilitate traffic flow on these roadways.

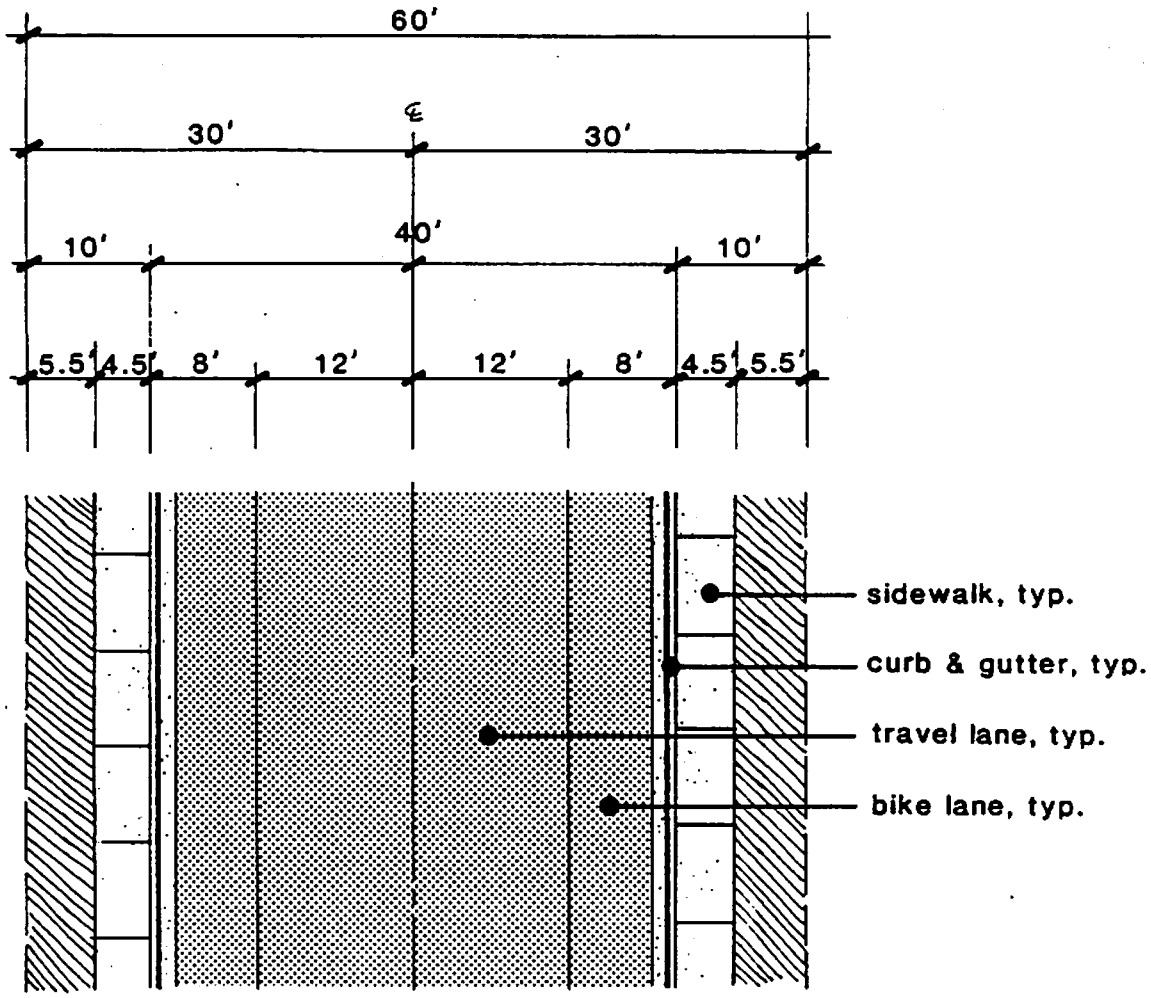


Figure 21
