

APPENDIX F

**TABLE 12
POINT SYSTEM FOR OPEN SPACE MATRIX**

		<u>Points</u>
Environmental		
BIOLOGICAL:		
20-50	Plant Species (10 native)	3
10-20	Animal Species	
10-19	Plant Species (5-9 native)	
5-9	Animal Species	2
4-9	Plant Species (1-4 native)	
2-4	Animal Species	1
 (If rare insect or reptile species –animal species numbers increased.)		
GEOLOGICAL:		
Fault Area		
Landslide Area due to type of soil and slope		3
Soil Erosions - 27 percent - 50 percent		
Loss of Vegetation		
Runoff Problems surface – subsurface		
Landslide Potentia		2
Soil - Erosion		
Loss of Vegetation		
Runoff – Surface		
Soil Erosion		1
Loss of Vegetation		
Runoff – Surface		
PALEONTOLOGY:		
San Diego Formation with site locations		3
San Diego Formations no site locations at present		2
Mission Valley Formation		1
Scripps Formation		.5

**TABLE 12
POINT SYSTEM FOR OPEN SPACE MATRIX**

	Points	
GEOGRAPHICAL:		
Part of Main Hillside System a special; geographical feature hillside - mound - water body	3	
Special Geographical Feature isolated feature (with above)	2	
Isolated Feature	1	
AIR/WATER QUALITY:		
Large System (area) encompass natural drainage air quality – due to varied and many flora	2	
Small System (area) encompass natural drainage air quality due to varied and many flora	1	
Large or Small Area little drainage little vegetation (barren)	.5	
 <u>Urban Form</u>		
COMMUNITY IDENTITY:		
Separation of Neighborhoods Lack of Parks Threat of Development Linkage to Neighborhoods Stops/Buffers Development	3	
Separation of Neighborhoods Buffers Development Linkage to Neighborhoods	2	
Lack of Parks Threat of Development	1	
SIZE AND AREA:		
<u>Length</u>	<u>Area</u>	<u>Points</u>
.03 - .64 mi	13 - 60 Acres	3
.15 - .29 mi	5 - 12 Acres	2
.01 - .14 mi	0 - 4 Acres	1

**TABLE 12
POINT SYSTEM FOR OPEN SPACE MATRIX**

	Points
SCENIC:	
Visual Public Long Vista Long Vista Unique View (landmarks) Framed View (large area)	3
Visual Private Long Vista Unique View	2
Visual Public Framed View (small area)	1
Visual Private Framed View (small area)	.5
RECREATION:	
Development with access no or little disturbance safe grade - for pedestrian/maintenance	3
Development with access disturbance	2
Purely Visual	1
HISTORICAL/CULTURAL:	
Archaeological Architectural/Historical Buildings	3
Architectural/Historical Buildings	2
Cultural Significance	1

APPENDIX G

TABLE 13
ACREAGE OF DESIGNATED OPEN SPACE

SYSTEM	CANYONS	SIZE	ACRES
1	Montecito M-7	2.0	5.9
	Plumosa M-3	2.0	8.8
	Palmetto M-4	3.0	15.8
	Allen M-2	3.0	16.5
	Bachman M-7	3.0	53.2
	Dove M-6	3.0	40.0
	Ingalls M-5	3.0	24.2
	Old San Diego M-1	<u>3.0</u>	<u>20.2</u>
Subtotal		22.0	184.6
2	Buchanan M-8	3.0	38.0
	Oklahoma M-9	<u>3.0</u>	<u>56.0</u>
Subtotal		6.0	84.0
3	Brooks AB	2.0	7.0
	Cypress D	<u>2.0</u>	<u>6.6</u>
Subtotal		4.0	13.6
4	Ibis St. BB-3	1.0	.7
	Ibis St. BB-2	1.0	2.2
	Redwood AA-2	1.0	1.8
	Reynard AA-1	1.0	1.8
	Ibis St. BB-1	2.0	5.1
	Curlew E-2	1.0	4.0
	Florence B	1.0	3.7
	Reynard AA	2.0	12.8
	Arroyo R	3.0	23.3
	Curlew E-3	2.0	10.5
	Curlew E-1	3.0	13.6
	Albatross C	3.0	24.3
	Maple M	<u>3.0</u>	<u>30.0</u>
Subtotal		24.0	132.9
5	Wash St. F-1	1.0	2.4
	Wash St. F-3	1.0	1.5
	Wash St. F-2	<u>2.0</u>	<u>7.3</u>
Subtotal		4.0	11.2
6	Sunset A-1	1.0	.9
	Palm P	2.0	5.5
	Sunset A	2.0	12.1
	Alameda AC	3.0	4.6
	Mission MH	<u>3.0</u>	<u>23.1</u>
Subtotal		11.0	46.2
TOTAL		71.0	480.0

APPENDIX H

**TABLE 14
 UPTOWN COMMUNITY PLANNING GROUP'S OPEN SPACE PRIORITY LIST - WHETHER OR NOT
 TO PLACE VARIOUS CANYONS AND HILLSIDE INTO OPEN SPACE**

