

Shawnee/CG7600 Proposed Amendments 3rd Draft - May 2011

~~Diego River's 100-year floodplain will be required to comply with the CPIOZ regulations or be processed as a discretionary permit.~~

~~The remaining property along the northern portion of the river (between Friars Road and Mission Trails Regional Park) is, for the most part, still in agricultural zones. Future development proposals for these properties should be reviewed to ensure minimum disturbance to the river environment and coordination of open space areas, pedestrian paths and bicycle paths.~~

A Habitat Conservation Plan (HCP) is being prepared by the San Diego Association of Governments for the San Diego River. The HCP is intended to protect the endangered least Bell's vireo, a small migratory songbird which nests in riparian habitat areas in southern California. The population of vireos has been declining over the last 40 years due in part to the loss of riparian habitat to



encroaching development. The goals of the HCP are to preserve and expand the riparian habitat upon which the vireo depends and to reconcile the objectives of public and private landowners with the environmental objectives of habitat conservation. Once adopted, the HCP will govern development along the San Diego River.

- Establish regulatory zoning in the form of the Floodway (FV) and Floodplain Fringe (FPF) Zones along the entire length of the river corridor. The City Engineer should prepare the studies leading to the application of these zones.
- Establish hiking trails in the San Diego River Basin through Mission Gorge, which will minimize impacts to the riparian habitat. Trails should be located adjacent to the river within the buffer area in a manner that focuses activity away from sensitive habitat areas. Access to the habitat area should be discouraged through the design of the trails and the use of specialized plantings. Because horses can attract the brown-headed cowbird, a least Bell's vireo nest parasite, it is necessary to mitigate the effects of equestrian activities when they are near vireo habitat. During nesting season the trails should be closed.
- Restoration of the riparian habitat in the floodway should be pursued in lieu of channelization. If potential impacts to public health or safety clearly necessitate channelization, the channel should be soft-bottomed and soft-sided, and should be designed of sufficient width to support riparian vegetation across the width of the channel and to convey the 100-year flood.

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PARKS AND RECREATION

EXISTING CONDITIONS

Considerable progress, both in terms of acquisition and development, has occurred since the 1973 Community Plan to fulfill this community's overall park needs. To date, the City has acquired seven neighborhood park sites and three community park sites, and has constructed a community swimming pool.

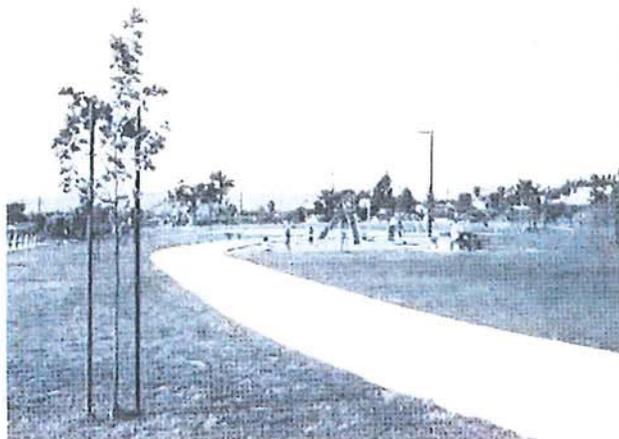


In addition, this community lies adjacent to the City's largest resource-based park (Mission Trails Regional Park-- approximately 6,200 acres). The master plan for this Regional Park envisions both passive and active uses which will increase this community's recreational potential.

Upon the completion of development of these park sites, this community should be adequately provided with park and recreation facilities sufficient to satisfy the General Plan Guidelines and Standards for the City of San Diego.

NEIGHBORHOOD PARKS

Ideally, neighborhood parks serve a population of 3,500 to 5,000 persons living within a one-half mile distance. Such parks typically include a play area, multipurpose courts, tiny tots play areas, and picnic facilities. Based on General Plan Guidelines and Standards, neighborhood parks should contain at least five usable acres when located adjacent to an elementary school and 10 usable acres when not located adjacent to an elementary school.



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The current status of Neighborhood Parks is described below:

Park Service District #361

Cowles Mountain Neighborhood Park

This 15-acre site, located along Barker Way, has been incorporated into the boundaries of Mission Trails Regional Park. Plans call for this site to serve as a staging area for hikers using Cowles Mountain. Development could include picnic sites and passive open space areas leading to trails up the mountain.

This neighborhood's active play field needs could be met by a joint use development of the Gage Elementary School playground.

Park Service District #372

Dailard Neighborhood Park

This City-owned 5.1-acre site, located on Cibola Road, is adjacent to the Dailard Elementary School and is presently undeveloped. This neighborhood's active play field needs are currently being served through a joint school/park development of 3.2 acres of turfed ball field at Dailard Elementary.

Park Service District #373

Tuxedo Neighborhood Park

This approximately 9.3-acre City-owned site, located on Tuxedo Road, is programmed in the 1982-87 CIP for construction in 1985. Development will probably include turfed open play lawns and tiny tot areas on the level area adjacent to Tuxedo Avenue.

Park Service District #381

Princess Del Cerra Neighborhood Park

This 5.5-acre City-owned site, located on Wenrich Drive, is currently being developed and will provide this area with two small ball fields, a multipurpose court, picnic areas and a tiny tots play area.

Park Service District #382

Grantville Neighborhood Park

This 2.66-acre site, located on Vandever Avenue, has been completed and provides this area with open play lawn, a tiny tots play area, and picnic facilities.

Park Service District #383

Margerum Neighborhood Park

This 18.8-acre City-owned site, located on Margerum Avenue, is programmed in the 1982-87 CIP for development in 1983. Improvements could include multi-sports fields, a tiny tots play area, picnic facilities and paths through the natural open space areas.

COMMUNITY PARKS

General Plan Guidelines and Standards indicate community parks are required to serve populations between 18,000 to 25,000 persons living up to 1.5 miles from the park. They generally provide a wider range of facilities than neighborhood parks and include athletic fields, a recreation center building, multipurpose courts, picnic facilities, a tiny tots area and as needed, horseshoe pits, shuffleboard courts and tennis courts. Ideally, community parks are located adjacent to a junior high school. If so located, a minimum of 13 usable acres is required; if not, a minimum of 20 acres is required. The current status of community park sites is described below:

Park Service District #360

San Carlos Community Park and Recreation Center

This 10.4-acre site is located adjacent to the Forward Elementary School and is fully developed. In addition, 4.5 acres of school playground are available to the area residents through a joint school/park lease arrangement.

Park Service District #380

Allied Gardens Community Park and Recreation Center

This 13.4-acre developed site is located adjacent to Lewis Jr. High School. An additional 4.8 acres of turfed ball fields are usable by the community through a joint school/City lease arrangement. This community's swimming pool is located at this site.

Park Service District #370

Lake Murray Community Park and Recreation Center

This City-owned 45-acre site, located along Murray Park Drive, is currently under construction to bring the existing temporary ball fields up to permanent City standards. When ultimately completed in 1985, this park will provide up to 12 ball fields, eight tennis courts, three handball/racquetball courts, a community meeting building, a tiny tots area, two multipurpose courts and picnic facilities.

OPEN SPACE PARKS

Park Service District #371

Pasatiempo Open Space Park

This 5.2-acre site, located on Pasatiempo Avenue, is proposed for limited development as a passive open space park, including picnic facilities, to take advantage of the panoramic view offered at the park site. The active play field needs of this neighborhood will be met by Lake Murray Community Park.

Park Service District #381

Adobe Falls Open Park

In addition to the Princess Del Cerro Neighborhood Park, this PSD contains the four-acre Adobe Falls Open Space Park located at the foot of Adobe Falls Road between Waring Road and College Avenue. This site could provide public access to the San Diego State University land, which together with the City-owned parcel makes up Historical Site No. 80-Adobe Falls.

Navajo Canyon Open Space Park

This park service district also contains the Navajo Canyon Open Space Park containing 143.61 acres. However, if the recommendation for a future street through this canyon (see **Circulation Element**) were to be implemented, a substantial reduction in the given acreage of this open space would result.

PRIVATE PARKS

In addition to the population-based parks in this community, **private parks which are privately owned and maintained, yet allow for the general public's use, can assist in addressing a community's park needs.**

A private park of approximately three acres is operated by the Del Cerro Community Association. This small park, on Del Cerro Boulevard, is fully developed with tennis and multipurpose courts, a small swimming pool and picnic facilities. The courts and swimming pool fill the needs of dues-paying Del Cerro Community Association members. However, the picnic facilities are available for use by the general public and serve to supplement existing City parks in the area.

Also, private parks of approximately 2.57 acres are proposed as part of the Shawnee/CG7600 project. This will include a 2.22 acre park contiguous with the proposed San Diego River Park and will include a section of the River Pathway, and a .35 acre park that can provide pocket park amenities for the public's use.

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**TABLE 3
SITE AREA AND DEVELOPMENT STATUS OF
RECREATIONAL FACILITIES SERVICING NAVAJO**

District	Name & Location	Service Area Pop. (1980)	Site Area (Acres)	Development Status
POPULATION-BASED PARKS – Neighborhood Parks:				
360	Served by San Carlos Community Park and Recreation Center	8,805	10.14	Fully developed
361	Cowles Mountain, Boulder Lake Dr. near Cowles Mountain Blvd.	6,019	15.53	Site indicated on planning map, incorporated into Mission Trails Regional Park
370	Served by Lake Murray Community Park and Recreation Center	4,497	45.28	City-owned, under development
371	Pasatiempo Open Space Park, Wandemere Way near Rancho Park Dr.	5,590	5.12	City-owned, not developed
372	Dailard, Cibola Road near Laurel Ridge Road	3,538	5.10	Joint development with San Diego Unified School District
373	Tuxedo, Tuxedo Road	3,195	9.29	City-owned, not developed
380*	Served by Allied Gardens Community Park and Recreation Center	7,805	13.35	Fully developed
381	Princess Del Cerro, Wenrich Drive	3,684	5.48	Former Pasteur School, fully developed
382*	Grantville, Vandever Ave. near Crawford Street	6,850	2.50	Fully developed
383	Margerum, Margerum Ave. and Larchwood Ave.	3,538	18.84	City-owned, not developed
POPULATION-BASED PARKS – Community Parks:				
	San Carlos Community Park and Recreation Center, Lake Badin Ave. and Adlon Dr.	14,824	10.14	City-owned, developed
	Lake Murray Community Park and Recreation Center, West Shoreline.	16,820	45.00	City-owned, under development
	Served by Lake Murray Community Park and Recreation Center	21,877	22.15	City-owned, developed

TABLE 3
 SITE AREA AND DEVELOPMENT STATUS OF
 RECREATIONAL FACILITIES SERVICING NAVAJO (continued)

District	Name & Location	Service Area Pop. (1980)	Site Area (Acres)	Development Status
RESOURCE-BASED PARKS – Natural Parks:				
	Mission Trails Regional Park (Navajo Portion)	----	3,148.00	Partially City-owned, undeveloped
	Adobe Falls Open Space Park	----	37.50	Resource park in process of acquisition
	Navajo Canyon Open Space Park	----	143.61	City-owned, not developed
RESOURCE-BASED PARKS – Historic Park:				
	Old Mission Dam (included in Mission Trails Regional Park)			

- City-owned land and surplus school sites available

NOTE: PARK AND RECREATION CENTERS ALSO SERVE AS THE
 NEIGHBORHOOD PARK FOR THE AREA IN WHICH THEY ARE LOCATED.

Park Fee Ordinance

On February 19, 1970, in an effort to assign park development costs to the specific geographical areas, the City Council adopted Ordinance No. 10239. This regulation, commonly referred to as the Park Fee Ordinance, deals with provision of neighborhood and community parks. It requires land developers to contribute money or land for subdivisions and parcel maps that increase the permitted number of dwelling units.

OBJECTIVES

Major park and recreation objectives are to:

DEVELOP SUFFICIENT AND CONVENIENT PARKS AND RECREATION
 FACILITIES TO SERVE THE EXISTING AND FUTURE POPULATION OF THE
 COMMUNITY.

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DEVELOP PEDESTRIAN AND BIKEWAY LINKAGES BETWEEN OPEN SPACE, NEIGHBORHOOD AND COMMUNITY PARKS AND OTHER RECREATION AND ACTIVITY CENTERS.

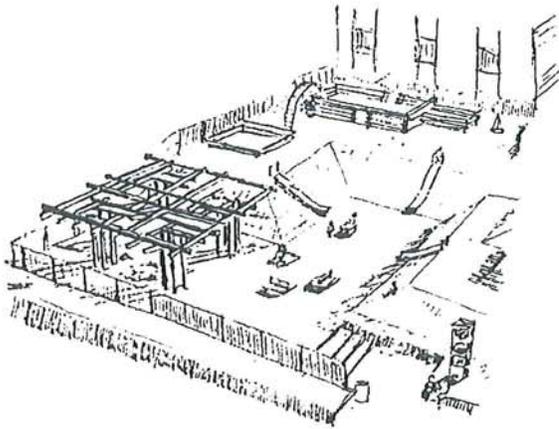
Many types of recreation should be provided in the area in order to serve all age groups and interests. Some recreation space should be within walking distance of every dwelling. The more visible the recreation space is in each neighborhood, the more it will be appreciated.

PROPOSALS

- The City and the School District should continue their comprehensive, joint school/park development program. This would enable the City to provide park facilities in connection with elementary or secondary schools.
- The City should retain all park sites adjacent to proposed school sites even though the school sites may be declared surplus. In addition, the City should evaluate surplus school sites for use as parks.
- The feasibility of phasing the development of park and recreational facilities should be considered. Partial development of parks as funds become available would allow for immediate use of these facilities. These parks that serve the immediate neighborhood or community should have their size, design, and purpose oriented to the daily recreational needs of that specific area.

NEIGHBORHOOD PARKS

- The City should, in cooperation with the School District, provide playground park facilities at selected elementary schools, such as Gage.
- Develop all City-owned neighborhood parks.
- Investigate the possible City and/or private purchase of the Del Cerro private park.
- Small parks and plazas should be privately developed and maintained in the community and neighborhood shopping centers. These areas would provide not only the open space conducive to pedestrian-oriented shopping, but could be activity areas which children and adults could utilize in conjunction with shopping trips.
- **Provide parks within planned residential development that are privately owned and maintained, but allow public use and access.**



MINI PARKS

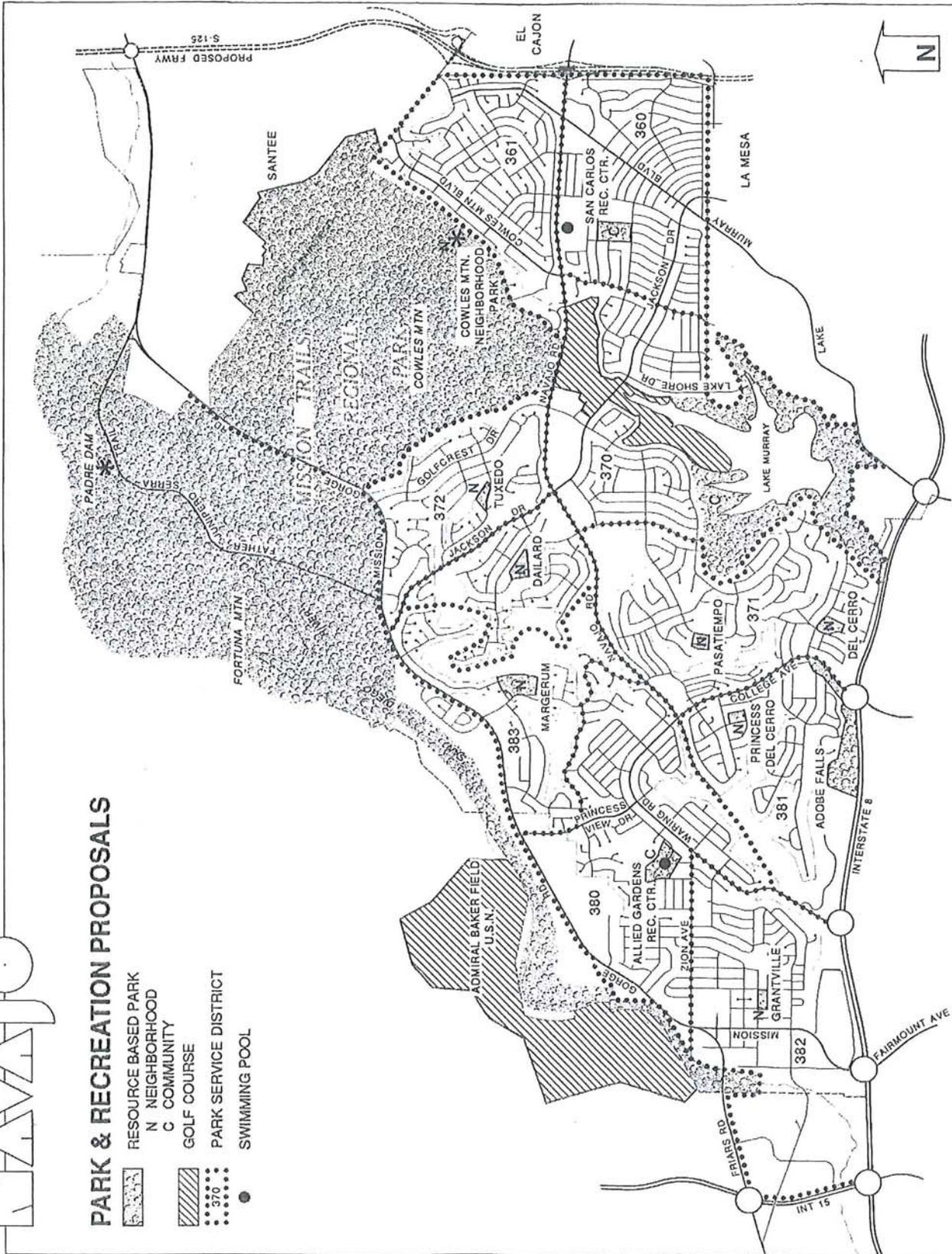
- COMMUNITY PARKS

- Lake Murray Community Park is to be developed as soon as possible to serve as a Community Park and Recreation Center, providing a balanced recreational facility compatible with, and complementary to Lake Murray and the Mission Trails Regional Park.
- Develop the City-owned land along Glenroy Street as supplemental acreage for the undersized Allied Gardens Park and Recreational Center.
- The General Plan standards for a swimming pool are to serve a minimum population of 50,000 residents within a radius of 1.5 to two miles. The Navajo community has a total population of 50,005, with 21,000 residents representing the San Carlos area. The center of the San Carlos area population is approximately 3.5 miles from the Allied Gardens Recreation Center and swimming pool. This fact makes the use of the community swimming pool by the entire Navajo community difficult. Therefore, it is proposed that a community swimming pool be constructed at a suitable site in the San Carlos area as soon as private funding becomes available.
- Construct a shuffleboard clubhouse at Allied Gardens Park and Recreation Center.
- Install tennis courts at Allied Gardens, and ultimately at Lake Murray Center. Additional courts should be constructed as needs dictate.