Typical Collector Street Design

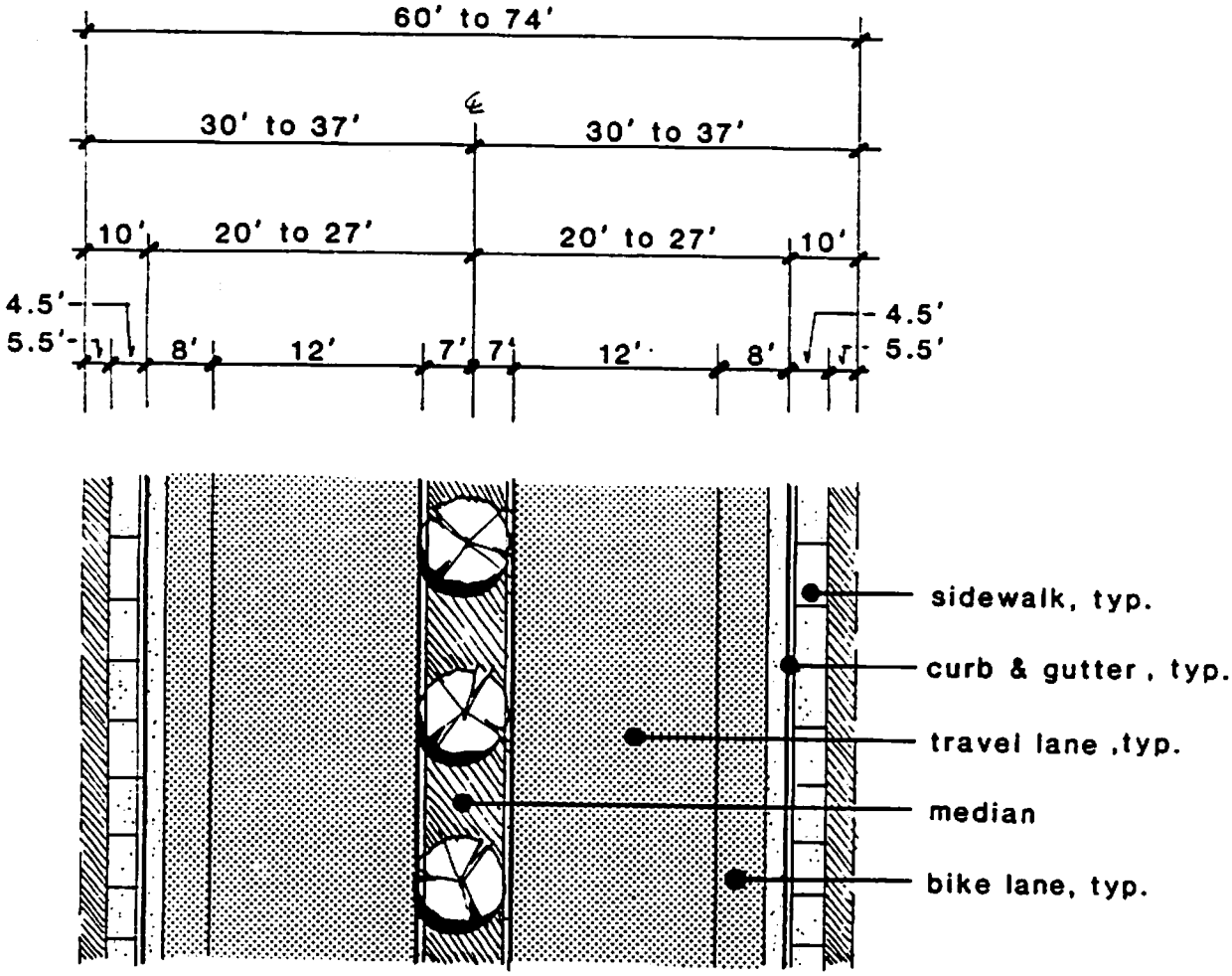


Figure 22
Typical Collector At Project