

DATE ISSUED: August 5, 2004 REPORT NO. PC-04-122

ATTENTION: Planning Commission, Agenda of August 12, 2004

SUBJECT: **PACIFIC HIGHLANDS RANCH UNITS 17-22A,**
Project No. 2692. PROCESS 5

OWNER/APPLICANT: PARDEE HOMES/LATITUDE 33

SUMMARY

Issue(s) - Should the Planning Commission RECOMMEND to City Council approval of the Pacific Highlands Ranch Units 17-22A project?

Staff Recommendation:

1. **Certify** the information contained in LDR No. 2692 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that the Units 17-22A Project Findings to the Pacific Highlands Ranch Subarea III Plan Master EIR (LDR No. 96-7918) reflect the independent judgment of the City of San Diego as Lead Agency; stating for the record that said Findings to the Pacific Highlands Ranch Subarea Plan Master EIR have been reviewed and considered prior to approving the project; and, **Adopting** the project specific Mitigation, Monitoring and Reporting Program (MMRP); and
2. **Approve** Pacific Highlands Ranch Subarea III Plan Amendment and Pacific Highlands Ranch Units 17-22A project; including Street Vacation No. 126273, Vesting Tentative Map No. 4653, Planned Development Permit No. 4651 and Site Development Permit No. 4652.

Community Planning Group Recommendation - There is no officially recognized community planning group for Subarea III- Pacific Highlands Ranch. For information purposes, plans were forwarded to the Carmel Valley Community Planning Group as the adjacent community for their information. On April 8, 2003, the Carmel Valley Community Planning Board voted 12-0-1 to support the application as presented with comments. See Discussion section of this report for more information.

Environmental Review - The City of San Diego as Lead Agency under CEQA has

prepared and completed Findings to the Master Environmental Impact Report (MEIR) No. 96-7918, Project No. 2692, dated July 28, 2004. Based on an initial study, the City of San Diego has determined the Pacific Highlands Ranch Units 17-22A project would not cause any significant effect on the environment not examined in the previously certified MEIR.

Fiscal Impact – All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact – None with this action.

Housing Impact Statement – The proposed project is required to provide for the construction of 55 affordable housing units on-site or within the Village. Specific conditions have been incorporated into the Planned Development Permit No. 4651/Site Development Permit No. 4652 and Vesting Tentative Map No. 4653 requiring affordable housing consistent with the NCFUA Framework Plan and the Pacific Highlands Ranch Subarea Plan.

Water Quality Impact - The project is required to comply with the State Water Resources Control Board Order No. 99-08-DWQ (NPDES General Permit No. CAS0000002). Conditions included in the permit and tentative map resolution require the developer to implement construction and post-construction Best Management Practices.

Traffic Impact - The proposed Pacific Highlands Ranch Unit 17-22A project is estimated to generate approximately 7,680 average daily trips. The project is conditioned to conform to the Subarea III/Pacific Highlands Ranch approved Transportation Phasing Plan and transportation mitigation measures to the satisfaction of the City Engineer.

BACKGROUND

In October of 1992, the City Council adopted the North City Future Urbanizing Area Framework Plan. This framework plan established 5 Subareas comprising 12,000 acres stretching easterly from Interstate 5 and Carmel Valley, to the Rancho Penasquitos and Rancho Bernardo communities. The City of San Diego previously prepared a Master Environmental Impact Report (MEIR) for Pacific Highlands Ranch (Subarea III) Specific Plan in the North City Future Urbanizing Area (NCFUA) (LDR No. 96-7918/SCH No. 97111077). The MEIR was certified by the City Council on July 28, 1998 and certified by the California State Coastal Commission with minor revisions on March 10, 1999. The San Diego City Council recertified the MEIR and adopted the Pacific Highlands Ranch Subarea III Plan on July 20, 1999.

Subarea III is located in the northwest portion of the NCFUA of the City of San Diego and encompasses 2,652 acres of predominantly undeveloped land historically part of a large farming operation. Subarea III is bounded on the north by Black Mountain Ranch Subarea I to the north, Del Mar Mesa Subarea V to the south, Torrey Highlands Subarea IV lies to the east, and a portion of the developed Carmel Valley community lies to the west. The Pacific Highlands

Ranch Subarea III land use plan, adopted in 1999, includes approximately 1,300 acres (48 percent) of MHPA open space, up to 5,470 new residential units, three elementary schools, one junior high school, one senior high school, a community park, two neighborhood parks, a branch library, fire station, employment center, transit center, a private high school/church facility, and a mixed-use core (Attachment 1).

Extensive multiple use, equestrian, hiking, biking and walking trails are proposed throughout the Subarea to connect the neighborhoods to schools, the town center and other regional trail systems.

The proposed project implements portions of the Pacific Highlands Ranch Subarea plan. Units 17-22A represent one phase of an on-going, long-term development effort to establish a master planned mixed-use community emphasizing resource protection, pedestrian linkages, community facilities, and residential neighborhoods with a mix of housing types.