PARK & RECREATION PROPOSALS

-  RESOURCE BASED PARK
-  NEIGHBORHOOD
-  COMMUNITY
-  GOLF COURSE
-  PARK SERVICE DISTRICT
-  SWIMMING POOL

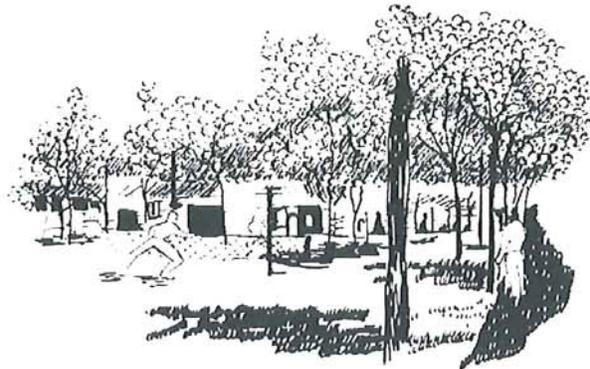


RESOURCE-BASED PARKS

- Acquire Adobe Falls Open Space Park as soon as possible.
- Develop Mission Trails Regional Park in accordance with the Mission Trails Regional Park Master Plan. The portions of the Master Plan applicable to the Navajo Community Plan cover the following three major geographical areas: Lake Murray, Cowles Mountain and Mission Gorge. (NOTE: Old Mission Dam Historical Park is located in the East Fortuna Mountain geographic area.)

Lake Murray

- Strengthen the role of Lake Murray and its shoreline as an active, water-oriented recreational complex. This entails: (1) expanding the scope and quality of water-related facilities; (2) protecting the lake environment; and (3) transforming the surrounding area into naturally defined spaces for picnicking, playing and other day uses.



- Retain the Navajo Golf Course in perpetuity for recreational use by the public.

Cowles Mountain

- Due to the importance of Cowles Mountain as an open space backdrop for urban San Diego, limit uses to low-intensity daytime activities. Examples include hiking, bicycling and horseback riding, picnicking, photography and nature study.
- Restore the environmental quality of Cowles Mountain by revegetation (in native plant species) and protection from erosion.
- Establish a wildlife monitoring program led by Grossmont College. This is an educational cultural resource that should be made available to other school districts for nature study.
- Any new communication facility on Cowles Mountain should blend with the surrounding area and not be located at the top.
- Protect views of and from Cowles Mountain by implementing development controls on urban development in its vicinity in accordance with the Mission Trails District Design Manual. The Design District provides that no structure shall exceed four stories and in no case shall a structure exceed fifty (50) feet in height.

Mission Gorge

- Concentrate intensive uses in the southern part of the Mission Gorge geographic area. The following facilities are planned for this area: park administrative headquarters, visitor center, day camp, park concessions, amphitheater, and a maintenance storage complex.
- Limit uses in the remainder of Mission Gorge to such low-intensity daytime activities as hiking, biking, horseback riding, rock climbing and nature study.

Old Mission Dam (Padre Dam) Historical Site

- Develop a historical/cultural center, botanical garden and equestrian facility north of Old Mission Dam.
- Continue development of the Old Mission Dam Historical Site including landscaping, renovation of the dam, picnic facilities and parking areas.
- It is recommended that nature and equestrian trails are located in open space preserves on Cowles Mountain connecting the park with other recreational facilities in the area. One such trail would traverse Mission Gorge, starting in Mission Valley and terminating in the Cleveland National Forest in the vicinity of El Capitan Reservoir. Lush vegetation along the river helps to make this an ideal hiking and horseback riding trail. The river should be cleaned of litter and refuse as part of any open space maintenance program. This route should be scheduled for implementation in sections because of the problems of obtaining easements through the U. S. Army Admiral Baker Field and the danger of a path through the sand and gravel extraction areas.



PUBLIC SCHOOLS

EXISTING CONDITIONS

The first school opened in Navajo in 1890, at Yard and Mission Valley roads in the subdivision known as Grantville. It contained only one room for all eight grades and was built at a cost of \$1,488. The first year's enrollment was 29, but by the second year, the number of students had dropped to six, which turned out to be only a temporary setback. In 1916, the earlier one-room school was replaced by a modern two-room structure. By 1940, enrollment reached 77 students with two teachers. In 1949, the school was annexed to the San Diego City Schools System and in 1954; the present Grantville educational facility was built.

At the present time, public educational facilities from kindergarten through the university level are located in or immediately adjacent to the Navajo area. These facilities include one senior high school, two junior high schools, ten elementary schools, the university, and a community college in El Cajon. In addition, there are three private schools. The Catholic Diocese of San Diego operates St. Therese Academy, an elementary school for grades one through six. This school was built in 1960 for an enrollment of 500 and at present time plans to continue operation. Kinder-Care Learning Center has classes and facilities for children from six months through grade three. The existing facilities, which were built in 1970, can accommodate 220 students. The majority of students attending the Learning Center are from the Navajo area.

Tifereth Israel Synagogue offers classes for children from kindergarten through grade seven. The existing facilities, which were built in 1979, can accommodate 225 students. In addition to the regular instruction classes, the synagogue offers a preschool program for ages 18 months to five years. The San Carlos United Methodist Church and the Del Cerro Baptist Church also provide preschool and child development programs for the community.

Grossmont Community College, located adjacent to the easterly boundary of the Navajo community, is operated by the Grossmont Community College District. Navajo is in the San Diego Community College District; however, students from Navajo may attend Grossmont Community College by agreement between the two districts.

San Diego State University, located south of the community on College Avenue, has a current total enrollment of 33,330 students. The University has been at this location since early 1931, at which time the enrollment was about 1,500 students. The name at that time was the State Teachers College.

All school structures in the community were built after the 1933 enactment of the Field Act, which provided minimum standards for structural resistance to horizontal forces, especially earthquakes and winds.

Single-family residences, which predominate in the area, originally attracted young families with many school age or younger children. In 1960, the average family size was 3.8. As these children matured, the average family size decreased to 2.8 in 1980.

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Enrollment declines experienced in some schools, coupled with current and projected revenue deficiencies, may make it necessary to discontinue the use of some of these schools. In that event, the following alternative land uses are proposed:

1. Other educational programs or institutions, such as special or adult education, university or community colleges, and private or parochial school purposes.
2. Use by other governmental agencies.
3. The community and/or the City should be given the opportunity to acquire the land for community-oriented purposes before the property is marketed and leased or sold for private development.
4. In the event that the property is to be used for private development, the use should be restricted to a residential land use consistent with the density of the surrounding area.

Table 4 shows the optimum school enrollment and usable site area standards as used by the San Diego Unified School District. The three secondary schools (Henry, Lewis and Pershing) and four elementary schools (Forward, Foster, Gage and Dailard) meet the site size standards. Four elementary schools (Hearst, Green, Weinberger and Marvin) are slightly below standard size but are considered adequate for their enrollments. Two elementary sites (Cleveland and Grantville) are substantially below standard size. Present policy calls for providing permanent buildings sufficient to house the estimated long-term stable enrollment with allowance for increasing the enrollment capacity of a permanent school by 20 percent with the use of portable classrooms. The portable classrooms give the School District flexibility in meeting the fluctuating enrollments at the schools.

TABLE 4
OPTIMUM SCHOOL ENROLLMENT AND USABLE SITE AREA STANDARDS
(San Diego Unified School District)

School	Enrollment	Usable Site Area
Elementary	750-1,000	10+ acres
Junior High*	1,500-2,100	15-35 acres
Senior High*	1,800-3,000	15-60 acres
Community College	5,000-7,000	in excess of 123 acres

Exception is made for existing school sites.

* Junior and Senior High School site planning based on Planning Guide Standards of 15 usable acres plus one acre per additional 100 students of predicted ultimate enrollment.

Grantville, Foster, Marvin, Hearst, Gage, Green and Weinberger elementary sites are located on major streets or have their districts bisected by major streets which creates problems in determining safe routes for children to follow to get to school. Some of these major streets do not meet the requirements for marked school crosswalks or for school safety patrol. Walking distance exceeds one-half mile in the Marvin, Hearst, Dailard and Green elementary school

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districts. Many parents drive their children to these schools where the distance is excessive or where the safety of the child is endangered. Many parents have formed carpools to transport their children to school at personal expense. Students also attend elementary and secondary schools in the area through integration programs offered by the School District. Transportation for the majority of these students is provided by the School District.

All secondary schools and the community college are located on or near major streets. Henry High School and Lewis Junior High School are easily accessible to public transportation. Henry can be reached via bus route 115 and Lewis via bus route 13. Pershing is within walking distance of route 115. However, because of the inadequacy of service, most students use other transportation for school trips.

**TABLE 5
EXISTING EDUCATIONAL FACILITIES**

School	Location	Acres	Net Usable Facilities	
			Class Rooms*	Year Built**
PUBLIC				
Elementary and Primary:				
Cleveland	6464 Lake Atlin Dr.	7.06	14	1959
Dailard	6425 Cibola Road	10.00	24	1977
Forward	6460 Boulder Lake	11.92	14	1961
Foster	6550 51st Street	11.11	19	1956
Gage	6811 Bisby Lake	11.68	23	1963
Grantville	6145 Decena Drive	6.04	13	1954
Green	6665 Belle Glade Ave.	8.84	24	1968
Hearst	6230 Del Cerro Blvd.	9.18	14	1959
Marvin	5720 Brunswick Ave.	8.86	19	1958
Weinberger Junior High	6269 Twin Lake Dr.	9.64	14	1963
Junior High:				
Lewis	5170 Greenbrier	21.42	30	1959
Pershing	8204 San Carlos	25.89	33	1964
Senior High:				
Patrick Henry	6702 Wandermere	39.72	72	1969
Community College:				
Grossmont	8880 Grossmont College Dr.	134.00	--	1961
PRIVATE				
Elementary and Primary:				
St. Therese	5835 Navajo Rd.	3.00	--	1960
Kinder-care	7007 Golfcrest Dr.	1.00	--	1970
Tifereth Israel	6660 Cowles Mountain Blvd.	4.00	--	1979

* The student enrollment capacity of all permanent public schools may be increased by moving portable classrooms onto the school site.

** These are the dates of completion of the oldest building on the site.

OBJECTIVES

The principal or overriding educational objective that would guide the long-range development of Navajo is to: ASSURE THAT EDUCATIONAL FACILITIES ARE CONSTRUCTED AND MAINTAINED TO SERVE THE POPULATION OF THE COMMUNITY AND THAT THEY CONFORM TO CURRENT BOARD OF EDUCATION POLICIES.

In addition to the principal objective, the following objectives were also adopted.

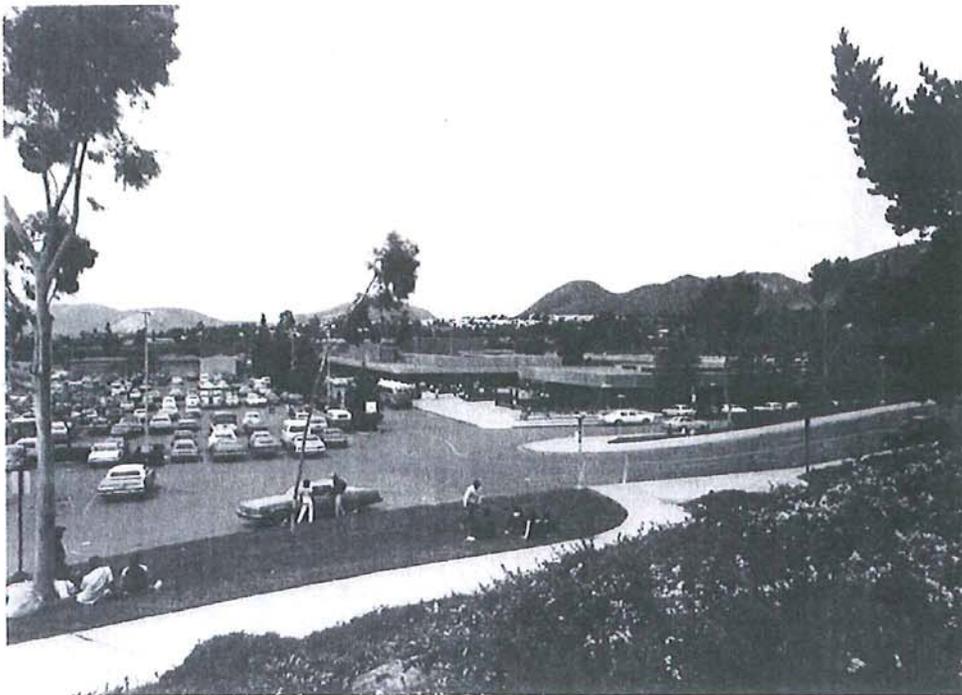


- Encourage use of school facilities for recreation, cultural and other activities.
- Assure all students direct, safe access to their school.
- Encourage community participation in identification, implementation and evaluation of the educational needs of the community.

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PROPOSALS

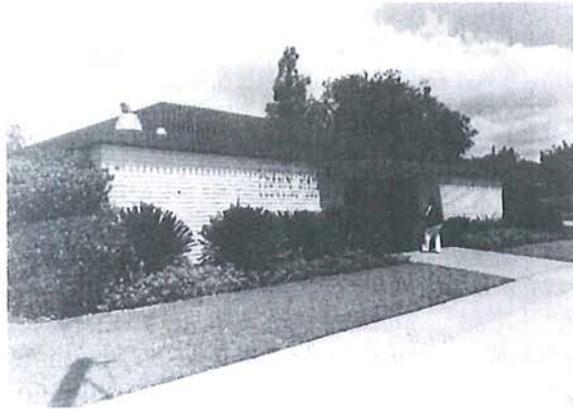
- When a sustained need exists, schools should be constructed on available sites in order to reduce the excessive crowding at some existing facilities and provide elementary schools within a one-half mile radius of 90 percent of all dwelling units.
- All schools in the area should be built and maintained in accordance with then current Board of Education policy and the highest possible standards.
- Elementary school attendance boundaries should generally remain stable. However, changes should be considered when necessary to ensure safer access and balance school enrollments.
- Bus service to junior and senior high schools should be expanded to meet student needs.
- If the Board of Education declares any of the existing school sites surplus property, it is recommended that the community and/or the City be given the opportunity to acquire the land for community-oriented purposes before the property is put on the market and leased or sold for private development. It is further recommended that if such private development should occur, it should be restricted to a residential land use consistent with the density of the surrounding area.



OTHER COMMUNITY FACILITIES

EXISTING CONDITIONS

In addition to schools and parks, other community facilities are necessary to provide Navajo with essential services. These facilities include libraries; police and fire protection; sewer, water and drainage; and hospitals. Existing facilities do not meet the standards as outlined in the Progress Guide and General Plan. These inadequacies are the result of the public sector being unable to keep up with the rapid pace of private development.



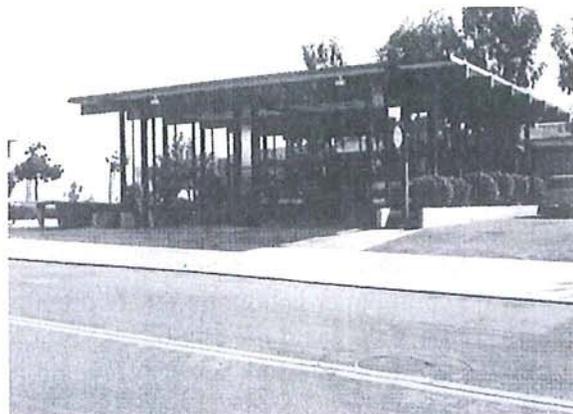
Library Services/Facilities:

The City Library Department currently maintains two branch libraries in the Navajo community. The Edwin A. Benjamin Memorial Branch is located at 5188 Zion Street in Allied Gardens. Opened in 1964, this branch is 3,875 square feet in size and circulated 143,592 books in the fiscal year 1979-80. Although the original building was planned for a capacity of 20,000 volumes, the current collection contains over 26,000 volumes.

The San Carlos Library is located at 7265 Jackson Drive, just northwest of Golfcrest. Serving the San Carlos and Del Cerro areas, this library was opened in 1974. The building contains over 8,000 square feet and a collection of 25,000 books, with a circulation of 212,368 books during the 1970-80 fiscal year. While the opening of the San Carlos branch gave a much better circulation of books and services to the Navajo community, it did not relieve the overcrowding of the Benjamin branch. If additional facilities are required, alternative solutions to be considered include the possible expansion of the Benjamin branch as well as a third branch library in the community.

Police Service/Facilities

The San Diego Police Department serves the Navajo community from the Eastern Substation in the Serra Mesa community. In addition to the Navajo community, the substation will be able to provide complete and immediate service to the community areas of Serra Mesa, Tierrasanta, State University and that portion of Mid-City lying north of University Avenue.



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Patrol units are assigned and continuously operate in the community, in addition to traffic units that also operate there. The Police Department considers the community to be a high priority area for additional police coverage in the future.

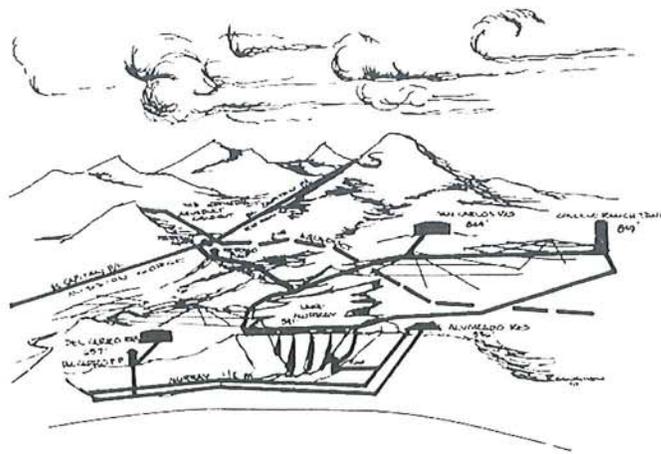
Fire Department Facilities

The San Diego Fire Department operates two fire stations in the Navajo community. Fire Station 31 at 6002 Camino Rico, near the intersection of College Avenue and Navajo Road, houses one engine company. Fire Station 34 at 6565 Cowles Mountain Boulevard, near Navajo Road, also houses one engine company. These facilities are not adequate to serve Navajo and meet the standards of the General Plan because the area's topography has created a fragmented street pattern requiring longer response times.

Water Facilities

The Navajo community includes one of the three major water supply facilities of the City of San Diego. This facility is the Alvarado Filtration Plant with its accompanying appurtenances and pipeline system that serves approximately 397,000 people in the central portion of the City including Navajo.

The Alvarado Filtration Plant and Pipeline System are operating at their maximum capacity. As the central portion of the City continues to grow, the filter plant and the pipeline system must be supplemented with a larger supply source from the County Water Authority, increased filtration plant capacity or imported filtered water, and additional distribution pipelines. These improvements are now in the planning and design stages and many of them should be constructed prior to 1990.



SCHEMATIC VIEW OF SAN CARLOS WATER SYSTEM

The Navajo community itself is served by three water distribution systems. They are the Del Cerro, the College Ranch, and the San Carlos systems. The existing water system and its planned improvements should provide water service to the proposed Navajo community of 70,000 people.

Sewer Facilities

The Navajo community is bounded by two major trunk sewers, which serve the communities in the El Cajon Valley and the city of La Mesa as well as the Navajo community and adjacent communities. One large trunk sewer is located in Mission Gorge and the other is located in Alvarado Canyon.

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The two major trunk sewers are capable of serving a combined population of 300,000 people and related services. The proposed Navajo community population of 65,000 to 70,000 should not adversely affect these facilities. The undeveloped property within the community will require additional collector mains and trunk sewers as a normal subdivision requirement.

Gas and Electric

There are two electric transmission lines and one gas transmission line within the limits of the Navajo study area. At present, no additional electric transmission lines or electric substations are planned for the area. It appears that the existing transmission lines will be adequate for some time to come, however, if additional transmission capacity is required, the existing lines should be reconducted within the existing easements. Additional electric distribution facilities should be added to serve additional load in the area as the need occurs.

Floodplains and Flood Control

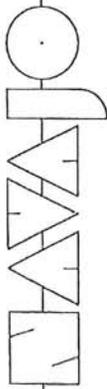
The Navajo community includes portions of the San Diego River and Alvarado Creek floodplains and a number of unnamed canyons. The San Diego River enters the community through Mission Gorge at Padre Dam in the northwesterly section of the community, parallels Father Junipero Serra Road and Mission Gorge Road, traverses the Navy golf course, and leaves the community near the Mission de Alcala west of Grantville.