Entry Street Design

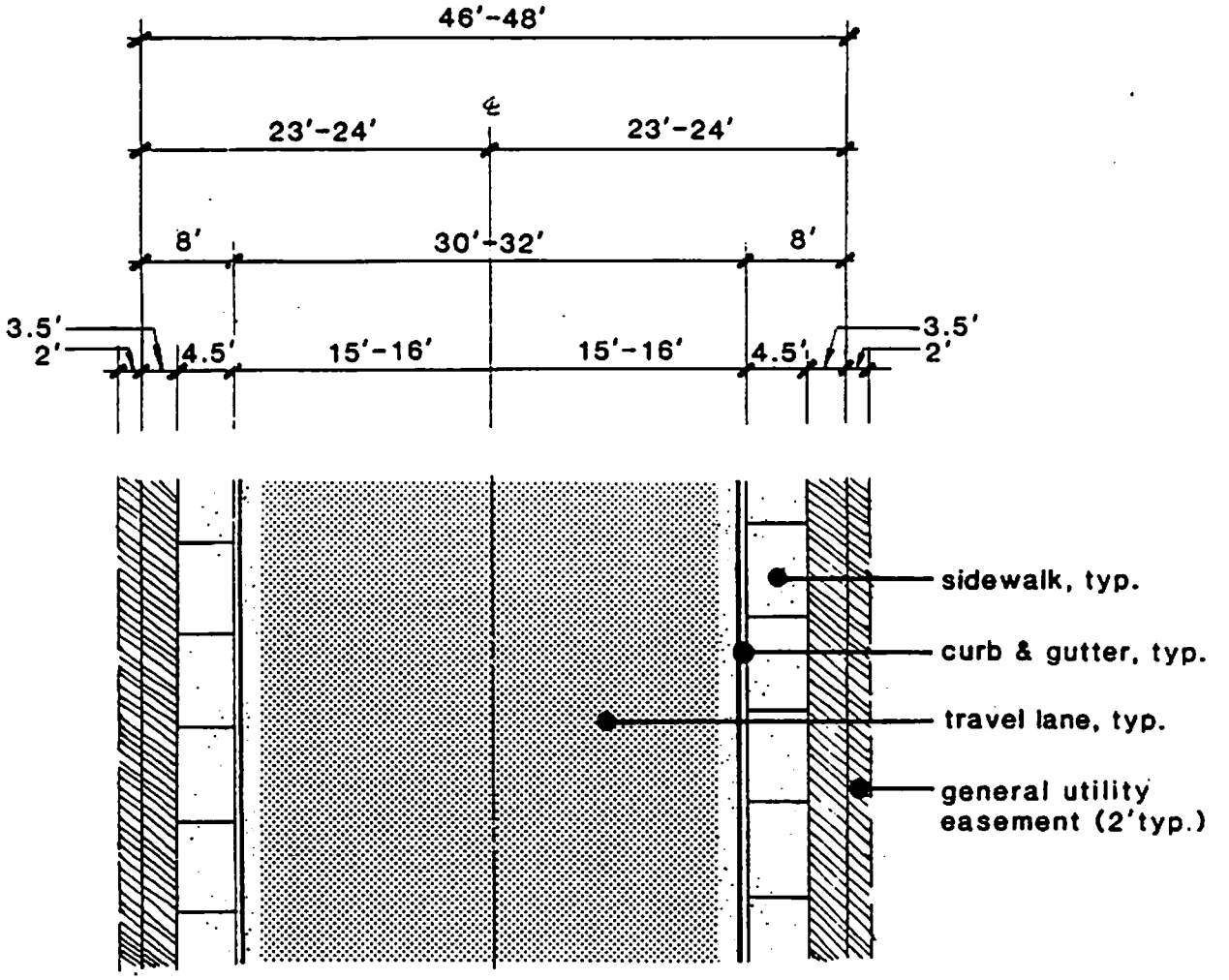


Figure 23
Typical Local Street Design "A"