System	Canyons	Vote By Planners
1	Montecito M-7	no
	Plumosa M-3	yes
	Palmetto M-4	yes
	Allen M-2	yes
	Bachman M-7	yes
	Dove M-6	yes
	Ingalls M-5	yes
	Old San Diego	yes
2	Buchanan M-8	yes
	Oklahoma M-9	yes
3	Brooks AB	yes
	Cypress D	yes
4	Ibis St. BB-3	no
	Ibis St. BB-2	no
	Redwood AA-2	no
	Reynard AA-1	no
	Ibis St. BB-1	no
	Curlew E-2	no
	Florence B	yes
	Reynard AA	yes
	Arroyo R	yes
	Curlew E-3	no
	Curlew E-1	yes
	Albatross C	yes
	Maple M	yes
5	Wash St. F-1	no
	Wash St. F-3	yes (add areas to Wash St. Corridor)
	Wash St. F-2	yes
6	Sunset A-1	no
	Palm P	yes
	Sunset A	yes
	Alameda AC	yes
	Mission MH	yes

APPENDIX I

**TABLE 15
VEGETATION FOR CANYON SYSTEMS 1 AND 2**

Seed Mix for Disturbed open space areas shall be as shown or equal with a minimum of 60 lb. per acre.

<u>Species</u>	<u>Pounds/Acres</u>
Adenostoma fasciculatum (Chamise)	2.0 lb
Artemisia californica (California Sagebrush)	4.0 lb
Baccharis sarothroides (Hierba del Pasmó)	
Baccharis pilularis (Dwarf Coyote Brush)	1.0 lb.
Atriplex canescens	8.0 lb.
Ceanothus cyaneus (San Diego ceanothus)	
Ceanothus megacarpus (Bid-pod ceanothus)	3.0 lb.
Ceanothus tomentosus olivaceus (Coast Blue-Lilac)	
Denromecon rigida (Bush Poppy)	0.5 lb.
Encelia californica	2.5 lb.
Eriogonum fasciculatum (Flat-top Buckwheat)	6.0 lb.
Eriophyllum confertiflorum (Golden Yarrow)	1.0 lb.
Eschscholizia californica California Poppy)	4.0 lb.
Fremontodenion mexicanum (Southern Flannel Bush)	1.0 lb.
Hetomeles arbutifolia (Toyon)	2.0 lb.
Lotus scoparius (Deer Weed)	6.0 lb.
Lupinus longifolius	2.0 lb.
Malosama Laurina (Laurel Sumac)	2.0 lb.
Mimulus longifolius (Monkeyflower)	1.0 lb.
Mimulus puniceus (Bush Monkeyflower)	1.0 lb.
Rhus integrifolia (Lemonade Berry)	2.0 lb.
Rhus ovata (Sugar Berry)	2.0 lb.
Salvia apiana	2.0 lb.
Salvia mellifera	2.0 lb.
Viguria lacinata (San Diego Sunflower)	<u>6.0 lb.</u>
	60.5 lb.

Seed mix shall contain 90 live seed with a guaranty of 85% germination.

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VEGETATION FOR CANYON SYSTEMS 1 AND 2

Container stock, 1 gallon minimum size, of selected and approved trees and shrubs shall be planted on all disturbed slopes to promote hillside continuity. No trees or shrubs shall be planted over utility easements.

Species

Quercus agrifolia (Coast Live Oak)
Quercus chrysolepis (Canyon Live Oak)
Quercus pumosa fraxinus dipetala (Foothill Ash)
Fraxinus uhdei (Evergreen Ash)
Fraxinus veluntina (Arizona Ash)
Platanus racemosa (California Sycamore)
Pinus coulteri (Coulter Pine)
Pinus monophylla (Single leaf Pinon Pine)
Pinus sabiniana (Digger Pine)
Pinus torreyana (Torrey Pine)
Dodonaea viscosa (Hop Bush)
Heteromeles arbutifolia (Toyon)
Rhus interfrifolia (Lemonade Berry)
Rhus ovata (Sugar Berry)
Erigomum fasciculatum (Flat-top Buckwheat)
Baccharis pilularis (Dwarf Coyote Brush)

*Canyon Systems 3, 4, 5, 6

Native vegetation in addition to drought resistant non-native plants, are suggested for revegetation. The continuation of non-native plants which currently thrive in the various canyons systems are also suggested.

APPENDIX J

DWELLING UNIT CAPACITY ASSUMPTIONS

<u>Land Use Designation</u>	<u>Assumption to Determine Dwelling Unit Capacity</u>
Low-Density (5-10 du/ac)	6 dwelling units per net residential acre
Low-Medium Density (10-15 du/ac)	12 du/NRA
Medium Density (15-29 du/ac)	20 du/NRA
Medium-High Density (29-44 du/ac)	37 du/NRA
High Density (44-73 du/ac)	60 du/NRA
Very-High Density (73-109 du/ac)	90 du/NRA

Commercial

Assume that one-half of commercial areas will develop with residential units, ten percent of that area to be built at the maximum density permitted and ninety percent of that area to be built at the lower "average" densities shown in the right-hand column above.

Medium Density	$.5 (.9 \times 20 \text{ du/NRA} + .1 \times 29 \text{ du/NRA})$
Medium-High Density	$.5 (.9 \times 37 \text{ du/NRA} + .1 \times 44 \text{ du/NRA})$
High Density	$.5 (.9 \times 60 \text{ du/NRA} + .1 \times 109 \text{ du/NRA})$

Open Space

1 du/gross acre