A large portion of the business community in Grantville is subject to inundation from floodwaters of the San Diego River. A flood control project for the San Diego River (The Mission Valley Project) was authorized by Congress as a result of a U.S. Army Corps of Engineers report dated January 10, 1964. This project, which had at its eastern boundary the Friars Road Bridge just downstream of the Navy golf course, provided for 5.2 miles of concrete lined channel centrally located in the existing river bed. However, as a result of public opposition to a concrete lined channel, the Corps reevaluated the project and concluded that the concrete channel was no longer justified. The project was reclassified to an inactive category in January 1978.

Alvarado Canyon, within the study area, extends from College Avenue westerly to its confluence with the San Diego River immediately to the west of Fairmount Avenue. The Mission Valley Project included plans to construct a concrete lined channel along the westerly portion of Alvarado Creek; however, there are currently no plans for construction of a concrete channel.

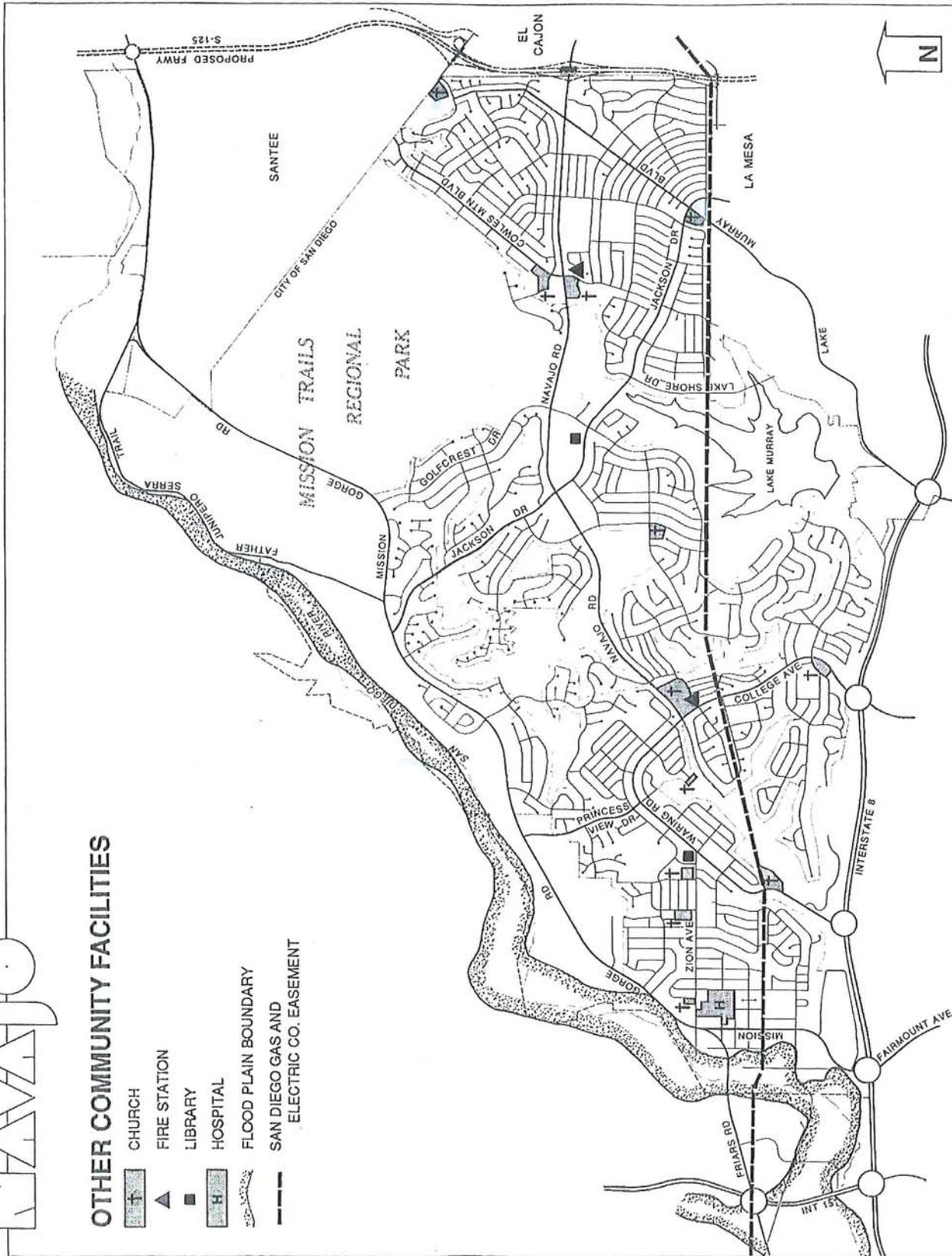
Emergency Medical Service/Facilities

Emergency medical service is provided by three hospitals located in or near to the Navajo community. These are Grossmont Hospital in the city of La Mesa, the Alvarado Hospital on Alvarado Road south of I-8, and a 200-bed Kaiser Hospital near Zion Avenue and Mission Gorge Road, both in the City of San Diego. A portion of the Navajo community (San Carlos, Del Cerro) is included in the Grossmont Hospital District.



OTHER COMMUNITY FACILITIES

- CHURCH
- FIRE STATION
- LIBRARY
- HOSPITAL
- FLOOD PLAIN BOUNDARY
- SAN DIEGO GAS AND ELECTRIC CO. EASEMENT



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OBJECTIVE

THE COMMUNITY'S OBJECTIVE IS TO ASSURE THAT A HIGH LEVEL OF ALL PUBLIC SERVICES IS REACHED AND MAINTAINED BY ADHERING TO STANDARDS SET FORTH IN THE PROGRESS GUIDE AND GENERAL PLAN AS A MINIMUM.

PROPOSALS

- Continue evaluation of police and fire services to obtain and ensure adequate coverage in Navajo.
- Conduct periodic studies to obtain and ensure adequate sewer, water and drainage facilities.
- Design and implement flood control facilities to ensure adequate protection for the community, while preserving the natural topography and minimizing the adverse environmental effects on the community. If channelization is necessary, the channels should be soft-bottomed and soft-sided, and should be designed of sufficient width to support riparian vegetation across the width of the channel.
- Restrict development and encroachment in the floodplain, except as provided for in the Floodplain Fringe and Floodway zones.
- Proposals relating to flood control and floodplain boundaries should be restudied periodically and updated to reflect areas subject to inundation and current planning efforts.
- The Floodplain Fringe (FPF) and Floodway (PV) zones should be applied to the entire San Diego River and Alvarado Creek basins within the planning area in order to control land use and regulate future development to avoid or reduce flood damage. These zones provide controls for development in the floodplain, and will encourage the preservation of the natural waterways associated with these two floodplains. Where possible, runoff through the lesser canyons should also be carried by the natural drainage course and these drainage courses should be maintained as open space.

CIRCULATION

INTRODUCTION

Traffic circulation is an important concern inasmuch as the movement of people and goods within the Navajo community is directly related to its future economic, physical and social well-being. An adequate circulation system is essential to provide necessary services to households and businesses in the community.

Because the Navajo area has a greatly varying terrain, and because it is adjacent to the cities of Santee, La Mesa and El Cajon, some of the transportation problems encountered here are unique. Through the application of sound planning and engineering principles, it is possible to develop a balanced transportation system that will serve the community's internal travel needs and provide access to other communities outside the immediately surrounding area.

It is beginning to be realized that, "(t)he effects from pollution, increasing dependency upon a single mode of transportation (motor driven vehicle) for all uses, and immobility among the poor, the aging, the young and the handicapped have caused doubt everywhere about the ultimate wisdom of our expanding roadway systems" (Report on Interim Hearings to the State Senate by the Senate Select Committee on Rapid Transit, 1971.) It is therefore necessary to make strenuous efforts to reduce our almost complete dependence on the automobile by providing efficient alternative methods for moving people. Buses and Light Rail Transit (LRT) service provide two of the most efficient, alternative and growing modes of transportation in San Diego. San Diego's Metropolitan Transit System has an integrated bus/rail system. Currently, a network of bus routes serves the Navajo area. In October 1997, the MTD Board approved the extension of LRT through the Navajo community, continuing to San Diego State University and La Mesa. Service is schedule to start in late 2004. The extension includes a station in Grantville that is planned to have a park-and-ride lot and would be served by the improved bus system. The LRT project included the extension of Alvarado Canyon Road over Waring Road to Adobe Falls Road, which will provide a direct connection between the Navajo Community and the LRT station. Another recent development to reduce dependence on the automobile is the Employer Transit Assistance Program (ETAP) in which employers subsidize monthly transit passes for employees to encourage transit use. The program is administered through MTDB and Ridelink.

Future transportation requirements in the Navajo area are based upon anticipated future traffic volumes or "travel forecasts". Travel forecasts depend upon many factors, one of the most important of which is the future land use proposed for a particular area. Any substantial changes in proposed land uses and/or traffic forecasts in the Navajo area, therefore, may require a modification of the proposed transportation system, as would any change in present dependencies on the automobile for transportation. In addition to the local land use projections for Navajo, future travel demands for the entire region done by the San Diego Association of Governments (SANDAG) were used in evaluating the year 2000 transportation needs. Based on review of existing and currently anticipated future transportation needs of the Navajo area, it is proposed that the road and bikeway systems as

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indicated be adopted as a guideline for future street and bikeway development in the area. Additionally, it is strongly recommended that there be accelerated expansion of public transportation for the area.

OBJECTIVES

The basic objective of the circulation system is to provide each member of the community with safe, ready access around, as well as in and out of the community, by a mode of transportation of individual choice with minimal environmental damage.

To achieve this purpose will require that a fully integrated system of pedestrian, bicycle, public transit and automobile facilities be developed. The system should link all sections of the community--residential, commercial, employment, educational, recreational and cultural--by a safe mode best suited to the trip being made. With a well balanced transportation system available, the necessity for a third or even a second car per household will be greatly reduced, thus decreasing air pollution and congested streets.

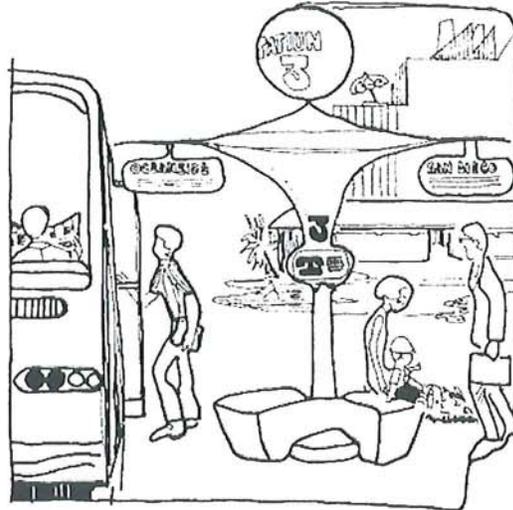
The following additional objectives concerning the circulation element are established for the Navajo community:

- Develop a balanced transportation system that adequately links the Navajo area to nearby communities as well as regional facilities.
- Encourage use of the integrated bus/LRT system to maximize the benefits of the transportation system and its ability to efficiently move people and goods.
- Develop a balanced transportation system that adequately accommodates the community's internal needs.
- Strive to separate automobile, pedestrian and bicycle conflicts and, where safe and practical, provide specially designated bikeways to accommodate the increased demand for this mode of travel.
- Encourage hillside view preservation in the design of new streets. Fit streets carefully into the topography to minimize grading to ensure that the street is compatible with the total landscape. The geology of an area may preclude or minimize grading in some specific cases.

PUBLIC TRANSPORTATION

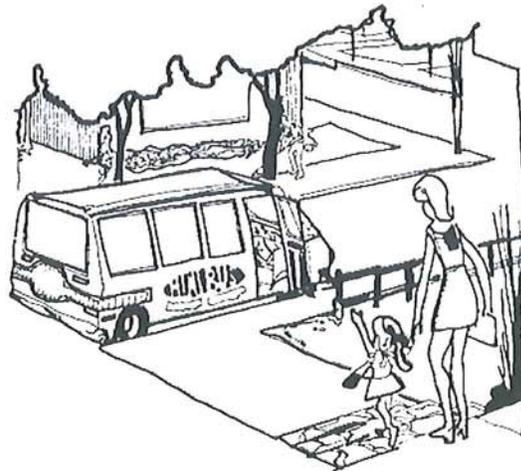
INTRODUCTION

The future improvements in public transportation should be viewed objectively with regard to requirements to meet Navajo's future transportation needs. A SANDAG report titled "Transit Development, Plan and Program," completed in June 1970, discussed future transit improvements for the entire region. Mentioned as possible problems in expanding service to areas such as Navajo is the low-density development, the varying terrain of the area, and the lack of a grid street pattern. Mentioned as positive factors for an increase in public transportation are the future anticipated increases in automobile congestion, concern over air pollution caused by automobiles, the increase in costs of parking for those who work downtown, and the progressive attitude of the San Diego Transit Corporation and other governmental agencies. With increased transit service, many residents will be given alternatives to multi-car ownership.



EXISTING CONDITIONS

Currently, there are five bus routes that operate in the Navajo community areas. Bus Route 13 provides crosstown service on College Avenue, Waring Road, Zion Avenue, and Mission Gorge Road. Its southerly terminus is the LRT station at Euclid Avenue and Market Street in Southeastern San Diego. At present, this route provides modified service on weekends and holidays. Bus Route 115 operates from Fletcher Hills to downtown San Diego with service in the community along Lake Murray Boulevard, Jackson Drive, Navajo Road, and College Avenue.



Bus Route 115 offers modified service on weekends and holydays. Route 854, County Transit System, provides limited service to the Navajo community. This route operates between Grossmont College in El Cajon and Grossmont Shopping Center in La Mesa, via Navajo Road and Lake Murray Boulevard in the City of San Diego. Bus route 40 provides service five days/week during AM/PM peak hours only from Fletcher Hills to downtown San Diego with Service in the community along Navajo Road and Waring Road. A fifth bus route, Bus Route 81, serves the southeast portion of the Navajo community via Baltimore Drive and Lake Murray Boulevard.

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A study of Fiscal Year 1997 operating characteristics of the various buses serving Navajo showed that Route 115 is the most heavily used, carrying over 1,000,000 passengers annually with ten percent of its daily trips incurring standing loads. Of the five bus routes serving the Navajo community, Bus Route 40 carries the lowest number of passengers with annual boardings totaling 41,000.

A survey of transit passengers in San Diego conducted in 1995 by SANDAG, showed that many people who use routes servicing the Navajo community are transit-dependent. While passengers on Bus Routes 13, 40 and 81 used the bus for transportation to work (35-87 percent), most passengers on Bus Routes 115 and 854 used the bus for transportation to school (36-54 percent). Because of the community's proximity to San Diego State University and Grossmont College the percentage of riders using public transit for the home to school trips exceeds the citywide average.

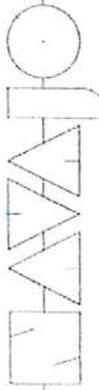
PROPOSALS

Implied in the transportation recommendations is the realization that circulation systems for personal vehicles can be designed only to accommodate a desired optimum traffic volume. Before traffic reaches this point, other modes of transportation must be programmed. In the past the alternative has been to continually increase rights-of-way or acquire new alignments to accommodate heavier traffic volumes. This alternative can no longer be considered the only solution.

The Metropolitan Transit Development Board has embarked on a program to improve bus service for San Diego. Planned transit improvements and others under consideration include:

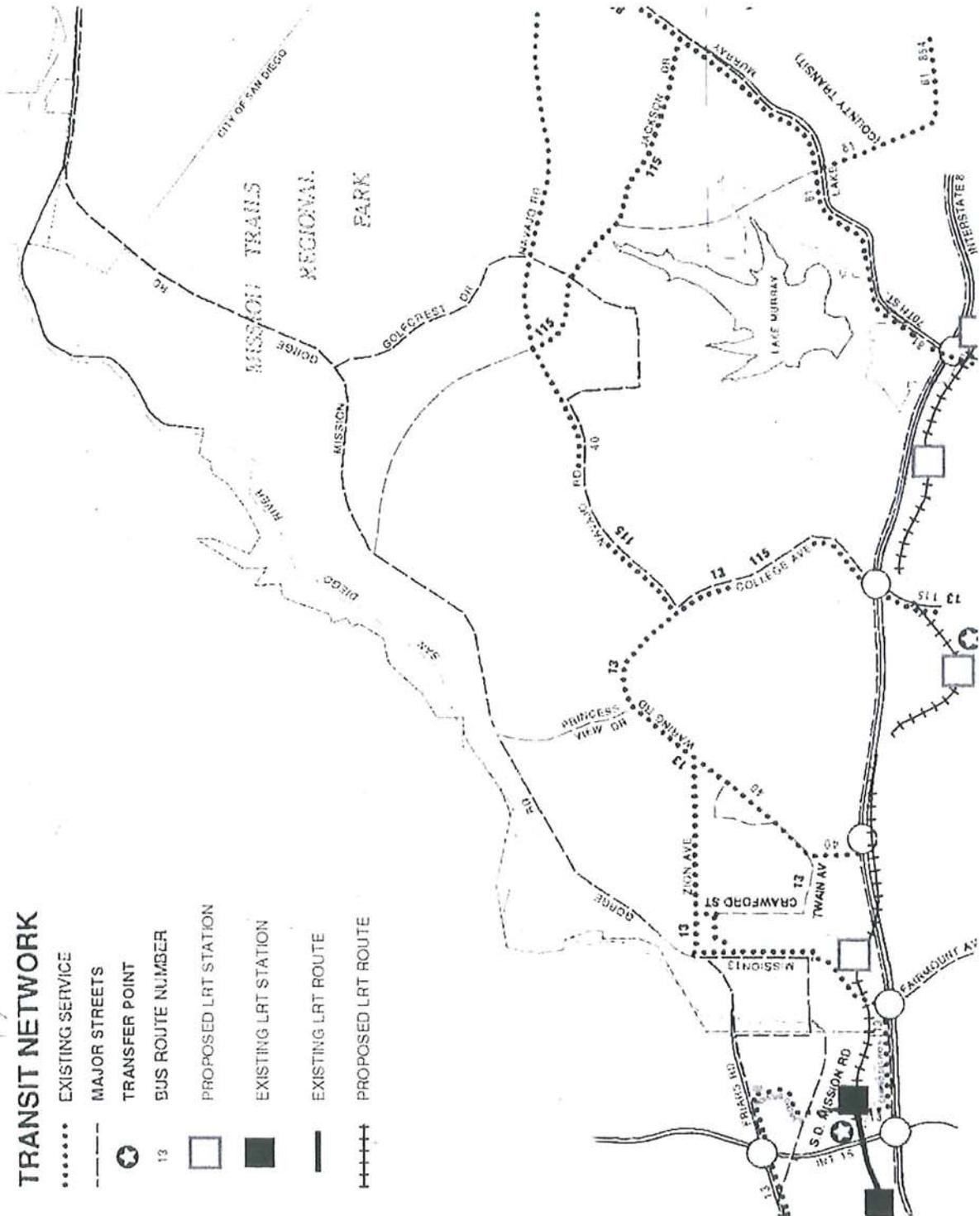
- Evaluation of rerouting Bus Route 13 to serve the future Grantville LRT station.
- Increase service on Bus Route 40 to operate all day, routing midday and selected peak period trips to the Grantville station. Evaluate effect of marketing efforts, need and possible service reductions in this route.
- Possible elimination of bus Route 81 to coincide with the opening of the Mission Valley East Light Rail Extension.
- Work with the city of La Mesa to possibly implement Westside Shuttle route operation to serve the future 70th Street trolley station.
- **Extend bus route 13 further north on Mission Gorge Road to service proposed high density developments north of Old Cliffs Road up to Princess View Drive and link to the LRT station.**

For longer term improvements (up to the year 2000) there should be additional local and express service similar to that described above, with emphasis on minimizing travel time and wait time, extending service to provide a greater number of destinations and making transit travel more pleasing (e.g., modern vehicles and terminals).