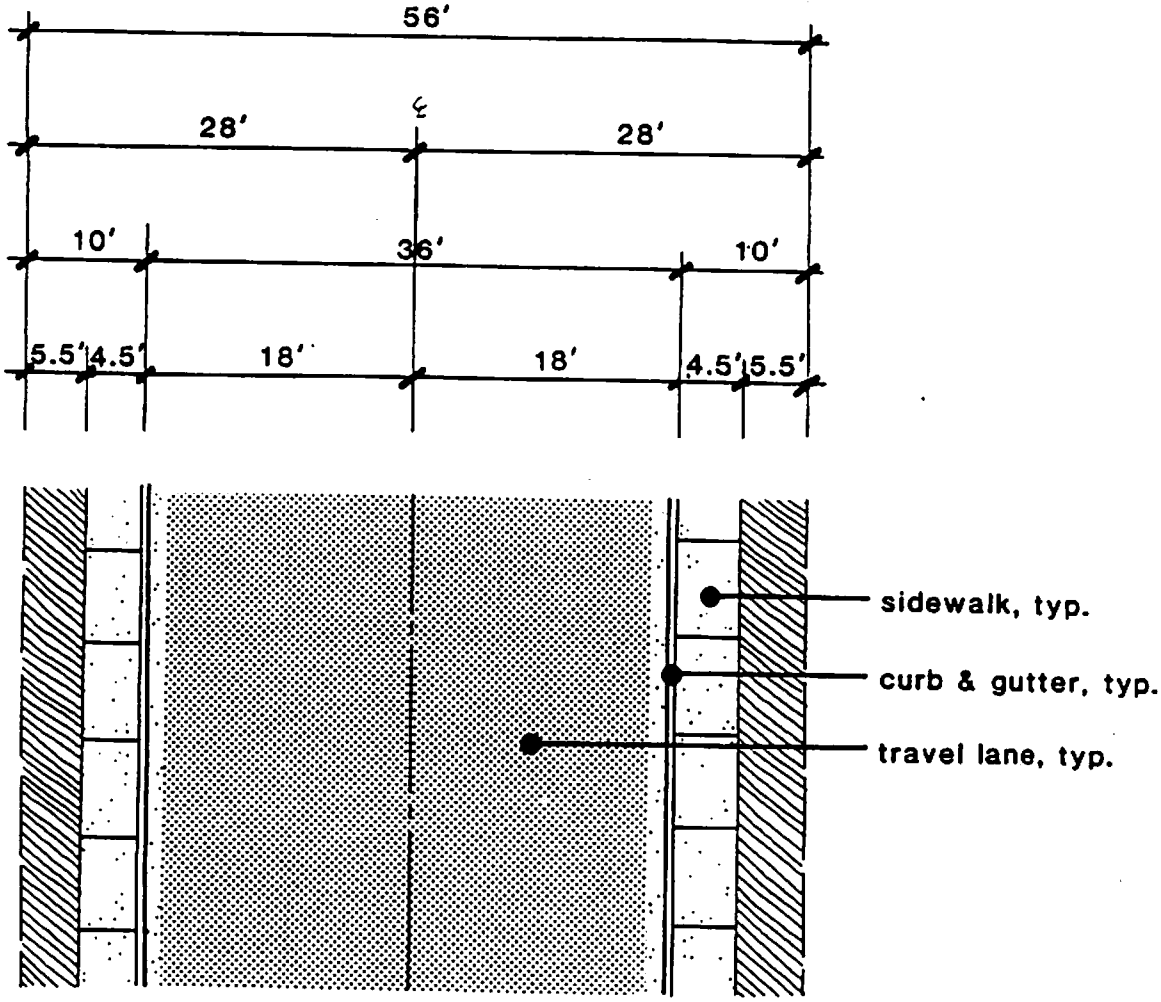


Figure 24
Typical Local Street Design "B"

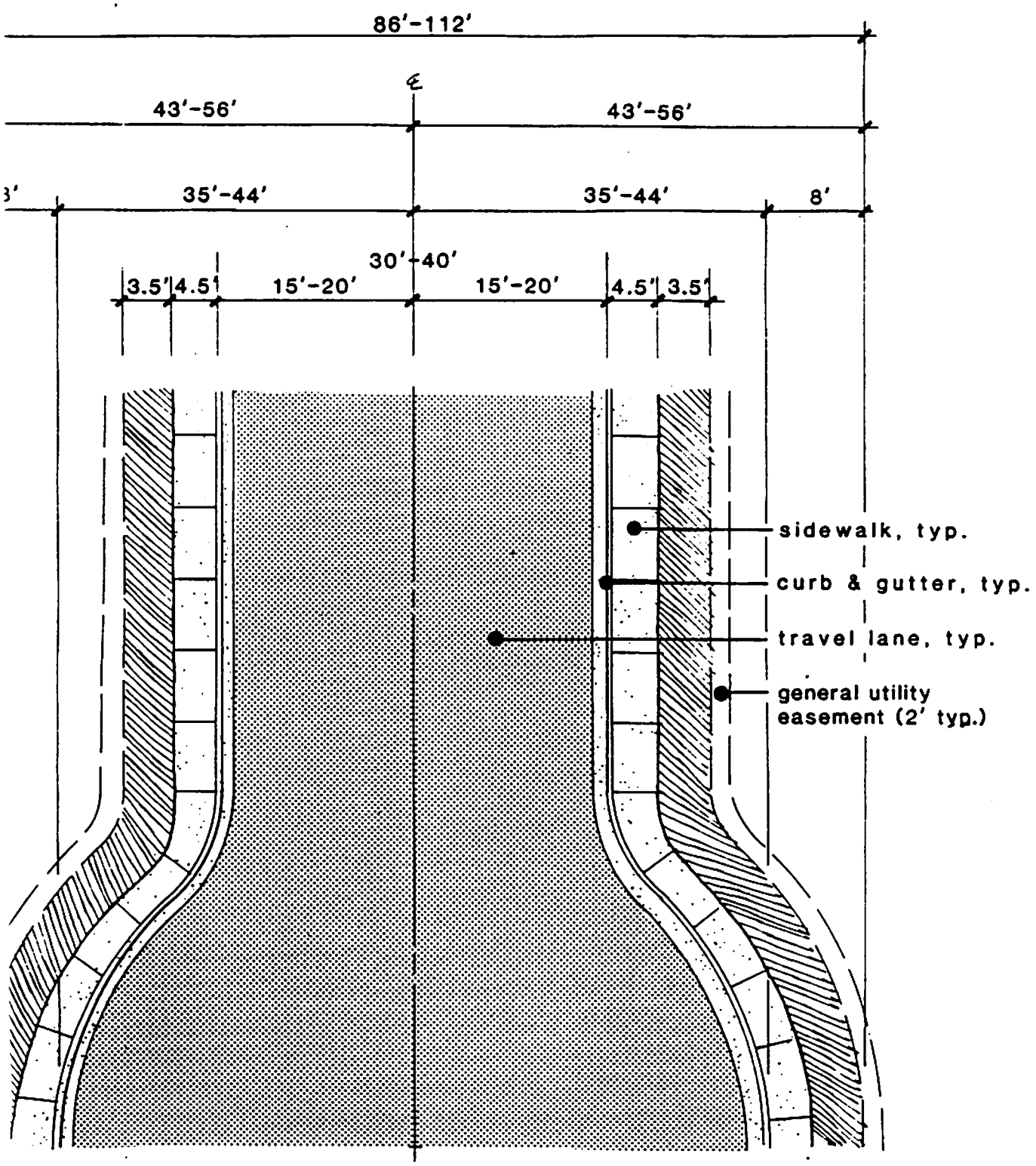


Figure 25
Typical Cul-de-sac Street Design

C. PARKING

Adequate parking facilities will be provided within each individual neighborhood in conformance with applicable zoning requirements and guidelines. Emphasis will be placed upon providing sufficient off-street parking within residential neighborhoods. Adequately sized parking lots will be necessary adjacent to high activity areas such as schools, neighborhood parks. Parking will be limited along collector streets since bicycle lanes will be provided adjacent to curbs on these roadways. Bicycle parking facilities will be provided adjacent to high activity areas and at mass transit stops.