TRANSIT NETWORK

- EXISTING SERVICE
- MAJOR STREETS
- ⊗ TRANSFER POINT
- 13 BUS ROUTE NUMBER
- PROPOSED LRT STATION
- EXISTING LRT STATION
- EXISTING LRT ROUTE
- ++++ PROPOSED LRT ROUTE



BICYCLES

INTRODUCTION

Today across the United States the bicycle boom continues. People of all ages are riding bicycles as never before. People have turned to bicycles for exercise, recreation and transportation. Schools within a community often generate a high demand for bicycle facilities. Bikes do not pollute, are energy efficient, and they offer an opportunity to bypass congested streets.

The City has design standards for the construction of bikeways and an ongoing program of providing a comprehensive bikeway system for City residents that will connect to a regional bikeway network. Bikeways fall into three categories based on the degree or extent of their improvements: bicycle paths (Class I), lanes (Class II) and routes (Class III). Four such bikeways have been constructed in Navajo, and are noted on the bikeways map. They are described in the following section along with the proposed routes.

PROPOSALS

- **Regional Bikeway**

A regional bike route is proposed from the ocean through Mission Valley to Mission Gorge Road and northeasterly along Mission Gorge Road. This route will also continue east parallel to the north side of I-8 from Mission Gorge Road to the vicinity of College Avenue.

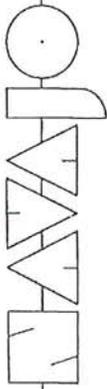
- **Del Cerro Route**

This route would be oriented to the Del Cerro area and would utilize Del Cerro Boulevard from Trinity Way on the west to Linfield Avenue on the east. The intended alignment would provide a scenic overlook of Mission Valley. Length: 2.0 miles.

- **Allied Gardens Route**

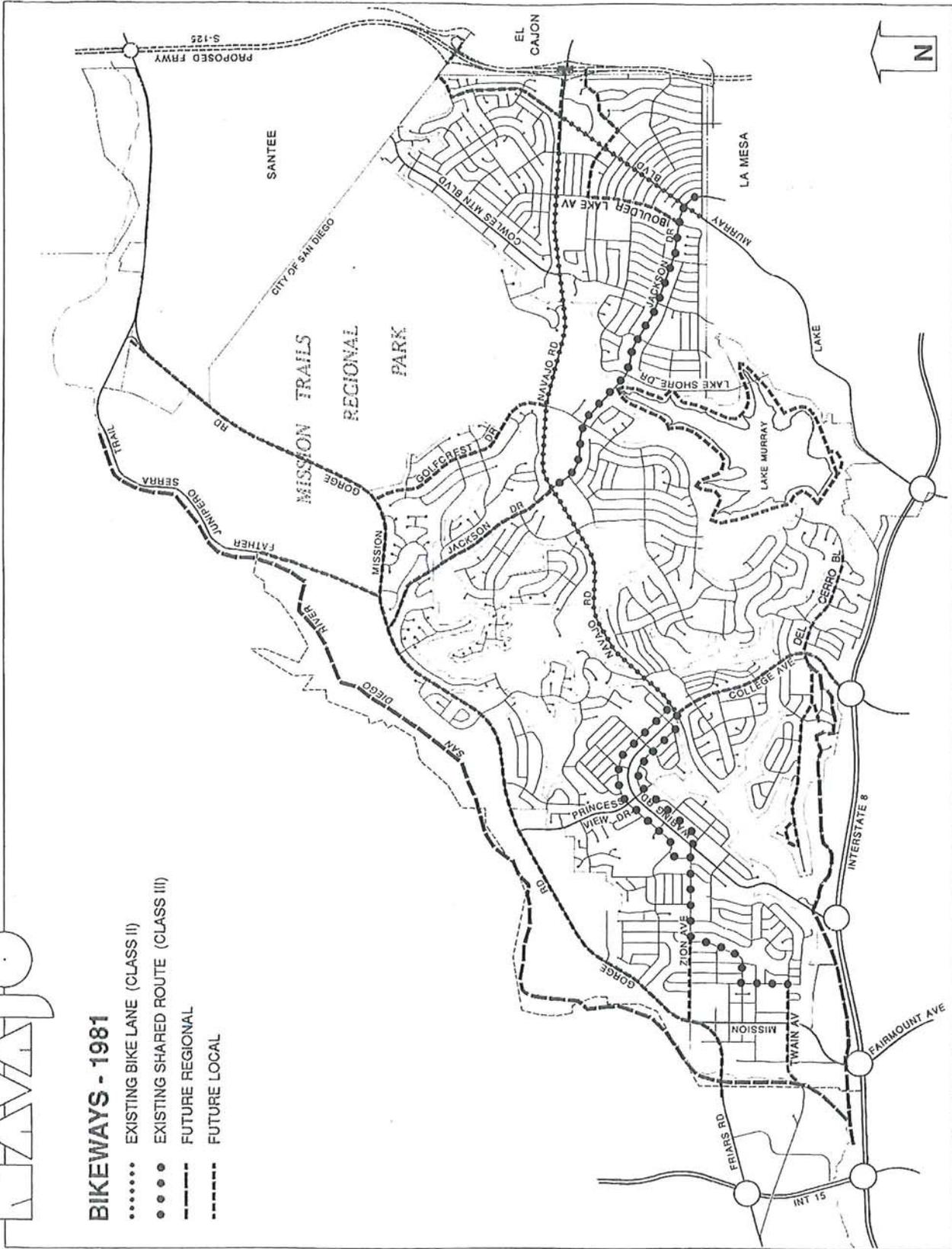
This route would be oriented to Allied Gardens and also provide for the extension of bicycling opportunities from that community easterly to the Del Cerro area. This existing route utilizes Barclay Avenue and Brunswick Avenue between Galewood Street and Zion Avenue. Both streets run through attractive residential areas. College Avenue, the link to Del Cerro, would provide scenic overlooks of San Diego. Length: 2.0 miles.

Connector - This route provides a connection between the Allied Gardens route and the proposed San Diego River route in the vicinity of Zion Avenue. The route is aligned along Zion Avenue, Delbarton Street, Crawford Street, and Twain Avenue. Except for Twain Avenue, this route exists. Length: 2.0 miles.



BIKEWAYS - 1981

- EXISTING BIKE LANE (CLASS II)
- EXISTING SHARED ROUTE (CLASS III)
- FUTURE REGIONAL
- FUTURE LOCAL



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- **Jackson Drive Extension**

An extension of the Jackson Drive route would be a route that lies largely outside the San Diego City limits. This route would run from the City limits to the San Carlos Community Center by way of East Lake Avenue, Lake Ashmere, Lake Arrowhead, San Carlos Drive, Boulder Lake Avenue, and Jackson Drive. The Jackson Drive portion now exists. Length: 3.2 miles.

- **Lake Murray Boulevard Route**

This route would be along Lake Murray Boulevard from Grossmont Community College to a connection with the Del Cerro route extension at Jackson Drive. This route presently utilizes a portion of the Lake Murray Boulevard frontage road from Jackson Drive to the Navajo shopping center. From the shopping center to the college, a portion of Lake Murray Boulevard would be set aside with appropriate striping for use as a bike route. The southerly portion of the route is a tree lined boulevard through an attractive residential area. Length: 1.75 miles.

- **Jackson Drive Route**

This route consists of an existing Class III bikeway from the city of La Mesa to Mission Gorge Road. Total length: 3.0 miles.

- **Navajo Road Route**

This route is along Navajo Road from the intersection of Waring Road and College Avenue, easterly to the City limits at Fanita Drive with the possibility of extensions into El Cajon. This route exists except for the most eastern half-mile. Total length: 3.7 miles.

- **Golfcrest Drive Route**

This route would be along Golfcrest Drive from Navajo Road to Mission Gorge Road and would serve as a connector between the bike routes on those streets. Length: 1.25 miles.

- **Mission Gorge Road Route**

This route would be along Mission Gorge Road from the Santee - San Diego City limits to the western limit of the community. Although the parallel bikeway along the San Diego River will remain as a desirable goal for future implementation, its construction is **not imminent dependent upon future development along Mission Gorge Road. When private developments along Mission Gorge north of the Archstone property are initiated, street improvements will include widening and the inclusion of a bicycle lane.** In the meantime, relatively minimal and inexpensive work on Mission Gorge Road can produce a usable improvement for bicyclists. Total length: 5.2 miles.

Connector - This proposed route provides a connection between the Mission Gorge Road route and the proposed San Diego River route. The route would be aligned along Father Junipero Serra Trail. Length: 1.2 miles.

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The routes shown and described above are bikeway corridors, and not exact alignments. When this Plan is implemented, minor deviations may be necessary.

STREETS

INTRODUCTION

The five basic functional categories of streets in San Diego are present in Navajo. They are: freeways, primary arterials, major streets, collector streets, and local streets.

Street and Highway Standards adopted for the City of San Diego in 1964 and revised in 1980, are shown in the Standards and Definitions section of this Plan. Although these standards are applicable primarily to streets in new subdivisions, they also indicate desirable features to be obtained whenever improvement of an existing street system is undertaken. Also shown on the table are the maximum Average Daily Volumes (ADT) of traffic desirable for each type of street.

EXISTING CONDITIONS

The Street Classification and Traffic Volumes maps (see Figures 15 & 16) show the existing functional classifications for streets in the Navajo community, from the primary arterial to the collector street level. Interstate 8 forms the southern boundary of the area. Friars Road, Mission Gorge Road east of Friars Road, and Navajo Road all function as primary arterials. The other streets shown on the existing road network map function as major or collector streets.

The traffic volumes carried by each street in the Navajo roadway network are also shown on the Street Classification and Traffic Volumes maps. The volumes listed are in vehicles per average weekday.

Volumes of over 20,000 vehicles per day exist on portions of Mission Gorge Road, Waring Road, College Avenue, Friars Road, Navajo Road, and Lake Murray Boulevard. The highest traffic volume recorded on a surface street is on Mission Gorge Road between Friars Road and Zion Avenue (52,700) where a six-lane facility exists.

There are several streets in the area that are carrying traffic volumes in excess of their design volume. Fairmount Avenue extension between Mission Gorge Road and Twain Avenue is 50 feet wide, yet carries 7,600 vehicles on an average weekday. The maximum desirable ADT for a two-lane collector street is 5,000 vehicles per day. Zion Avenue varies in width from 40 to 50 feet and has a maximum desirable ADT of 5,000 yet is currently carrying over 14,300 vehicles per day. Similarly, College Avenue between I-8 and Del Cerro Boulevard, Twain Avenue between Mission Gorge Road and 50th Street, Mission Gorge Road between Fairmount Avenue and Twain Avenue, and Madra Avenue north of Del Cerro Boulevard all carry volumes that exceed what is desirable for their classifications. (All traffic counts are as of 1987.)

PROPOSALS

Freeways and Expressways

- A recently completed study by SANDAG concluded that the easterly extension of State Route 52 (SR-52) is the most critical improvement needed to relieve traffic congestion on Mission Gorge Road, Friars Road, and I-8. Construction of SR-52 from Santo Road in Tierrasanta to the City of Santee will be scheduled as soon as environmental clearance is obtained.
- An extension of Route 125 north to SR-52 is proposed. When built, this freeway and/or expressway would parallel the eastern edge of the Navajo Community.
- Improvement by Caltrans of Interstate 15 (I-15) to 6-8 lanes between I-8 and State Route 163 (SR-163), and eight or more lanes north of SR-163 is being implemented.
- An additional westbound traffic lane on I-8 between College Avenue and I-15 is being proposed by Caltrans. This improvement will relieve traffic congestion on I-8 and Navajo community streets that access I-8 (i.e., College Avenue, Waring Road, and Mission Gorge Road). Caltrans is scheduled to advertise for bids for the widening in 1991.

Streets

1. The synchronization of traffic signals along Mission Gorge Road, between I-8 and Rainier Avenue is currently being designed (Fiscal Year 1988). The traffic signals north of Rainier Avenue cannot be synchronized because they are spaced in excess of one-quarter mile apart, the maximum practical distance for synchronization.
2. Friars Road, between Riverdale Street and Santo Road, is planned to be widened to six lanes to alleviate congestion at the intersection of Mission Gorge Road and Friars Road that is caused by the three westbound lanes on Friars Road narrowing to two lanes west of Riverdale. This project is included in the Capital Improvements Program for design in Fiscal Year 1989.
3. Jackson Drive is planned to be extended as a major street from Mission Gorge Road northerly to connect to Clairemont Mesa Boulevard and SR-52 in the Tierrasanta community concurrent with the completion of SR-52. This project is scheduled in the Capital Improvements Program for design in Fiscal Year 1990.
4. The easterly extension of Alvarado Canyon Road will be constructed as part of the Mission Valley East LRT project as a two-lane collector crossing over Waring Road to Adobe Falls Road. The road will provide improved access to the planned Grantville LRT Station and help to mitigate traffic impacts on Fairmount Avenue, Mission Gorge Road, and the westbound I-8 offramp.

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5. A study of the realignment of Alvarado Canyon Road should be completed and the project undertaken as soon as feasible. Subject to environmental review, the intersection of Alvarado Canyon Road with Mission Gorge Road should be moved northward to align with the Mission Gorge Road/Fairmount Avenue intersection. This realignment will help alleviate traffic congestion on the westbound I-8 offramp/Fairmount Avenue intersection. Consideration should also be given to widening the southbound Fairmount Avenue to westbound I-8 on-ramp in conjunction with this project.

The circulation plan must be oriented to provide a balanced transportation system for the Navajo community. Additional streets and alterations to existing streets should be limited to remedial and corrective measures. Only as a last resort should the widening or addition of streets, as would be required by the City's street standards, be considered.

Special treatment should be provided as indicated on the Street Classification Map to handle capacity problems. The special treatment required may take the form of parking prohibitions, widening at intersections to obtain additional lanes, adding or changing intersection channelization to facilitate heavy directional moves, and special traffic signal phasing or interconnection.

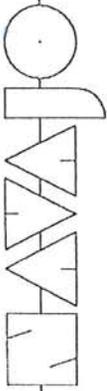
In the event the above techniques cannot adequately facilitate traffic, the following improvements should be considered:

1. Navajo Road should be widened to a six-lane major street east of Lake Murray Boulevard.
2. Mission Gorge Road should be widened to a six-lane facility north of Zion Avenue with no left-turn lanes except at signaled intersections. Between Fairmount Avenue extension and I-8 (at its southerly terminus) Mission Gorge Road should also be improved to be a six-lane major street.

In preparing this next recommendation, City and state agencies and community interests were consulted and numerous alternatives were considered and analyzed. The recommendation for the extension of Navajo Road through Navajo Canyon appears to be the best solution at this time, but only under the following conditions:

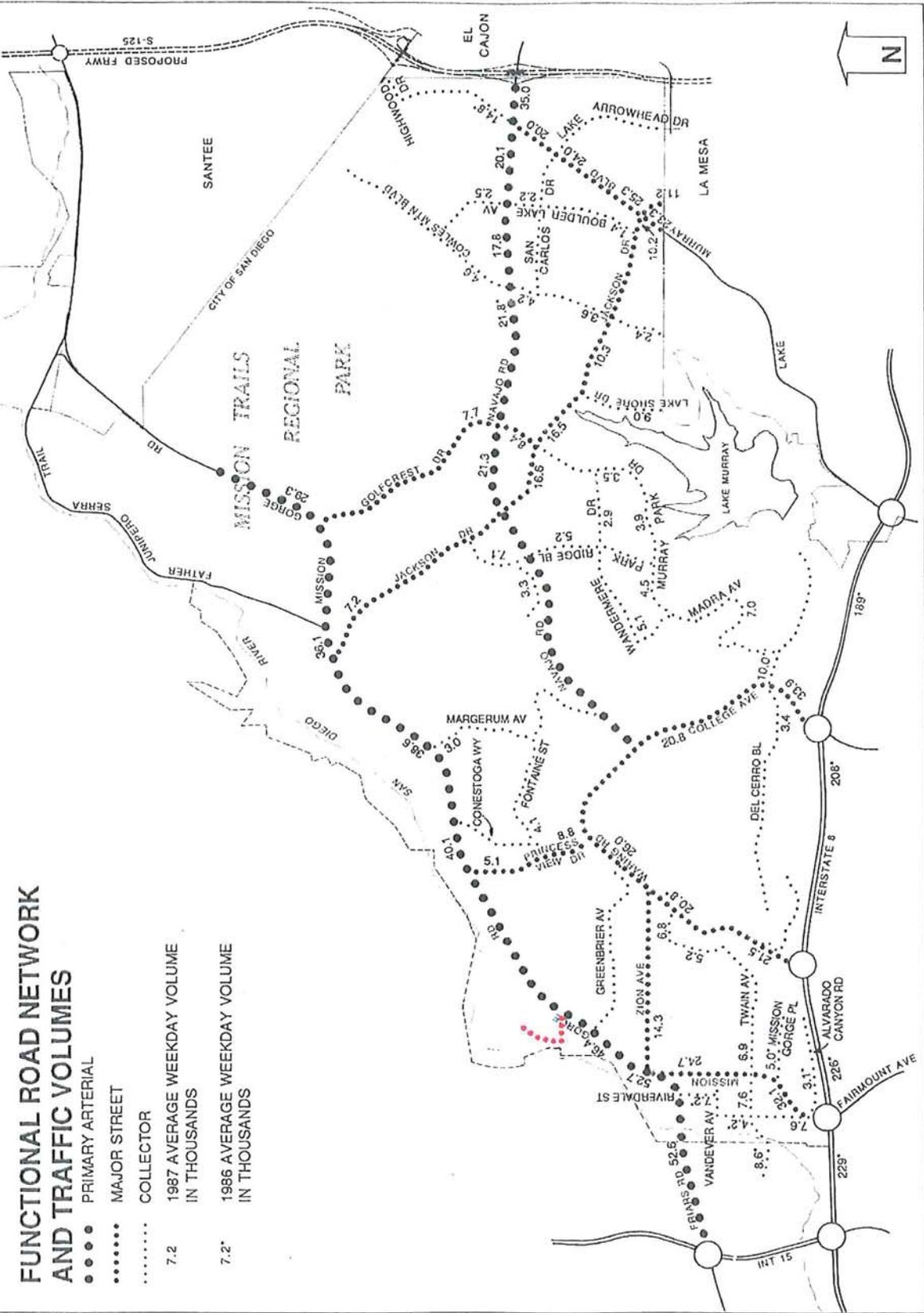
Since this Plan recommends maintaining Navajo Canyon as open space, the extension of Navajo Road through the canyon should be designed to parkway standards and limited to a two-lane facility with four lanes at the intersections with College Avenue and Waring Road and no intermediate access; sufficient capacity must exist on I-8 to accommodate the Navajo Road traffic; and a reevaluation of the entire recommendation shall be undertaken if at any time before construction, any curb on automobile traffic, such as the use of gasoline rationing, etc., takes place in San Diego.

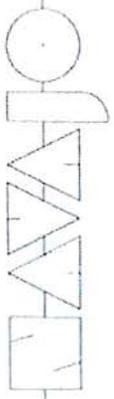
If the Navajo Road extension is not built, it is projected that volumes on Waring Road will approach 30,000 vehicles per day by the year 2000. This forecast volume exceeds the design capacity of this four-lane street with driveways, parking and houses fronting on the street.