D. ALTERNATIVE TRANSPORTATION MODES

1. Transit Opportunities

Transit service in the vicinity of the precise plan will be provided. Metropolitan Transit Service (MTS) Route 960, currently scheduled for implementation in FY 94, will provide direct service from North City West to Centre City San Diego with intermediate connections at the University Towne Centre Transit Center and possibly the Old Town Transit Center. MTDB suggests that regional express Route 960 be fed by a Direct Access to Regional Transit DART type taxi feeder such as those operated in Mira Mesa, Mid-City and Paradise Hills. This could be a more cost effective transit service than fixed route local bus service. The proposed internal collector loop system within Neighborhood 1 will be designed such that bus stops could be developed at any point along its length. Figure 26 illustrates the proposed transit system.

Shuttle Route 961, operating between North City West and the University Towne Center Transit Center via Sorrento Valley and Sorrento Mesa, is planned for FY 91. The North City Transportation Management Association (TMA) is assisting MTDB in planning this service and will provide financial operating support for the shuttle.

2. Bicycle Network

The proposed bikeway network for the entire precise plan area is shown in Figure 27. The system will provide for internal bicycle circulation within each individual neighborhood and at the same time will provide linkages to bikeways within adjacent neighborhoods and to bikeways along perimeter arterials within the community plan area. Bicycle movement will also be feasible along local streets and private project streets, although marked bicycle lanes will not be provided in these locations.

Bicycle networks within each individual neighborhood will include the following components:

- Make bicycle lanes in conformance with City of San Diego striping and width requirements within the rights-of-way of neighborhood collector streets including linkages to community bicycle routes along prime arterials. Special separate facilities are also proposed within open space areas.

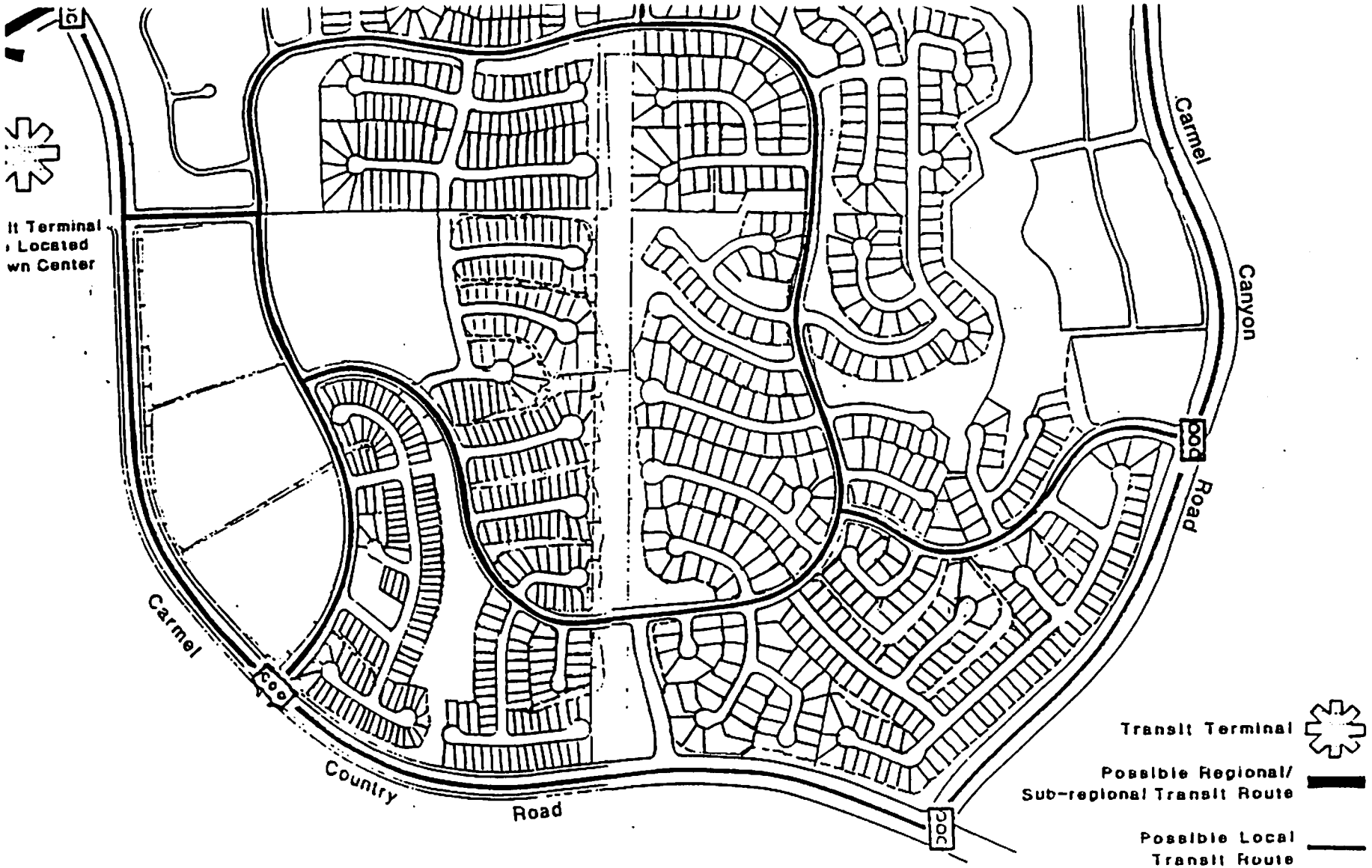


Figure 26
Proposed Transit

Figure 27
Pedestrian/Bicycle Circulation

- Bicycle routes linking the school/park complex and the neighborhood commercial centers with residential developments where applicable.

- Traffic signal installation in conformance with City of San Diego warrants at major neighborhood entrances where neighborhood and community-wide bicycle networks intersect.

3. Pedestrian Circulation

The pedestrian system, also shown on Figure 27, will provide walking and jogging links between the various residential land uses and neighborhood facilities within Neighborhood 1 and will link this neighborhood to adjacent ones. It will also provide links, primarily in the form of sidewalks, with the community-wide pedestrian circulation system.

Pedestrian circulation systems within each individual neighborhood will include the following components:

- Sidewalks, in conformance with City of San Diego requirements, within the rights-of-way of public streets including linkages to community pedestrian routes along prime arterials.

- Traffic signal installation in conformance with City of San Diego warrants at major neighborhood entrances where neighborhood and community-wide pedestrian systems intersect.

- Special school crosswalks outlined with standard yellow painted lines in accordance with the Manual of Uniform Traffic Control Devices and located to the satisfaction of the City Traffic Engineer, on suggested routes to and from school.

- A special meandering walkway along all major streets and specific collector streets where feasible, linking elements of each neighborhood together.

VII. COMMUNITY PLAN

The precise plan for Neighborhood 1 is based on the goals and proposals set out in 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 minor modifications are introduced, and what the precise plan specifies in greater detail than the community plan. This chapter addresses the conformance of the precise plan to the community plan on a general or conceptual basis, rather than detail by detail.

A. NORTH CITY WEST GOALS

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

Neighborhood 1 will contain housing within the density ranges consistent with the community plan. Six basic product types are anticipated, yielding a choice of residential lifestyles and prices. Additional diversity is anticipated within the basic product types. For example, the two multi-family zones are separated into five locations encompassing three separate owners. These two multi-family zones should yield five separate product types and price ranges. The four basic single-family products illustrated by the precise plan are further controlled by three owners representing further diversification of product within Neighborhood #1. Sales experience over the past year at the Baldwin Company illustrates an overwhelming demand for diversity within North City West. Demand for products ranging from $75,000 to $275,000 has been consistently strong and dictates the need for diversification. This diversification is consistent with the goals of the North City West Community Plan which strongly encourages a physical, social and economically balanced community. Further, this proposed plan is based on proven sales experience and demand for housing types within North City West.