FUNCTIONAL ROAD NETWORK AND TRAFFIC VOLUMES

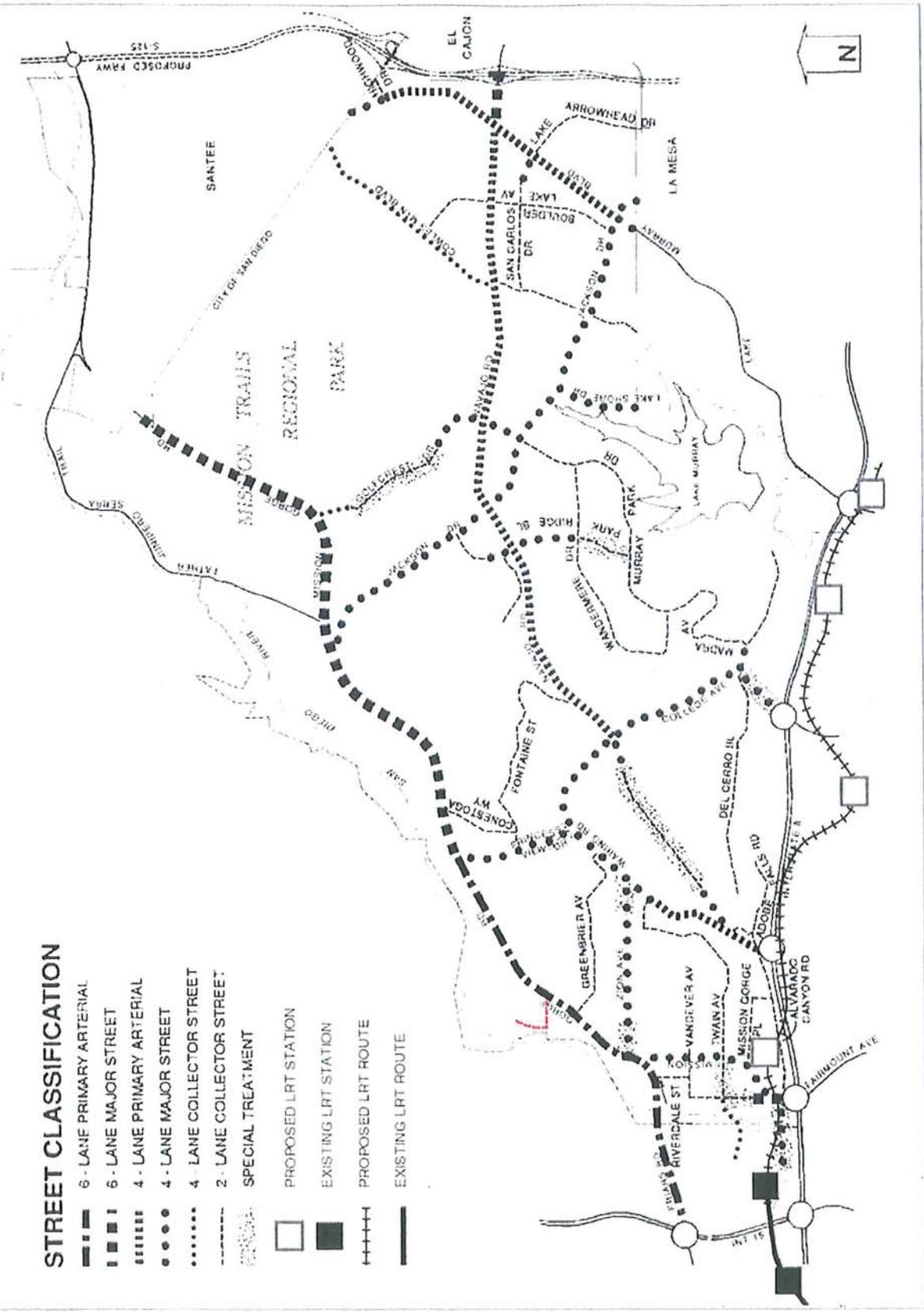
- PRIMARY ARTERIAL
- MAJOR STREET
- COLLECTOR
- 7.2 1987 AVERAGE WEEKDAY VOLUME
IN THOUSANDS
- 7.2' 1986 AVERAGE WEEKDAY VOLUME
IN THOUSANDS





STREET CLASSIFICATION

- 6 - LANE PRIMARY ARTERIAL
- 6 - LANE MAJOR STREET
- 4 - LANE PRIMARY ARTERIAL
- 4 - LANE MAJOR STREET
- 4 - LANE COLLECTOR STREET
- 2 - LANE COLLECTOR STREET
- SPECIAL TREATMENT
- PROPOSED LRT STATION
- EXISTING LRT STATION
- PROPOSED LRT ROUTE
- EXISTING LRT ROUTE



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Waring Road could become congested, resulting in inconvenience to motorists and nearby residents. In addition, the omission of the Navajo Road extension from the future roadway network would increase volumes on College Avenue, making it desirable to improve College Avenue to six lanes between Del Cerro Boulevard and I-8.

Design Principles

One aspect of transportation planning which has been overlooked is that portion of its site planning which involves the art or form of the transportation facility. It is especially important that roadways be regarded as an integral part of the landscape in which they are sited. They must be something more than the standard provision of a surface for moving cars or guiding public transit vehicles. However, the design of the facility must not override, but be considered equally with, the safety and capacity of the facility.

Because of topography, many of the City standards for streets are not suitable for the Navajo community. The following standards are suggested for use in these areas.

- **Street Widening**

Widening and realignment frequently destroys the visual character and identity of streets by the removal of mature trees, other landscaping, and median strips. The approach to street widening and realignment should be more sensitive to the character of the street and the quality of adjacent development. When substantial environmental damage may result to adjoining properties, the traffic carrying capacity of the street might be improved by eliminating on-street parking or using reverse lanes at peak hours rather than physical widening. When a street must be widened and necessarily encroaches on a dwelling's front or side yard, variations should be permitted in the zoning code requirements that would permit high walls to give residents privacy from the sight and noise of traffic.



- **Street Accessories**

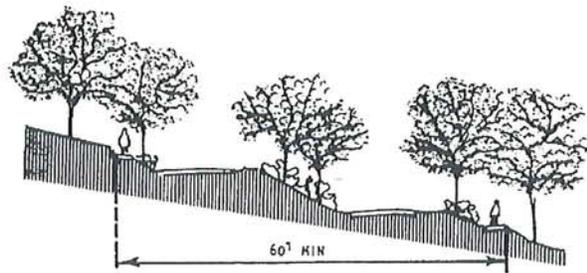
- 1) Standards for street paving and lighting are not varied systematically throughout the City. Most of the streets and sidewalks in the City are paved in the same materials, and lighting fixtures often do not reflect the character and scale of the frontage development.
- 2) Placement of telephones, police and fire call boxes, mail deposit boxes, street numbers and news stands in consistent locations along the street would facilitate their use. These accessories should not be placed in the path of pedestrians or wheelchair users.

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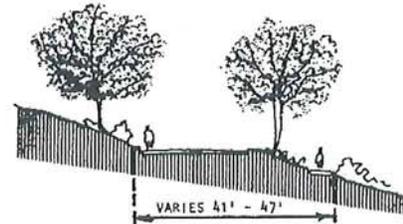
- 3) A coordinated system of variation in the use and placement of street trees, lighting, and other details could give streets better visual continuity and provide differentiation between through streets and local streets to aid driver orientation and traffic flow. The variations could include size, spacing and species of street trees and other landscaping, and intensity, spacing, and design of lighting fixtures. For example, major streets might have tall, widely spaced street trees; bright, closely spaced street lights; and large street signs. Local streets might have smaller, dense and more closely spaced trees; compass headings could be indicated by symbols on light poles or on the pavement. A more logical and systematic method of street naming should be used.

- **Hillside Streets**

Hillside street standards should be reviewed for compatibility with the terrain. More restrictive grading controls, street landscaping, and limitation of on-street parking to one side of all hillside roads, should all be considered. Even under existing standards however, the use of retaining walls and horizontally or vertically split street alignments would make the road blend into this special topography. These methods were common in earlier hillside street construction.



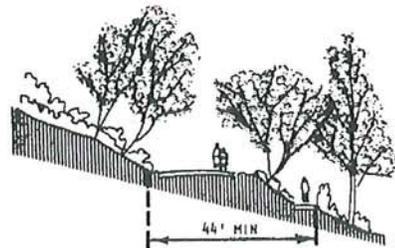
HILL COLLECTOR STREET
STREET DIVIDED TO BETTER FIT THE TOPOGRAPHY AND TO MINIMIZE EARTHWORK. PARKING ONE SIDE OF EACH ROADWAY.



HILL RESIDENTIAL STREET
A SINGLE SIDEWALK IS PROVIDED WHICH COULD BE LOCATED AT A DIFFERENT LEVEL THAN THE MAIN ROADWAY.

- **Pedestrian Walkways (Sidewalks)**

- 1) Design walkways and parking facilities to minimize danger to pedestrians. Pedestrian walkways should be sharply separated from traffic areas and set apart where possible to provide a separate circulation system. Where necessary and practical, the separation should include



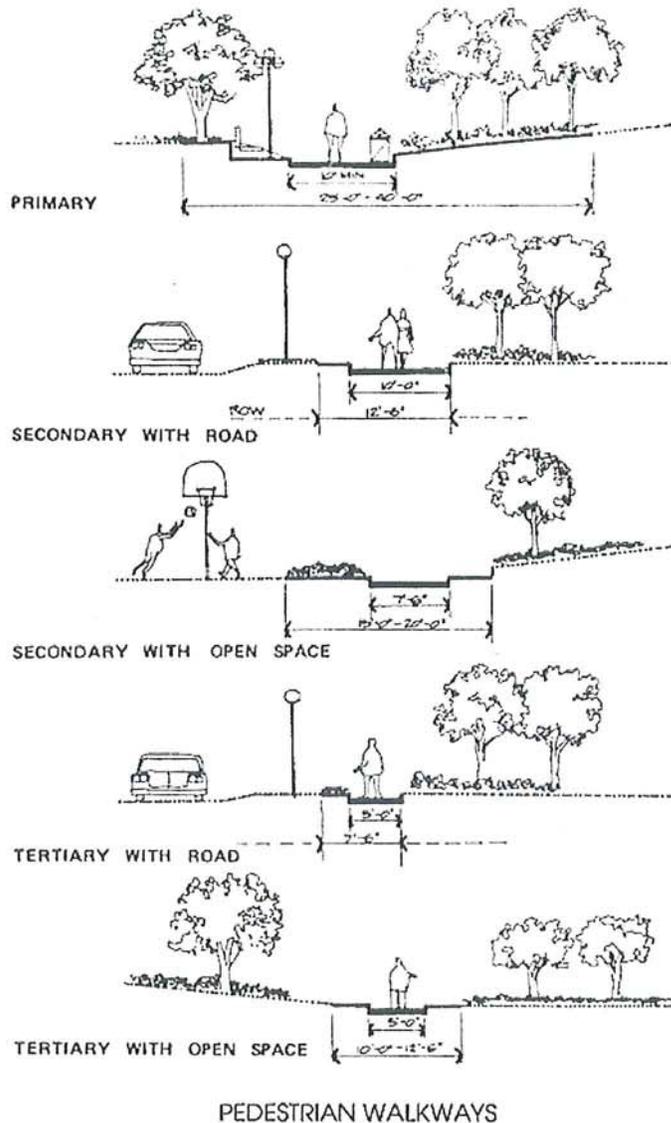
HILL RESIDENTIAL STREET
ASSUMED HERE THAT ON-STREET PARKING IS PROHIBITED. EMERGENCY PARKING BAYS PROVIDED AT APPROXIMATELY 500 FOOT INTERVALS. DEVELOPMENT ONLY ON DOWNHILL SIDE.

HILLSIDE STREET TREATMENTS

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landscaping and other barriers. Walkways should pass through the interiors of blocks. Walkways that cross street corners should have good sight distances for motorists and pedestrians.

- 2) Driveways across sidewalks should be kept to a practical minimum, with control maintained over the number and width of curb cuts. Barriers should be installed along parking lots to avoid encroachments on sidewalks, with adequate sight distances maintained at driveways.
- 3) Commercial and industrial truck loading should occur on private property rather than in roadways or on sidewalks. Residential parking should be as close as possible to the dwellings served, with adequate lighting along the walking route from the parking to the dwellings.



COMMUNITY ENVIRONMENT

INTRODUCTION

The term "environment" in its broadest sense refers to all the external dimensions--social and economic as well as physical--which affect the life of an individual. This element focuses on that dimension of traditional concern to urban planning, and recently of increasing concern to the public--the quality of the physical environment, natural and man-made.

The visual form of a community's physical environment should be comfortable, educational, rich in variety and highly identifiable, expressive of the community's functions and social life, and capable of being shaped by its inhabitants. The primary goal in this area of concern is the improvement, restoration, and protection of the quality of the natural and built environment. All of this is taken into account in identifying the opportunities for improvement of the visual environment.

The environment of any community is more than the sum of the homes, shops factories, schools and parks. The maintenance and improvement of the natural and built environment do much to determine the quality of particular neighborhoods and communities to preserve their distinct identities.



To many individuals, the image of the community they are most familiar with is the motorist's view as he passes through. The lack of landscaping on the perimeter of roadways, the barrenness of residential and commercial subdivisions and the seemingly endless areas of pavement are frequently expressed concerns. Residential development establishes the dominant environmental character of Navajo. Relatively uniform house size and design, parcel area and site layout--a situation typical of many postwar developments--typifies much of the community. New approaches to site and building design, however, have provided some interesting variety--an example being the San Carlos townhouse apartments at Jackson Drive and Golfcrest Avenue.

Visual clutter is a major environmental problem. The numerous signs, billboards, telephone and electrical distribution poles and lines, and television antennas are distracting and unattractive. The problem is most evident upon entering the community on Mission Gorge Road from I-8.

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Signs are examples of visual nuisances that create a poor environmental image of a community and its character. Often, these signs are concentrated to appeal to the eye of the motorist.



A clutter of signs proliferates in many of the commercial areas. The signs are unsightly, disorganized, and generally degrading to the entire community. Mission Gorge Road is the most notorious example of an area blighted by excessive signs. The attempt to compete with larger, brighter, and gaudier signs not only detracts from the appearance of the area but diminishes the effectiveness of signs. The problem of sign clutter is also prevalent in the shopping centers.

Other clutter is produced by elements placed in the street areas. The undergrounding of overhead wires should continue at the most rapid pace possible, with the goal of complete elimination of such wires within a foreseeable period of time. Every other element in street areas, including public signs, should be examined with a view toward improvement of design and elimination of unnecessary elements.



Both public and private efforts in the installation and maintenance of landscaping should be increased. In residential areas, side yards and setbacks provide the best opportunities for landscaping visible in public areas. If no such space exists, then trees should be placed in the sidewalk area, preferably in the ground rather than in containers. Care should be taken to select species of trees suitable to each location. The most visible points, such as street intersections, should be given special

attention. Other unused opportunities for landscaping exist on exposed banks, usually along roadways. Where it is feasible, these should be planted and maintained by the owners of the land.

In addition to landscaping, other features along the streets add to the comfort and interest of pedestrians. Sidewalk paving and furnishings, if designed in a unified way, make walking more pleasurable. Gentle changes in level have the same effect. In commercial areas, continuous and well-appointed shop windows and arcades are invitations to movement. Little used alleys and easements can be improved as walkways, and new promenades put through blocks in new developments. Screening of the sand and gravel and industrial areas along Mission Gorge Road through the use of walls, fences and substantial landscaping can greatly enhance the appearance of these areas.

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OBJECTIVE

TO PRESERVE AND ENHANCE THE NATURAL BEAUTY AND AMENITIES OF THE NAVAJO COMMUNITY.

PROPOSALS

Programs

- Grading and landscaping standards should be improved. Hillside cuts, in particular, must be better controlled to preserve the natural topography.
- Define acceptable noise rating levels for the use of motorized equipment and aircraft.
- Restrict heavy truck traffic to certain areas.
- Develop new programs and practices for the reclamation of waste water for secondary uses.
- Develop new programs and practices for the disposal or recycling of garbage, refuse and other solid wastes.
- Establish restrictions on odor-producing activities based on wind direction, atmospheric temperature, topography and proximity to built up areas.

Buildings - Structures

- Create, through design, harmony between natural features and urbanized areas and activities.
- Encourage an orderly transition of height, density, scale and arrangement of buildings to preserve the identity of each element as well as the cohesion of the whole.
- Promote the coordination of building groupings to foster neighborhood and community identity and unity.
- Encourage an overall quality of design by using materials, color and texture to give identity and focus to groups of structures within the urban landscape.
- Cable television should be encouraged throughout the study area to help eliminate the clutter of individual antennas. Future planned residential developments should include no more than one master antenna to serve all units.
- All telephone and electrical distribution lines should be underground where technically and economically feasible, in accordance with systematic long-range program establishing priorities for the Navajo area.

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- Develop points of visual relief in the urban landscape through the use of open spaces and landscaping, building setbacks, building materials, location of public facilities, and street and right-of-way design and maintenance.
- Improve the appearance of public and private special use properties such as flood control channels, power line rights-of-way, mineral extraction operations, and water storage areas.
- Improve flood control and storm and sewer installations.
- Protect distinct areas and communities from intrusion and encroachment of incompatible uses.
- Minimize nuisances to adjacent uses through the control of noise, odor, pollution, vibration and glare, and the screening of unaesthetic land uses.
- Implement development controls on urban development in accordance with the Mission Trails District Design Manual, which provides that no structure shall exceed four stories and in no case shall a structure exceed fifty (50) feet in height.

Signs

- The size, placement, design and height of signs should be controlled through reasonable and uniform regulations utilized to prevent encroachment on the visual form of the community's physical environment.
- Signs should not project above the eave of the building to which the signs are attached.
- Signs should not protrude over the sidewalk or street, but be placed against the face of the building. Freestanding signs should be prohibited.
- Signs for the various businesses in any shopping center should be attractively clustered upon a marquee near the entrance to the center.
- Signs with moving parts or flashing lights should not be allowed.
- Signs should be limited in size based upon the linear feet of street frontage.
- Signs on trucks, autos, or other vehicles used to circumvent sign regulations should be restricted.
- Permitted signs should be kept in good appearance and repair. Nonconforming signs should be removed.

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Landscaping

- Use trees and shrubbery along heavily traveled streets to help lessen effects of traffic noise.
- Support feasible soundproofing of residential, commercial and industrial structures.
- Mission Gorge Road industrial development should be properly screened with landscaping and other suitable means. The area should be made presentable to the community and motorists on Mission Gorge Road because of its importance as an entry to the community, the Old Mission, and Mission Trails Regional Park.
- Establish financing programs, such as assessment districts, to provide for and maintain landscaping in the public right-of-way for major streets within the community.
- The following streets should receive first priority for such right-of-way improvements: Navajo Road, Mission Gorge Road, College Avenue and Waring Road. These improvements should include the planting of street trees as well as landscaping of the center median.

Natural

- Utilize natural elements as points of visual relief in the urbanized areas.
- Establish and maintain an open space system to conserve natural resources, preserve scenic beauty, and define urban form.
- Create and preserve open space in and around built-up areas to aid in lessening the effects of high noise levels.
- Strengthen environmental pollution control measures. Support research into causes and prevention of environmental pollution.
- Prevent deterioration of natural watershed areas.

The development of an attractive community is one of the first considerations of the residents of the Navajo community, not only as a matter of personal pride and stabilization of property values, but in realization of the natural attractiveness of the area as a desirable place to live.