2. "To establish self-containment and feeling of community identity among the future residents of North City West."

Neighborhood 1, as revised, has a broader range of residential products and public facilities, but also contributes to the identity and sense of self-containment of the overall community. The precise plan establishes a sense of neighborhood identity both on a macro scale to North City West and on a subneighborhood scale. Aesthetic identity is achieved via architectural design and landscape and site planning. A new urban design element has been incorporated into the precise plan to ensure that these goals are achieved. Access to the unit by vehicular traffic is restricted, while the collector system provides internal access to the various residential projects and neighborhood facilities. The interior loop system has been improved to further define neighborhood identity and to provide better definition for the access system. These improvements, in addition to the incorporation of extensive cul-de-sacs into the project design also serve to strengthen sub-neighborhood identity. The neighborhood facilities act as a visual focus as well as activity node for the neighborhood. Despite its strong neighborhood identity, it will tie to other community elements through circulation linkages, streetscape design, and visual and functional connections with community facilities, especially the town center.

3. "To preserve the natural environment."

Residential and facilities development in Neighborhood 1 is consistent with the community plan by developing the areas as proposed for development within the community plan. The grading concept maximizes view opportunities while preserving the overall landform as much as possible consistent with development practice, subdivision standards, and site and product design. Contoured artificial slopes rather than straight engineered slopes will be created to achieve a natural appearance at community interfaces. No significant changes are proposed in grading from the previously approved precise plan for Neighborhood 1.

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

Neighborhood 1 establishes an internal, neighborhood-oriented circulation system with restricted gateways linked to the community-wide circulation network. Automobile, bicycle, and pedestrian path systems not only provide access from residential areas to neighborhood facilities but also extend to activity nodes outside Neighborhood 1, such as the town center, employment center, and future transit terminal. The internal collector street system is designed to provide a visually enhanced street scene.

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

Approval of the precise plan for Neighborhood 1 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 Public Facilities Financing Plan, and a phasing program is outlined.

B. PRECISE DEVELOPMENT PLAN CRITERIA

The North City West 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.

1. "The development unit precise plan must be in general conformance with the North City West Community Plan objectives and proposals in terms of overall density, neighborhood concept, major open space delineation, and major and collector street patterns."

As illustrated on the maps and text within, the precise plan is in substantial conformance with the objectives and proposals of the North City West Community Plan.

2. 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 circulation system."

:hapter V describes the complete circulation network, including the street system and :ansit. The ties to the total North City West system are also discussed.

3. 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."

:hapter V outlines the bicycle system and pedestrian path network linking the eighborhood facilities and residential areas within the precise plan area. The onnections to the community-wide bike and pedestrian path systems are also described.

4. 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."

he Land Use Element addresses residential location and mix, as well as efforts to ontribute to housing balance community-wide.

5. 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."

he location and characteristics of neighborhood facilities are discussed in the Land Use lement. These facilities include elementary schools and neighborhood parks. reliminary design guidelines for these facilities are set out in the Land Use Element. he urban Design Element included in this precise plan also governs these facilities. he site and location for the school and park has the elementary school district's and ity Park and Recreation staff's approval. Detailed designs for this facility will be ompleted prior to the facility's construction by the District's architect working in onjunction with the City of San Diego and developers of the area.

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

he Public Facilities Financing Plan outlines the phasing and financing of public acilities.

7. The precise plan must "contain an environmental impact statement."

nvironmental review was approved in conjunction with preparation of the original eighborhood 1 precise plan. The environmental documentation included three separate eports: EQD #76-05025P, #76-06-25P, S-1, and #76-05-25-S2. Supplementary nvironmental documentation accompanies this precise plan.