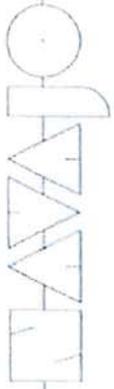
PLAN MAP

The illustration on the following page presents an overview of the major concepts developed through the community planning process. Through this device, it is possible to see how each of these ideas contributes to the design of the total fabric of the Navajo community.

It is the intent of this community plan that all public facilities illustrated on the Plan map be provided commensurate with the need for such facilities. In some cases, the exact location for such facilities has not yet been determined. The final site selection of these facilities will be accomplished during the subdivision map filing process. City policy requires that subdivision maps be reviewed by all public agencies that may have an interest in the proposal. If through this process it is determined that a specific parcel of land within the subdivision is needed for public facility purposes, the parcel in question will be withheld from development for a reasonable period of time to allow the appropriate agency time for property acquisition. It is also intended that in the event the public agency does not arrange for the acquisition of the needed property within a reasonable period of time, private development of the property may occur as consistent with the Plan goals and objectives. Such private development shall conform to Council Policies 600-4 (standards for public rights-of-way improvements), 600-10 (adequate public services in connection with development proposals), 600-18 (residential/commercial/industrial developments phasing), or any other present or future policy of the City of San Diego that may be effective at the time of future development proposals.

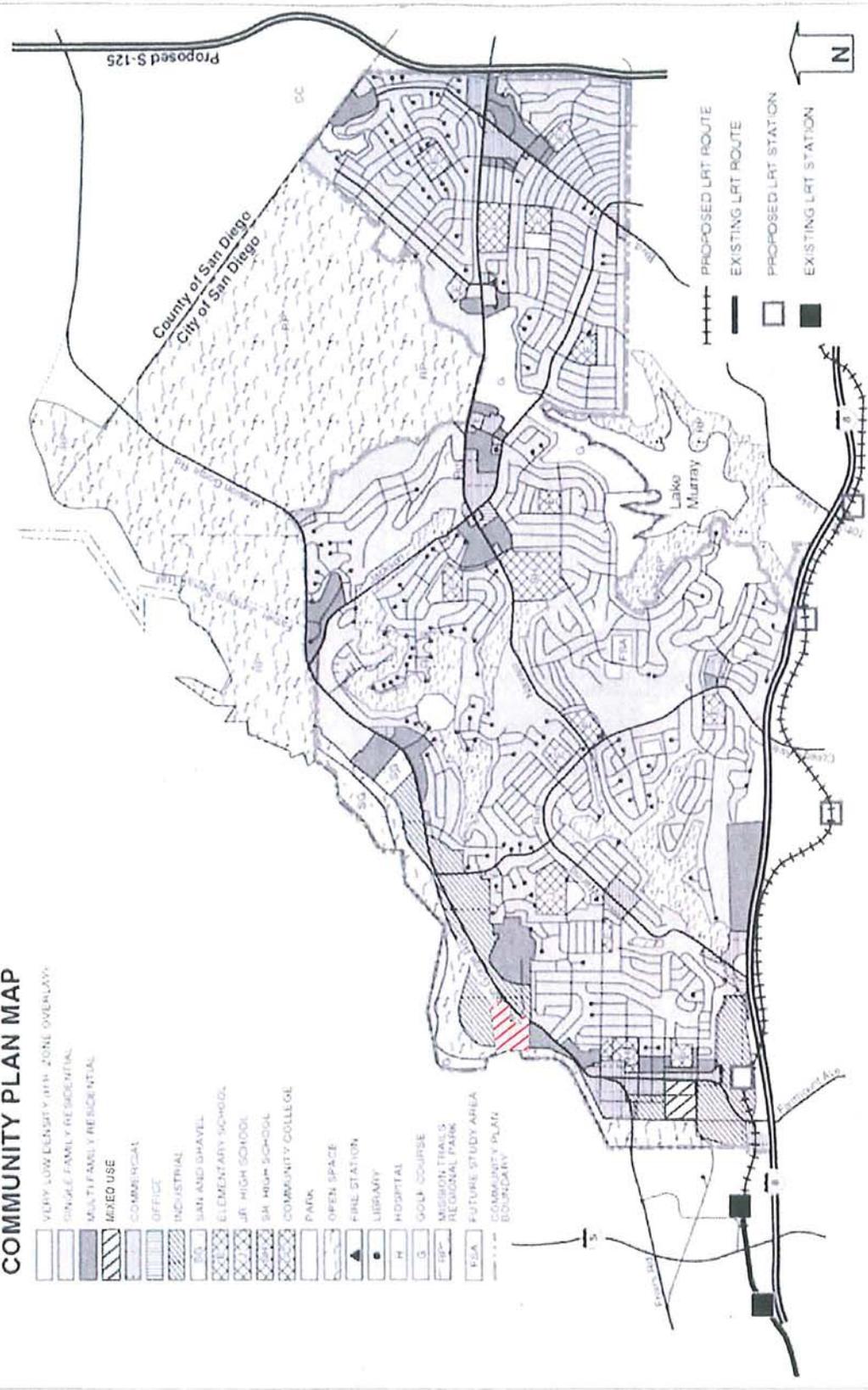
Future Study Area

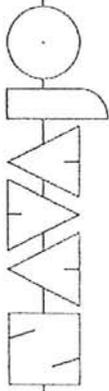
A City-owned parcel adjacent to Pasatiempo Avenue, consisting of ten acres of relatively level land, has been set aside for additional study. This property has been designated as FUTURE STUDY AREA to permit studies to be undertaken to determine an appropriate permanent use.



COMMUNITY PLAN MAP

- VERY LOW DENSITY WITH ZONE OVERLAYS
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- OFFICE
- INDUSTRIAL
- SAN AND GRAVEL
- ELEMENTARY SCHOOL
- JR. HIGH SCHOOL
- SR. HIGH SCHOOL
- COMMUNITY COLLEGE
- PARK
- OPEN SPACE
- FIRE STATION
- LIBRARY
- HOSPITAL
- GOLF COURSE
- MISSION TRAILS REGIONAL PARK
- FUTURE STUDY AREA
- BOUNDARY





**GRANTVILLE/MISSION GORGE ROAD
COMMUNITY PLAN IMPLEMENTATION
OVERLAY ZONE (CPIOZ) AREAS**

- AREA 1
- AREA 2
- AREA 3
- AREA 4



IMPLEMENTATION

Thus far, the Navajo Community Plan has set forth a wide range of goals, objectives and proposals aimed at enhancing the community. Based on these, specific actions must be undertaken to realize the Plan. These actions and the ensuing financial obligations usually are joint efforts of private citizens and enterprise and local, state and federal governments. Some implementation programs, however, may be carried out by private initiative only.

Because Navajo is a community developed to relatively high standards and not requiring extensive redevelopment, implementation will emphasize the retention of those qualities such as undeveloped canyons and hillsides which have made the community a desirable place in which to live.

The following is a descriptive list of proposals that includes means of and responsibility for implementation. Although various governmental agencies are listed as having responsibility for carrying out the Plan proposals, the City Council has ultimate responsibility. Regardless, the true burden of the Plan rests with an interested active citizenry. Without constant citizen participation and concern, the implementation of these proposals will never be a reality.

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Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
I ORGANIZATION				
A. Maintain community rapport.	Continuing	1. Arrange publicity, conduct public meetings, provide information service.	NCP ⁽¹⁾	Not determined
B. Maintain and implement plan.	Continuing	1. Monitor proposed plans and other actions affecting community plan, provide input as appropriate. 2. Arrange annual public community NCP meeting (more often, if needed) to appraise changing needs and adjust planning & implementation accordingly. 3. Take other steps to promote community consciousness and identity, such as distribution to each new resident (as well as present residents) of a pamphlet describing how citizens may participate in community planning and development.	NCP	Not determined
II RESIDENTIAL				
A. Encourage a wide range of densities (44-72, 30-43, 15-29, 10-14, 5-9, & 0-4 D.U. per acre), develop and/or maintain these densities as shown on the community plan map.	Continuing	Allow no rezoning that conflicts with plan proposals.	Planning Dept.	

⁽¹⁾Navajo Community Planners, Inc.

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Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
B. Adopt, as City policy, inclusion of a portion of low and moderate income housing in all major residential developments based on objective determination of need for such housing.	Continuing	1. Adopt policy.	City Council	
		2. Enforce policy in working with owners, realtors, developers.	Planning Dept.	
		3. Monitor implementation.	NCP/ Community Action	
C. Vary housing types and densities to create interest and provide a mix of economic and social characteristics. Implement the Mobile-home Park Overlay Zone.	Immediate	1. Adopt balanced community concept.	City Council	
		2. Enforce policy in working with owners, developers.	Planning Dept.	
		3. Monitor implementation.	NCP/ Community Action	
D. Require all major residential development proposals to be carried out under a PRD.	Immediate	1. Commission & Council approval of policy.	Planning Dept.	
		2. Apply policy to major proposed residential developments.	Planning Dept.	
E. Relate dwelling units to topography.	Immediate	Work with property owners, realtors, developers to strongly encourage the use of PRD, PCD procedures.		
F. Provide adequate, off-street parking.	Immediate	Work with property owners, realtors, developers to strongly encourage the use of PRD, PCD procedures.	Planning Dept.	
G. Implementation of the Mission Trails District controls.		1. Enforce policy in working with owners and developers. 2. Monitor implementation.	Planning Dept./NCP Community Action	
H. Implementation of the geologic hazard area controls.	Immediate	1. Enforce policy in working with owners and developers. 2. Monitor implementation.	Planning Dept.	

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Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
III COMMERCIAL				
A. Maintain and/or develop community commercial centers at Lake Murray Blvd. & Navajo Rd., Jackson Dr. & Navajo Rd. & at Waring Rd. & Orcutt St. to include professional & business offices, entertainment & cultural activities, & public & semipublic facilities.	According to need	1. Work with owners, realtors, developers using PCD and other means available.	Planning Dept.	
B. Develop neighborhood commercial centers at Golfcrest Dr. & Mission Gorge Rd to supplement 3 existing centers.	According to need	1. Work with owners, realtors using PCD and other means available. 2. Maintain zoning at existing centers. 3. Rezone land where needed to implement plan.	Planning Commission/ Planning Dept.	
C. Retain specialized commercial uses on Mission Gorge Road in Grantville area.	Continuing	Monitor development proposals.	Planning Dept./NCP	
D. Retain professional offices at all community shopping centers & neighborhood commercial centers in Grantville.	Continuing according to need	Work with owners, realtors, developers in accordance with plan.	Planning Dept.	
E. Retain visitor-oriented facilities at I-8 at Waring Rd. & Mission Gorge Rd. at Alvarado Canyon Rd. No additional visitor-oriented facilities are proposed.	Immediate & continuing	Monitor situation.	Planning Dept.	
F. Regulate number & location of service stations.	Immediate	1. Obtain approval for criteria. 2. Enforce criteria.	Planning Dept./NCP Planning Dept.	
G. Remove off-premise signs and consolidate multiple on-premise signs.	Continuing	1. Enforce City sign code. 2. Monitor development projects.	Planning Dept./NCP	

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Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
H. Process new commercial center developments as PCDs.	Continuing	Require PCD with map or rezone processing.	Planning Dept.	
I. Ensure compliance with design standards in Grantville.	Continuing	1. Apply CPIOZ. 2. Monitor development projects.	Planning Dept./NCP	
J. Implement the Mission Trails Design District controls.		1. Enforce policy in working with owners and developers. 2. Monitor implementation.	Planning Dept./NCP Community Action	
IV INDUSTRIAL				
A. Ensure that property rezoned to permit industrial use is developed in a manner compatible with the river and surrounding residential areas.	Upon application for rezone	Require processing of PID concurrent with rezone processing.	Planning Dept.	
B. Ensure that future development of the remaining sand and gravel facility (VR Dennis) is reviewed for compatibility with the river and Mission Trails Park, and for traffic impacts.	Upon application for rezone	Require processing of master PID concurrent with rezone application.	Planning Dept.	
C. Ensure that future development complies with the design standards for Grantville.	Immediate & continuing	1. Apply CPIOZ. 2. Monitor development projects.	Planning Dept.	
D. Implement the Mission Trails Design District controls.	Continuing	1. Monitor implementation. 2. Work with owners, realtors, developers, & tenants to solicit interest and participation.		

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Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
V OPEN SPACE RETENTION AND UTILIZATION				
A. Acquire open space system: Mission Gorge 300 ac. (San Diego River system).	As soon as possible	Initiate proceedings for hearing and Council action on establishment.	NCP/City Council/Community Action	Not determined, Assessment District (see cooperative arrangement w/ Water Dist. on land it owns)
B. Redesignate those lands within the open space areas to the guidelines established in the open space element of this report.	Contingent on Open Space Implementation	1. Initiate rezoning. 2. Monitor development of plans for preservation of natural amenities.	Planning Dept.	Not determined
C. Establish hiking trails in S.D. River Basin through Mission Gorge linked to City-County system.	Immediate	Schedule into CIP.	Park and Rec. Dept.	To be determined/ CIP or other funds
D. Public access to open space areas.	Immediate	Establish and maintain.	Park and Rec. Dept.	
E. Establish FW and FPF zoning along the river.	Immediate	Rezone in accordance with FEMA maps.	Engineering & Dev't.	
F. Regulate dev't. adjacent to the river to minimize disturbance to the wetland habitat.	Immediate & ongoing	1. Apply CPIOZ. 2. Adopt Habitat Conservation Plan.	Planning Dept./ SANDAG	
VI PARKS & RECREATION				
Park & Recreation Centers				
A. Lake Murray Community Park & Rec. Center #370)	As soon as possible	Complete Phases 2, 3 and 4 by 1985, as scheduled, with additional effort to assure optimum use as a recreational facility.	Park and Rec. Dept.	CIP, Park Fees, 1973 Bond Issue
B. Allied Gardens Community Park & Recreation Center (#380)	As soon as possible	Construct shuffleboard clubhouse.	Park and Rec. Dept.	CIP, Park Fees
C. San Carlos Community Park & Recreation Center (#360)	As soon as possible	Ball field lighting.	Park and Rec. Dept.	CIP, Park Fees, 1966 Bond Issue
Neighborhood Parks				
A. Margerum (#383)	1st	Develop City-owned site.	Park and Rec. Dept.	CIP, Park Fees, 1966 Bond Issue

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Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
B. Tuxedo (#373)	2nd	Develop City-owned site.	Park and Rec. Dept.	CIP, Park Fees
C. Cowles Mountain (#361)	3rd	Open Space Park-- Lease & develop acreage on Gage Elementary School for active play fields.	Park and Rec. Dept.	CIP, Park Fees, 1977 Bond Issue
D. Dailard (#372)	4th	Develop City-owned site.	Park and Rec. Dept.	CIP, Park Fees, 1973 Bond Issue
E. Pasatiempo Open Space Park (#371)	5th	Develop City-owned site.	Park and Rec. Dept.	CIP, Park Fees
F. Princess Del Cerro (#381)	6th	Under construction.	Park and Rec. Dept.	CIP, Park Fees
G. Del Cerro (#371)	7th	Investigate purchase of private park.	NCP	Private
H. Small parks & plazas in community & neighborhood	Continuing	Encourage developers to include beautification when maps are submitted.	Planning Dept.	Private
Resource-Based Parks				
A. Mission Trails Regional Park				
B. Adobe Falls Open Space Park				
C. Padre Dam				
VII SCHOOLS				
Adjust boundaries to maintain proper balance.	As needed		San Diego Unified School District	
VIII OTHER COMMUNITY FACILITIES				
Library				
Appraisal of need for additional service.	Continuing	1. Evaluate effect of new branch.	City Librarian	CIP
		2. Consider expansion of Benjamin Branch.		CIP
		3. Consider adding third branch in Community.		

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Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
Police, Fire, Water, Sewer, Private Facilities				
Monitor adequacy of service.	Continuing	Notify appropriate City staff of unmet service needs and follow up as needed with staff and/or Council.	NCP/ Community Action	
Flood Control				
A. Monitor San Diego River Control Plan.	Continuing	1. Ensure adequate control plan is implemented.	NCP/ Community Action	
B. Monitor Alvarado Creek Control Plan.	Continuing	2. Apply appropriate zoning.	NCP/ Community Action	
IX CIRCULATION				
Public Transportation				
A. Increase frequency & hours for routes.	Immediately	Implement plans.	MTDB	Not determined
B. Extend routes indicated on Network Map.	As soon as possible	Implement plans.	MTDB	Not determined
C. Provide I-8 express service--El Cajon to Downtown with a stop in Navajo Community.	As soon as possible	Implement plans.	MTDB	Not determined
D. Institute area minibus system.	Long-range	Develop and implement local service plan, possibly linked to citywide.	NCP/ through MTDB or Private	Not determined
E. Construct LRT system along the east Mission Valley corridor.	Short-range	Implement plans.	MTDB	Local, State and Federal Transit Funding
Bikeways				
F. Develop community bikeway system coordinated with regional system.	As soon as possible	Follow through for implementation of approved plans.	Engineering & Dev't.	CIP, Bikeway Fund, General Fund
Streets				
G. Increase I-8 & I-15 traffic handling capacity.	As soon as possible	Continuing study and improvement.	Engineering & Dev't./ State Div. of Highways	Hwy. Trust Fund, Gas Tax

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Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
H. Extend Navajo Rd.	When needed & conditions met	Monitor need and I-8 access; schedule into CIP.	Engineering & Dev't.	CIP, Gas Tax
I. Expansion of existing roads to 6 lanes: Friars Rd., Mission Gorge Rd.	According to need	Schedule into CIP according to need.	Engineering & Dev't.	CIP
J. Extend Jackson Dr. to Mission Gorge Road.	As soon as possible	Construct according to CIP.	Engineering & Dev't.	CIP, Gas Tax
K. Provide misc. special treatments.	As needed	Monitor & determine needs and opportunities to increase capacity of road system through special treatment.	Engineering & Dev't.	CIP and/or General Fund
L. Construct easterly extension of Alvarado Canyon Rd.	Concurrent with LRT system	Implements plans.	Engineering & Capital Projects Dept.	Local, State and Federal Funding
M. Realign Alvarado Canyon Rd. to Fairmount/Mission Gorge Rd.	As soon as possible	Proceed with design and environmental review when funding has been identified.	Engineering & Capital Projects Dept.	Local, State and Federal Funding

X COMMUNITY ENVIRONMENT

A. Improve grading, landscaping standards and control of hillside cuts.	Immediate	1. Proposed amendment to PRD, PCD, & HR requirements to provide better protection and enhancement of environment.	Planning Dept.	
		2. Enforce adopted standards.	Planning Dept.	
B. Underground utilities.	As soon as possible	Seek scheduling of undergrounding of utilities on major streets not already undergrounded.	Community Action/NCP	Utility Co. assume program or Assessment District
C. Extend Cable TV.	As soon as possible	Approach franchise operators re: expediting service follow-up.	Community Action/NCP	
D. Require use of master antenna in PRDs.	Continuing	Establish criterion through City Council that master antennas only are allowed in PRDs.	Planning Dept.	

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Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
E. Extend sign control.	Immediate	Adopt proposed changes in Sign Control Ordinance.	City Council	
F. Screen Mission Gorge Road industrial development.	Immediate	Persuade property owners to create special assessment.	NCP/ Community Action	Assessment District
G. Plant street trees & landscaping: Navajo Road, Mission Gorge Road, College Ave., & Waring Road.	Immediate	Initiate special assessment districts as determined with City staff.	NCP/ Community Action	Assessment District
H. Control environmental pollution.	Immediate & continuing	Develop new programs & practices.	Community Action/City Council	
I. Prepare Urban Design Plan.	Immediate		Planning Dept.	
J. Implement the Mission Trails Design District controls.	As soon as possible	Monitor implementation.	Planning Dept./NCP/ Community Action	

CONCLUSION

Comprehensive review of the community plan by the Navajo Community Planners and City staff should be undertaken at periodic intervals to accomplish the following:

- Review and analyze the relationship of development trends to the goals and proposals of the Plan.
- Investigate new implementation tools and aids for their application in making sustained progress towards achievement of the goals of the Plan.
- Recommend appropriate Plan amendments to the City Planning Commission and City Council to ensure the Plan is kept up to date.

Navajo is one of the fastest growing residential areas in the City of San Diego. As such, its future will be a significant factor in the quality of the City as a whole. As a young community, Navajo exhibits the promise of youthfulness and the problems of rapid growth. It is paramount that guidelines be established for the community as a desirable place in which to live.

It is the purpose of the Navajo Community Plan to provide such a framework for the City Council, Planning Commission, private developers and other people concerned with the area's future. In essence, the Plan gives rational direction to the recognition that planning must be an ongoing process supported by the citizens. The continuing vitality of the Navajo Community Planners will be a key element in the success of planning for this community.

The Navajo Community Plan can only be meaningful if it leads to action-oriented implementation. The programs outlined previously, both public and private, are necessary tools for the effectuation of the Plan. They chart a course that embodies the various proposals presented, and together with the entire Plan, assure the significance which it deserves now and in the year 2000.

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STANDARDS AND DEFINITIONS

Balanced Transportation System - A transportation network in which the several circulation subsystems (auto, bus, LRT, bike, etc.) complement and reinforce one another and provide mobility, accessibility and safety for residents of the community.

Bikeways fall into three general categories based on the degree or extent of their improvements:

Bicycle paths (Class I) are completely separate from vehicle traffic.

Bicycle lanes (Class II) along streets are reserved for bikes only. They may be marked with a painted stripe on the road (more a psychological than a physical protection) or with curb barriers.

Bicycle routes (Class III) are simply lightly traveled streets marked with signs encouraging bicycle use and cautioning motorists.

Commercial

Regional Centers emphasize such shopping goods as apparel, major household appliances, and furnishings. The dominant establishments are usually one or more department stores. Variety and specialized stores are typical tenants, as are business and professional services. Recently, automobile agencies and major recreational facilities have made their appearance. In all, more than forty different kinds of establishments are generally required to provide the range of goods and services associated with regional centers.

Community Centers provide a wide range of convenience goods as well as some shopping goods. A variety or junior department store may be the primary facility among the more than twenty different kinds of establishments normally found in this type of center.

Neighborhood Centers characteristically provide goods and services of a convenience nature, designed to meet daily needs. The dominant store is usually a supermarket. Other establishments may include a drug store, liquor store, self-service laundry, beauty and barber shop, shoe repair and service station. At least fifteen different kinds of establishments are necessary to provide a complete range of convenience goods and services.

A smaller center is sometimes economically feasible and will provide public convenience where the distance to the nearest shopping center is at least one mile, or where the local topography isolates an area of residences. These smaller centers, which can be supported by resident populations of one to two thousand, consist of a small grocery store, service station, and one or more service establishments. However, the limited size and composition of such small centers place them at a competitive disadvantage except under the unusual circumstances noted.

Specialized commercial uses include automobile sales agencies, furniture stores, bowling alleys, drive-in theaters, hotels, motels and a wide variety of business, personal and repair

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services. Their trade areas are normally not easily definable since these establishments may attract patronage from a metropolitan or regional area. Specialized commercial uses are generally found in strip developments along major streets; however, they occasionally seek to cluster for mutual support, and sometimes locate within or adjacent to community and regional centers.

Visitor-oriented commercial uses are intended primarily to serve tourists, business travelers, or those persons attending conventions. Such uses largely include hotels, motels, trailer parks and convention facilities. Locations are determined by regional access routes and terminals, specialized recreational facilities, and centers of financial and administrative facilities.

Business and professional office development is often efficiently clustered near such institutional facilities as hospitals, clinics, and research complexes. In addition, it may be appropriately located at the periphery, or even within major concentrations of commercial activities.

Planned Commercial Development (PCD) - a Planned Commercial Development is a predominantly commercial project designed and improved in accordance with a comprehensive project plan located within any commercial zoning district except CP (Commercial Parking). It may include residential, office, institutional, cultural, selected light manufacturing and recreational uses and facilities. A Planned Commercial Development may be subject to a development phasing program reflecting anticipated needs of project population growth in the service area of the project.

The PCD regulations provide for a greater variety of goods and services than is normally found within a center built under typical commercial zone regulations. Included are residential and certain light industrial or handicraft uses as well as a full range of both light and heavy retail uses, commercial recreation activities and public services.

An underlying purpose of the Planned Commercial Development is to encourage full-time use of the center's facilities while minimizing space allocated to parking. Consequently, it is conceived that reductions in the total off-street parking requirement might be granted by the Planning Commission where it can be shown that different uses utilize the same parking facilities at different times of the day. This provision could, in some instances, significantly reduce the vast parking areas typically required in larger regional and community centers.

The PCD regulations also provide for a program of phased development where it is deemed desirable. Such a program would be based upon population growth within the potential service area of a Planned Commercial Development. This provision requires that the developer present and follow a construction program that will ensure that residents of the service area are provided with adequate commercial services during development of the center and to ensure that community and regional shopping centers are not developed in a piecemeal manner with a resultant loss in design cohesiveness and sensitivity.

Conditional Use Permits are issued for special uses of land which are not included in the normal range of permitted uses in any zone. Examples include churches, schools, service stations, etc.

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Demography is the science of vital and social statistics, such as the births, deaths, diseases, marriages, etc.

Density is the ratio between numbers of persons or dwellings and land area.

Density Ranges

Very low density	0-4 dwelling units per acre
Low density	5-9 dwelling units per acre
Low-medium density	10-14 dwelling units per acre
Medium density	15-29 dwellings units per acre
Medium-high density	30-43 dwelling units per acre
High density	44-72 dwelling units per acre

Developed Land is land upon which improvements have been made (grading, structures, agricultural use).

Dial-A-Bus is a system of small buses on fixed routes or in designated areas. On-call vehicles will pick up passengers at home and take them to their destination.

Dwelling Unit - a room or suite of rooms in a building or portion thereof, used, intended, or designed to be used or occupied for living purposes by one family, and containing only one kitchen.

Express Bus - buses operating nonstop or with limited stops between two points over existing streets and/or freeways.

Field Act - Long Beach, in 1933, experienced an earthquake that destroyed a large number of school buildings. As a consequence of this earthquake, the State Legislature enacted legislation known as the "Field Act" which provided for the establishment of structural standards both in design and construction of school buildings. This Act was amended in 1968 to provide that any building classified as unsafe shall not be used for classroom purposes after July 1, 1975.

Fire Stations - require a site size of approximately three-quarters of an acre. This is regarded by many authorities as appropriate for a fire station. This provides an adequate amount of layout area for fire hoses.

According to present General Plan standards, fire station service areas should be determined on the basis of present and proposed land use patterns and freeway and major street systems. Currently, in newly developing areas, fire stations are being provided on the basis of a four-mile service area and five-minute response time. Fire stations should be situated so as to permit easy access to major streets.

Floodplain - the relatively flat area of low lands adjoining, and including, the channel of a river, stream, water course, bay or other body of water which is subject to inundation by flood waters of the Standard Project Flood established by the U. S. Army Corps of Engineers.

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Floodplain Fringe - all that land in a floodplain not lying within a delineated floodway. Land within a floodplain fringe is subject to inundation by relatively low velocity flows and shallow water depths.

Floodway - that land in a floodplain, which is delineated on a map approved by the City Council, required for passage of a 100-year frequency flood in an unlined channel with a resultant rise in the natural flood water profile of one foot. The natural flood water profile is the water surface elevation of a nonconfined 100-year frequency flood in the natural undeveloped floodplain.

Health Care Facilities - Hospitals should be located as near as possible to the center of the population served. Community hospitals should be located not more than 20 minutes automobile travel time from any point in the service area.

General hospitals should have frontage on a prime arterial or major street. Specialized hospitals and long-term care facilities should have frontage on a collector or local street. Community general hospitals should have public transportation available within one-quarter mile of the facility. Regional general hospitals, because of the very large area served, should have convenient access to all forms of transportation.

Hospitals normally should not be located adjacent to lands that create an exceptionally high degree of activity or generate undue noise such as that emanating from railroads, freight yards, schools, stadia, or playgrounds. Specialized hospitals and long-term care facilities should be a part of or in proximity to a community or metropolitan general hospital in order to provide a full range of medical care for the inpatients.

Site area should be sufficiently large to accommodate the facility, the required off-street parking, planned future additions, and open space. When fully developed, about 50 percent of the site should remain uncovered by buildings.

Libraries

Community Branches - Currently, the General Plan standards state that a branch library should have a minimum of 5,000 square feet of floor area and contain a minimum book collection of 20,000 volumes. The branch library should have a site size of approximately one acre and should serve a resident population of at least 15,000 persons. Recently, the City Librarian advocated a system of larger branches or community libraries. Under this proposal, these facilities would be spaced farther apart and serve larger geographical areas. Large branch libraries would be from 10,000-15,000 square feet in floor area and house 44,000 to 66,000 volumes. The service area would have a radius of about two miles and include from 33,000 to 45,000 residents. Site size would be approximately one and one-half acres. In some cases, medium size branch of 8,000-10,000 square feet of floor space with 35,000-44,000 volumes would be provided to serve a resident population within a radius of slightly less than two miles. Small branches under 8,000 square feet would be provided for areas between large branches as funding became available and after there had been an opportunity to observe the effectiveness of the larger unit's operation.

Bookmobiles - Bookmobiles should contain 2,000 to 3,000 books per unit and serve sparsely populated or inadequately served areas on a once or twice a week basis, as demand indicates.

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Bookmobiles should also be used to test future locations for new branch libraries.

Modal Split - the separation of person trips by type of travel used, such as driving automobiles, riding on transit facilities, or walking.

Multiple Dwelling - a building used or designed to be used for housing three or more families.

Open Space - Although definitions of "open space" abound, clearly none of them has yet attained universal acceptance; nor is this surprising, for open space by its very nature resists explicit description. One of the more recognizable difficulties, surely, is that "open space means different things to different people for different reasons."¹

As might be anticipated, somewhat differing definitions of open space have been set forth in various legislative enactments. Under the Housing Act of 1961, open space land was defined as any undeveloped or predominately undeveloped land in an urban area which has value for (a) park and recreational purposes, (b) conservation of land or other resources, or (c) historic or scenic purposes.²

A 1959 California statute authorizing cities and counties to expand public funds for the acquisition of open space declared that:

...an "open space" or "open area" is any place or area characterized by (1) great natural scenic beauty or (2) whose existing openness, natural condition, or present state of use, if retained, would enhance the present or potential value of abutting or surrounding urban development, or would maintain or enhance the conservation of natural or scenic resources.³

More recently, state legislation defined "open space land" as "any parcel or area of land or water which is essentially unimproved and devoted to an open space use..."⁴ The latter term "open space use" is defined as "the use of land for (1) public recreation, (2) enjoyment of scenic beauty, (3) conservation or use of natural resources, or (4) production of food or fiber."⁵ Within the City of San Diego Municipal Code, the following definition is found:

"Open Space Land" means any land or water area:

which is primarily in its natural state and has value for park and recreation purposes, and which, in the opinion of the City Council of the City, (a) conforms to the criteria established for open space land set forth in the Progress Guide and General Plan for The City of San Diego, as amended, and (b) would, if retained in its natural state or improved, enhance the present or potential value of abutting or surrounding properties or would maintain or enhance the conservation of natural or scenic resources.⁶

1. California Legislation, Joint Committee on Open Land Final Report, Feb. 1970, p. 51.

2. U. S. Congress, Housing Act of 1961, Sec. 706 Public Law 87-70, 87th Cong., 1st Sess., 1961.

3. California, Government Code, Title 1, Div. 7, Section 6954.

4. California, Government Code, Title 7, Chp. 3, Section 65560.

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5. Ibid.
6. San Diego, San Diego Municipal Code, Section 61.0601.

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Parks

Population-Based parks¹ - those intended to serve the recreational needs of the immediately surrounding residential population. The two categories of such parks are discussed below.

Neighborhood Parks and Playgrounds - Neighborhood parks should contain a minimum usable area of five acres when located adjacent to an elementary school (the ideal situation) and ten acres when not so located. They should serve a resident population of 3,500 to 5,000 persons. In order to assure ready accessibility to residents of the neighborhood, the maximum service area radius should generally not exceed one-half mile. The arrangement of space and the type of facilities located within each park must be related to the population and use characteristics of the neighborhood served. However, each park should have at least a play area, multipurpose courts, picnic facilities, lawn area and landscaping.

Community Park and Recreation Centers - Community parks and recreation centers should serve 18,000 to 25,000 residents within an effective radius of approximately one and one-half miles. The ideal location for this type of facility is adjacent to a junior high school. If so located, a minimum of thirteen usable acres is required; if not, a minimum of twenty acres is needed. Community parks should provide a wide range of facilities including athletic fields and multipurpose courts, picnic facilities, a variety of play areas, a recreation center building, lawn areas, and landscaping.

Resource-based parks² - Resource-based parks and recreation areas should be located in areas notable for scenic, natural, or cultural attractions. The two subcategories of resource-based parks are identified and discussed below.

Resource Parks - Resource parks may either be oriented toward one dominant function (Mission Bay) or toward a multiplicity of recreational activities (Balboa Park). While often containing several hundred acres, the actual amount of land included should be based primarily upon physical or historical factors rather than upon any fixed standards. Within resource parks, sufficient land acreage should generally be left in a natural condition to permit such activities as hiking and horseback riding. However, the natural landscape may be supplemented with a variety of recreational facilities including tennis courts, outdoor theaters, and play fields. In sum, the degree to which such a park should be developed or preserved in a natural state will depend largely on its unique characteristics of size, topography and locale.

Natural Parks - The natural park should be preserved as nearly as possible in its original condition and should provide for only those recreational activities which will not impair the features that inspired its designation as a natural park. Such a park is relatively spacious with a natural character reflecting scenic, topographic, scientific, or related values.

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1. Term derived from Park and Recreation Citizens Study Committee Report (San Diego, 1963, p. 10. Refers to neighborhood and community parks only.
 2. Park and Recreation Citizens Study Committee Report, p. 15 refers to "Park... established to preserve those areas which are... outstanding... because of scenic, natural or cultural features... the location of these parks is dependent on the natural resource itself."

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Mini-Parks - Small areas used for open space or recreation. They may be used as play areas for small children, in which case they supplement individual backyards. They may serve senior citizens only, older children, or all age groups, depending on the needs in the neighborhood. They may include play apparatus, paved areas, sand pits, wading pools or simply be planted in grass. Their size usually ranges from 2,500 square feet to five acres, although in the past the size and location generally depended more on availability of vacant parcels of land than on other factors. The effective service radius varies somewhat depending on the type of person served, although it is rarely more than the walking range of a preschool child or about 1/8 mile.

Park and Ride - Terminals where passengers may leave their cars and transfer to public transportation.

Planned Residential Development - A predominately residential development improved in accordance with an overall project plan and characterized by the following:

1. The density regulations of the zone in which the Planned Residential Development is located are applied to the total area of the Planned Residential Development rather than separately to individual lots or building sites.
2. The right to use and enjoy any privately-owned common open space areas and recreational facilities provided on the site of the Planned Residential Development shall be coupled with the severalty interests of the owners of the dwelling units. Ownership may be of lots or condominiums or both.
3. A Planned Residential Development may include accessory commercial, office and recreational facilities limited in size and capacity to the needs of the occupants of the development and their guests.

Public Transportation, Mass Transit, Mass Transportation - General terms, often used interchangeably to describe a system of common carrier facilities offering transportation service on a fare payment basis and operating on established schedules along designated routes with specific stops.

1. LRT-Light Rail Transit is a mode of urban transportation utilizing predominantly reserved but not necessarily grade-separated rights-of-way. Electrically propelled rail vehicles operate singly or in trains. The LRT provides a wide range of passenger capabilities and performance characteristics.
2. Bus Transit is a mode of urban transportation operating primarily in 40 foot transit vehicles on public rights-of-way. Buses operate on clean diesel or Compressed Natural Gas (CNG). Bus transit is characterized by route and planning flexibility to allow service modifications as community dynamics change.

Rapid Transit - Mass transportation either by rail or bus, distinguished from other transit by its operating at high average speeds over exclusive, grade separated rights-of-way.

Street Classifications - The five basic functional categories of streets in San Diego are

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present in Navajo. They are freeways, prime arterial, major streets, collector streets and local streets.

Freeways (usually under the jurisdiction of the California Division of Highways) - are designed to carry large volumes of through traffic and are always divided highways. They have no at-grade intersections and traffic may cross, enter, or leave it only via the ramps of an interchange.

Prime arterials also are intended to facilitate the movement of large volumes of traffic and are usually, but not always, divided highways. Most street crossings will be at-grade, but there may be a few interchanges. There will be no driveways from abutting property, and traffic may cross, enter, or leave the road only at an interchange or intersection.

Major streets are designed primarily to carry traffic through an area but will generally also provide access to abutting property. They may be divided but normally all street crossings will be at-grade and there will be little or no restriction of driveway access.

Collector streets function both to distribute traffic from arterial thoroughfares and to provide access to abutting property. They are rarely divided, all street crossings will be at-grade, and there will be no restriction of driveway access.

Local streets are designed primarily to provide access to abutting property. They normally are not divided, but have all street crossings at-grade and have no restriction on driveway access.

Parkways are limited access roads that traverse a corridor within which all natural scenic resources and aesthetic values are protected and enhanced.

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on , on April 1, 2009, Michael Dunham submitted an application to Development Services Department for a GENERAL PLAN AMENDMENT (GPA), NAVAJO COMMUNITY PLAN AMENDMENT (CPA), REZONE, VESTING TENTATIVE MAP WITH EASEMENT VACATIONS, PLANNED DEVELOPMENT PERMIT, and SITE DEVELOPMENT PERMIT; and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on DATE; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council considered the issues discussed in Environmental Impact Report No. 174988 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council that it is certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and State CEQA Guidelines Section 15091, the City Council hereby adopts the Findings made with respect to the Project, which are attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that pursuant to State CEQA Guidelines Section 15093, the City Council hereby adopts the Statement of Overriding Considerations with respect to the Project, which is attached hereto as Exhibit B.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit C.

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that THE CITY CLERK is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: Jeannette Temple Development Project Manager

By: _____
NINA FAIN, DEPUTY CITY ATTORNEY

ATTACHMENT(S): Exhibit A, Findings
Exhibit B, Statement of Overriding Considerations
Exhibit C, Mitigation Monitoring and Reporting Program

EXHIBIT C**MITIGATION MONITORING AND REPORTING PROGRAM**

GENERAL PLAN AMENDMENT (GPA), NAVAJO COMMUNITY PLAN AMENDMENT (CPA), REZONE, VESTING TENTATIVE MAP WITH EASEMENT VACATIONS, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT

PROJECT NO. 174988

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report (Project No. 174988) shall be made conditions of GENERAL PLAN AMENDMENT (GPA), NAVAJO COMMUNITY PLAN AMENDMENT (CPA), REZONE, VESTING TENTATIVE MAP WITH EASEMENT VACATIONS, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT as may be further described below.

A. GENERAL REQUIREMENTS – PART I
Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II
Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Biological, Archaeological, Paleontological

Note:

Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #174988 and /or Environmental Document # 174988, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

GENERAL PLAN AMENDMENT (GPA), NAVAJO COMMUNITY PLAN AMENDMENT (CPA), REZONE, VESTING TENTATIVE MAP WITH EASEMENT VACATIONS, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT

4. MONITORING EXHIBITS

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit

Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>Assoc Inspection/Approvals INotes.</i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Biology	Biologist Limit of Work Verification	Limit of Work inspection
Landscape	Tree Protect. Arborist Verification	Tree Protect Fence inspection
Paleontology	Paleontology Reports	Paleontology site observation
Archaeology	Archaeology Reports	Archaeology/Historic site observation
Biology	Biology Reports	Biology/Habitat Restoration inspection
Noise	Acoustical Report s	Noise mitigation features inspection
Traffic	Traffic Reports	Traffic features site observation
Land Use	Land Use Adjacency issues CSVs	Land Use Adjacency issue site observations
Waste Management	Waste Management Reports	Waste management inspections
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Land Use (MHPA Adjacency). Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the Assistant Deputy Director (ADD) of the Entitlements Division (ED) verifying that a qualified biologist has been retained to implement a biological resources mitigation program as detailed below:

- A. Prior to the first pre-construction meeting, the applicant shall provide a letter of verification to the ADD of the ED stating that a qualified Biologist, as defined in the City of San Diego Biological Resource Guidelines (BRG), has been retained to implement the mitigation program.
- B. At least 30 days prior to the pre-construction meeting, a second letter shall be submitted to the Mitigation Monitoring Coordination (MMC) section, which includes the name and contact information of the Biologist and the names of all persons involved in the Biological Monitoring of the project.
- C. At least 30 days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and time lines, such as, but not limited to, revegetation plans, plant relocation requirements and timing, avian or other wildlife protocol surveys, impact avoidance areas or other such information has been completed and updated.

- D. The qualified biologist (project biologist) shall attend the first pre-construction meeting.
- E. In addition, the following mitigation measures related to the MHPA Land Use Adjacency Guidelines shall be implemented:
1. Prior to initiation of any construction-related grading, the construction foreman shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.
 2. The limits of grading shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within and surrounding sensitive habitats as shown on the approved Exhibit A. The limits of grading shall be defined with silt fencing or orange construction fencing and checked by the biological monitor before initiation of construction grading.
 3. No invasive non-native plant species shall be introduced into areas adjacent to the MHPA. Landscape plans shall not contain invasive, non-native species.
 4. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields.
 5. All construction activities (including staging areas and/or storage areas) shall be restricted to the development area as shown on the approved Exhibit A. No equipment maintenance shall be conducted within or near the adjacent open space and/or sensitive areas and shall be restricted to the development area as shown on the approved Exhibit A. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved Exhibit A.
 6. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.

Least Bell's Vireo. Prior to the issuance of any grading permit, the Assistant Deputy Director's (ADD) Environmental Designee shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 15 AND SEPTEMBER 15, THE BREEDING SEASON OF THE LEAST BELL'S VIREO, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE ADD ED:

- A. A qualified biologist shall survey those wetland areas that would be subject to construction noise levels exceeding 60-dB(A) hourly average for the presence of the least Bell's vireo. Surveys for this species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of construction. If the least Bell's vireo is present, then the following conditions must be met:
1. Between March 15 and September 15, no clearing, grubbing, or grading of occupied least Bell's vireo habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
 2. Between March 15 and September 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60-dB(A) hourly average at the edge of occupied least Bell's vireo or habitat. An analysis showing that noise generated by construction activities would not exceed 60-dB(A) hourly average at the edge of occupied habitat must be completed by a qualified

- acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the ADD ED at least two weeks prior to the commencement of construction activities. Prior to the commencement of any of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
3. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60-dB(A) hourly average at the edge of habitat occupied by the least Bell's vireo. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60-dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until adequate noise attenuation is achieved or until the end of the breeding season (September 16).
 4. Construction noise monitoring shall continue to be monitored at least twice weekly on varying days or more frequently depending on the construction activity to verify that noise levels at the edge of occupied habitat are maintained below 60-dB(A) hourly average or to the ambient noise level, if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the ADD ED, as necessary, to reduce noise levels to below 60-dB(A) hourly average or to the ambient noise level if it already exceeds 60-dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.
- B. If least Bell's vireo is not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ADD ED and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 15 and September 15 as follows:
1. If this evidence indicates the potential is high for least Bell's vireo to be present based on historical records or site conditions, then condition A.3 shall be adhered to as specified above.
 2. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

Coastal California Gnatcatcher. Prior to the issuance of any grading permit, the ADD's ED shall verify that the following project requirements regarding the California coastal gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE CALIFORNIA COASTAL GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE ADD ED:

- A. A qualified biologist shall survey those areas that would be subject to construction noise levels exceeding 60 decibels dB(A) hourly average for the presence of the California coastal gnatcatcher. Surveys for this species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of construction. If the California coastal gnatcatcher is present, then the following conditions must be met:

1. Between March 1 and August 15, no clearing, grubbing, or grading of occupied California coastal gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
 2. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60-dB(A) hourly average at the edge of occupied California coastal gnatcatcher or its habitat. An analysis showing that noise generated by construction activities would not exceed 60-dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the ADD ED at least two weeks prior to the commencement of construction activities. Prior to the commencement of any of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
 3. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the California coastal gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).
 4. Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the ADD ED, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.
- B. If California coastal gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ADD ED and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
1. If this evidence indicates the potential is high for California coastal gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.
 2. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

Raptors. Prior to the issuance of any grading permit, the ADD ED shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN FEBRUARY 1 AND SEPTEMBER 15, THE RAPTOR BREEDING SEASON, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE ADD ED:

A. Pre-Grading Survey

1. If project grading is proposed during the raptor breeding season (February 1-September 15), the project biologist shall conduct a pre-grading survey for active raptor nests in within 300 feet of the development area and submit a letter report to Mitigation, Monitoring, and Coordination (MMC) prior to the preconstruction meeting.
 - a. If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e., appropriate buffers, monitoring schedules, etc.) to the satisfaction of the ADD ED. Mitigation requirements determined by the project biologist and the ADD Environmental Designee shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.
 - b. If no nesting raptors are detected during the pre-grading survey, no mitigation is required.

Wetland Buffer. In order to ensure that the wetland buffer provides protection of to the functions and values of the wetlands of the San Diego River and freshwater pond, the following measures are required to reduce possible edge effects to below a level of significance:

- Barrier plantings shall be installed along the outer edge of the buffer to restrict access to the adjacent wetlands of the San Diego River and freshwater pond.
- A peeler log fence or other approved fence option shall be installed at the outer edge of the buffer and signage posted that informs the public of the sensitive nature of the adjacent wetland habitat.
- Only native plants shall be used in the re-vegetation of the wetland buffer, including the water treatment swale within the buffer. The re-vegetation effort shall require a 120-day plant establishment period and a 24-month maintenance and monitoring period. The restored wetland buffer area must meet the success criteria at the end of the 24-month maintenance and monitoring period (see Table 4.1-2 in Section 4.1.5.1).
- Long-term maintenance of the water treatment swale shall be provided by the Home Owners Association. Maintenance activities shall be conducted outside of the breeding season for the least Bell's vireo and are subject to Migratory Bird Treaty Act nesting restrictions. The control of non-native plants and vegetation shall be done with hand tools only.

Traffic Circulation and Parking

- The significant impacts that would occur during the Year 2030 condition would ultimately be mitigated through construction of the Santo Road and Tierrasanta Boulevard connections. The owner/permittee shall contribute a fair share of 1.98 percent of the estimated cost of the Tierrasanta Boulevard connection and 2.36 percent of the Santo Road connection at the time of issuance of the first construction permits. However, if the connections were not made, the project impacts would remain significant and unmitigated.
- As discussed above, the owners/permittee shall contribute a fair share of 1.98 percent of the estimated cost of the Tierrasanta Boulevard connection and 2.36 percent of the estimated cost of the Santo Road connection. However, if the connections were not made, the project impacts would remain significant and unmitigated.

Historical Resources (Archaeology).

Due to the possible existence of subsurface cultural resources, a qualified archaeological monitor and a Native American monitor shall be present during project grading activities. The area of monitoring shall extend from the western boundary of the project 300 feet to the east at the southern edge and widen to 600 feet at the northern edge (Figure 4.7-1).

I. Prior to Permit Issuance

- A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD
1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an

- Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
- b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in

the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.

2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be**

submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Noise

Prior to the issuance of building permits, an acoustical analysis shall be completed. This analysis shall demonstrate to the satisfaction of the ADD Environmental Designee that on-site stationary exterior noise sources such as parking lots or HVAC units would not exceed the noise level limits provided in the City's Noise Ordinance at the property boundary (San Diego Municipal Code 59.5.0401).

The applicant shall mitigate exterior noise impacts for the proposed project as follows:

I. Prior to Permit Issuance – Plan Check

- A. Prior to issuance of the bldg permit, the Permit Holder shall incorporate the requirements for environmental noise mitigation on the appropriate construction documents as described in the *Noise Technical Report, RECON Environmental, August 2011, and below*.
- B. Prior to issuance of the building permit, the Assistant Deputy Director (ADD) Environmental designee shall verify the following required sound attenuation measures have been included on Exhibit A under the heading Environmental/Mitigation Requirements:

To mitigate impacts associated with interior noise levels the following measure shall be a condition of approval of the proposed project.

Prior to issuance of a building permit for any residential use located where exterior noise is projected to exceed 60 CNEL or any commercial use located where exterior noise is projected to exceed 65 CNEL, an acoustical analysis shall be completed. This analysis must demonstrate to the satisfaction of the ADD Environmental Designee that interior noise levels due to exterior sources would be 45 CNEL or less in any habitable room of the residential units and 50 CNEL or less in the commercial areas. For residential units located where exterior noise is projected to exceed 60 CNEL and commercial uses located where exterior noise is projected to exceed 65 CNEL, architectural and structural considerations such as improved window and door acoustical performance, shall be identified. For multi dwelling units, where it is necessary for the windows to remain closed to ensure that interior noise levels do not exceed 45 CNEL, a ventilation or air conditioning system shall be required to provide a habitable interior environment with the windows closed.

II. Post Construction – Prior to Final Inspection

- A. The Permit Holder shall submit one copy of the final Acoustical Analysis with construction documents to the BI, and one copy to MMC.
- B. MMC to verify the sound attenuation barrier has been constructed in accordance with the Construction documents. During future grading activities, an environmental consultant shall be retained to observe the area for evidence of contaminated soil (e.g., discoloration, odors). If evidence of contaminated soil (e.g., discoloration, odors) is encountered during future redevelopment activities, work shall be discontinued, and either the DEH or the SDRWQCB, depending on the nature of the contamination, shall be notified regarding the contamination. Additionally, contaminated soils shall be disposed of in accordance with applicable state and federal regulations. The DEH or the SDRWQCB shall provide verification that any clean-up of contaminated soil was completed.

Public Health and Safety

During future grading activities, an environmental consultant shall be retained to observe the area for evidence of contaminated soil (e.g. discoloration, odors). If evidence of contaminated

soil (e.g. discoloration, odors) is encountered during future development activities, work shall be discontinued, and either the DEH or the SDRWQCB, depending on the nature of the contamination, shall be notified regarding the contamination. Additionally, contaminated soils shall be disposed of in accordance with applicable state and federal regulations. The DEH or SDRWQCB shall provide verification that any clean-up of contaminated soil was completed.

Paleontological Resources

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to MMC identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.

a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum

The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

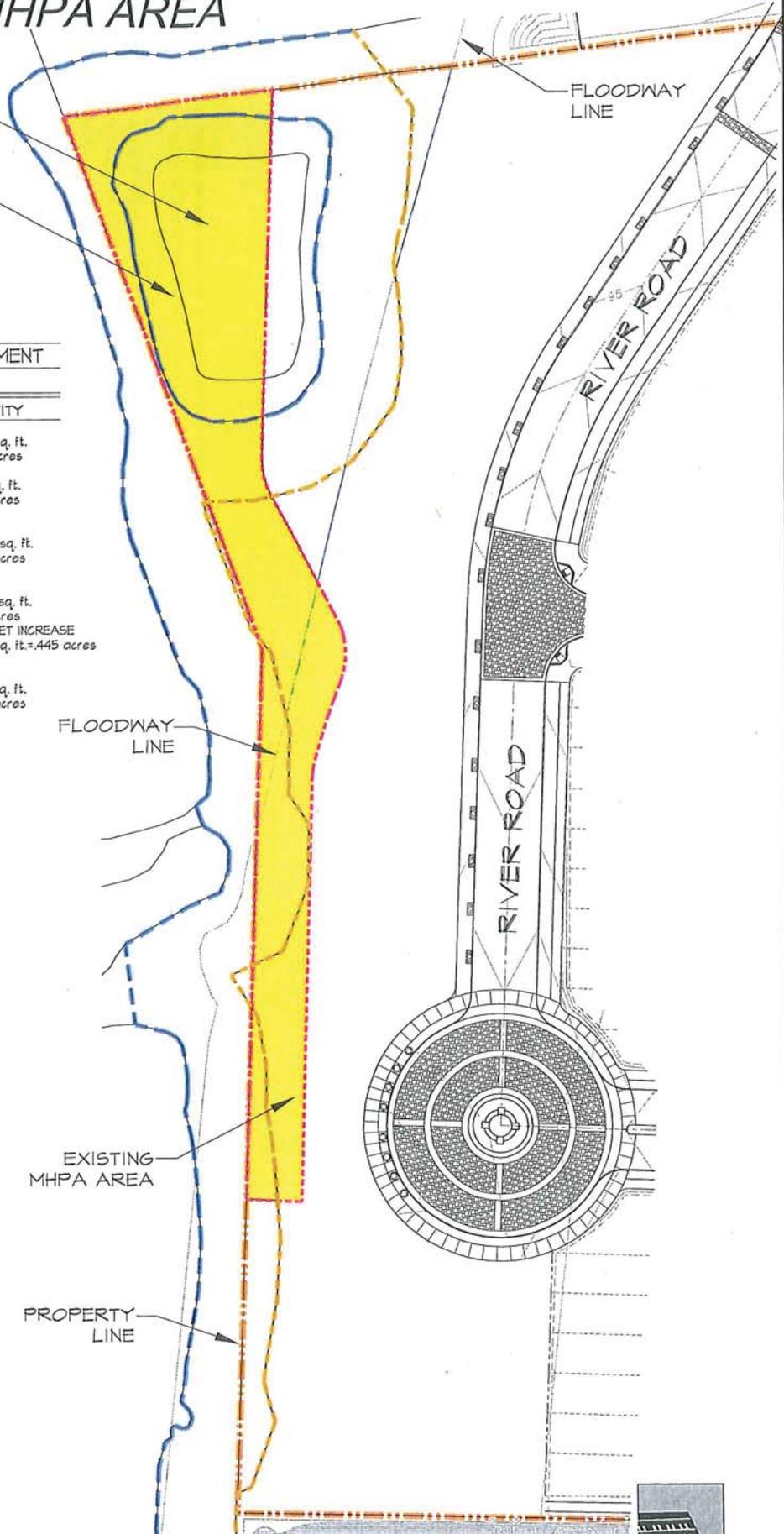
The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

EXISTING MHPA AREA

GARVER BRADLEY MHPA BOUNDARY ADJUSTMENT RIVER PARK

DESCRIPTION	QUANTITY
EXISTING MHPA AREA	38,137 sq. ft. = 875 acres
PROPOSED REMOVAL OF MHPA AREA	7,105 sq. ft. = 163 acres
PROPOSED RELOCATED NEW MHPA AREA	26,488 sq. ft. = 608 acres
PROPOSED NEW TOTAL MHPA AREA	57,520 sq. ft. = 132 acres MHPA NET INCREASE 19,383 sq. ft. = 445 acres

- EXISTING MHPA LINE
- PROPOSED NEW MHPA BOUNDARY LINE
- EXISTING WETLAND LINE
- PROPOSED 50' WETLAND BUFFER TO PARK SPACE
- PROPERTY LINE



gmp
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Moody
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MHPA ADJUSTMENT EXHIBIT
SHAWNEE/CG7600 SAN DIEGO, CALIFORNIA

PROPOSED MHPA AREA

GARVER BRADLEY MHPA BOUNDARY ADJUSTMENT RIVER PARK

DESCRIPTION	QUANTITY
 EXISTING MHPA AREA	38,131 sq. ft. = .875 acres
 PROPOSED REMOVAL OF MHPA AREA	7,105 sq. ft. = .163 acres
 PROPOSED RELOCATED NEW MHPA AREA	26,488 sq. ft. = .608 acres
 PROPOSED NEW TOTAL MHPA AREA	57,520 sq. ft. = 1.32 acres MHPA NET INCREASE 19,389 sq. ft. = .445 acres

-  PROPOSED MHPA AREA PREVIOUSLY UNPROTECTED NOW WITHIN MHPA BOUNDARY 2,960 sq. ft. = .068 acres
-  EXISTING MHPA LINE
-  PROPOSED NEW MHPA BOUNDARY LINE
-  EXISTING WETLAND LINE
-  PROPOSED 50' WETLAND BUFFER TO PARK SPACE
-  PROPERTY LINE

EXISTING POND WETLAND

PROPOSED NEW TOTAL MHPA AREA

FLOODWAY LINE

RIVER ROAD

FLOODWAY LINE

RIVER ROAD

PROPOSED NEW TOTAL MHPA AREA

PROPERTY LINE



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MHPA ADJUSTMENT EXHIBIT

SHAWNEE/CG7600 SAN DIEGO, CALIFORNIA



OWNERSHIP INFORMATION

Owner #1:

Shawnee Properties, LLC

William Bradley-Sole Member

1672 Main Street, #E-364, Ramona, CA 92065

Owner #2:

CG7600, LP

General Partner: CG 233 Inc, 1901 Lexington ST. Houston TX 77098

Limited Partner: Garver Management Inc, 561 Keystone Ave. #287, Reno NV 89503-4331

Limited Partner: Elizabeth Garver Black, 1901 Lexington ST Houston TX 77098

Limited Partner: Gretchen Garver Hilyard, 1901 Lexington ST Houston TX 77098

Owner #3

Diana Vallese, Trustee of the Diana Vallese Revocable Trust of May 15, 1999,

Carmela Vallese, Trustee of the Carmela Vallese Revocable Trust of May 15, 1999,

Robyn Vallese Mize, Trustee of the Robyn Vallese Mize Revocable Trust of May 15, 1999

SHAWNEE/CG7600
PROJECT CHRONOLOGY
 PTS # 174988 JO# 23432145

Date	Action	Description	City Review Time	Applicant Response
04/01/09	Customer Submits First Cycle			
05/29/09	Initial Assessment Letter Sent		1 month, 28 days	
11/17/09	Customer submits 2 nd Cycle			5 months, 19 days
01/06/10	2 nd Assessment Letter Sent	City Holidays and Furlough	1 month, 20 days	
08/26/10	Customer submits 3 rd Cycle			7 months, 20 days
09/30/10	3 rd Assessment Letter Sent		1 month, 4 days	
03/17/11	Customer submits 4 th Cycle			5 months, 15 days
04/18/11	4 th Assessment Letter Sent		1 month, 1 day	
12/22/11	Customer submits 5 th Cycle			8 months, 4 days
01/20/12	5 th Assessment Letter sent	City Holidays and Furlough	29 days	
02/17/12	Customer submits 6 th Cycle			28 days
02/24/12	Draft EIR distributed			
03/21/12	Final Conditions prepared		1 month, 4 days	
	EIR Finalized			
07/26/12	Planning Commission Recommendation Hearing	Applicant postponed PC Hearing to Add Parkland to proposal	4 months, 5 days	

<i>Total Staff Time (Average at 30 days per month):</i>	<i>Approximately 11 months, 29 days</i>
<i>Total Applicant Time (Average at 30 days per month):</i>	<i>Approximately 2 years, 3 months, 26 days</i>
<i>Total Project Running Time (Years/Months/Days):</i>	<i>3 years, 3 months and 25days</i>