Previously approved phases include Pacific Highlands Ranch Unit 1 (97 single-family homes), Pacific Highlands ranch Units 2-4 (287 single-family homes, 92 affordable housing units, and an Elementary School site) and Pacific Highlands Ranch Units 5-11 (999 single-family dwelling units, 108 affordable housing units, a 15-acre elementary school/neighborhood park site, a 2.6-acre private community recreation center). Pacific Highlands Ranch Units 12-16 (47 single-family units, 460 multi-family units, and 234 affordable housing units), an employment center, a high school, a middle school site and a 13.5 acre park site.

The Pacific Highlands Ranch 17-22A project site consists of construction of 677 single-family dwelling units, a private community recreational center, 60 affordable housing units within Unit 22A or the Village, as well as dedication of an approximately 11.01-acre elementary school site and dedication of approximately 42.22-acres of open space inside the City's Multiple Species Conservation Program, Multi-Habitat Planning Area (MSCP/MHPA), and dedication of approximately 14.02 acres of urban amenity open space. An additional 55 residential units would be allowed on the school site as an optional use if the site is not purchased by the Solana Beach School District and an additional ten (10) affordable housing units in Unit 22A or the Village. The project site is located at the northwest corner of Carmel Valley Road and Rancho Santa Fe Farms Road (Attachment 2).

DISCUSSION

Land Use Plan Analysis

The Pacific Highlands Ranch Subarea Plan guides future development of the planning area designating a mix of mainly residential land uses around a commercial town center and an interconnected open space system that is part of the City's regional Multiple Species Conservation Program preserve (MHPA). The Subarea Plan's main objectives are: preservation and enhancement of natural resources; development of a walkable mixed-use town center with a public use element; and provision of a mix of housing types, including an affordable housing

component. The 244.71-acre project site is located within the northeast portion of the planning area designated for residential development, open space, a school and a fire station (Attachment 3).

Land Use

The proposed project includes a land use plan amendment to relocate the site for the planned fire station (Attachment 4). The Subarea Plan identifies a three acre site for a fire station, including a wildfire unit, at the northeast corner of Rancho Santa Fe Farms Road and Carmel Valley Road (Attachment 5). The project has been redesigned to propose residential development of this site as the Fire Department has identified an alternative location better suited to meeting their service requirements. Residential development at this location is not in conflict with the Subarea Plan as the fire station was identified within a residentially designated area.

However, residential development on the site reserved for a fire station requires an amendment to the Subarea Plan to identify a new location for this facility in order to assure a site within the community. The plan amendment process was initiated by the City Council July 26, 2004 to facilitate the Fire Department's request while City staff prepares a purchase agreement for the new site which is owned by Pardee Homes.

The new site, located within a portion of the 16.71-acre Pacific Highlands Ranch Unit 14, is designated for development as an Employment Center, near the interchange with Carmel Valley Road and the State Route 56 (Attachment 6). The Fire Department has indicated the new site is more centrally located to their service area. The new site is planned to serve new development in Pacific Highlands Ranch as well as the Del Mar Mesa community south of the freeway. The new more centrally located facility will enable improved response times than the original site at the edge of the service area at the City/County boundary. Other exhibit graphics of the Subarea Plan Amendment are attached as Attachments 7 through 12.

The project also includes the development of 677 detached dwelling units within areas designated for Low Density residential development with a permitted range of 2.1 to 5 dwelling units per acre. The proposed density averages 3.8 dwelling units per acre, which is within the range identified by the Subarea Plan.

The Subarea Plan recommends several zone designations within Low Density areas to ensure implementation of a range of lot sizes and housing types (Attachment 3). The largest lots are recommended for the area adjacent to the northern canyon which is part of the MHPA open space, and the smallest lots are closest to the town center. The project proposes lot sizes consistent with the RS-1-11 zone, 10,000 square foot minimum, for development units located adjacent to the canyon. Smaller lots, 4,000 square foot minimum, are proposed within the development unit nearest the Town Center and Carmel Valley Road.

An 11.01-acre school site is reserved within the development. The Subarea Plan identifies this site for a school if another site is needed by the Solana Beach School District. Should the school district not develop a school at this location, the project provides a residential option consistent with the density allocated for this area by the Subarea Plan.

The project would conserve 42.22-acres of MHPA open space within La Zanja Canyon on the northern boundary of the planning area subject to approval of an MSCP boundary line adjustment. The MHPA is the primary open space component designated by the Subarea Plan. The second component is the Urban Amenity, a portion of which is located within the project site. The planned location for the Urban Amenity allows convenient access from residential areas to encourage recreational use within the Urban Amenity rather than areas of higher resource sensitivity within the MHPA. The proposed development includes 14.02-acres of Urban Amenity and will construct the trail planned within this open space.

Community Design

Pacific Highlands Ranch is planned as a neo-traditional residential community that utilizes pedestrian-oriented development principles. Units 17-22 are true to this planning vision by providing a pedestrian-oriented development pattern that facilitates direct connections to the future village town center. Based on traditional planning concepts expressed in the Subarea Plan, Units 17-22A will provide a variety of housing options to ensure that residential opportunities are available to a range of incomes. The project proposes street connections between development units and to other parts of the community (Attachment 8). Residential units are organized on modified grid development patterns to provide clear and concise connections to adjacent developments. Most streets within the project include non-contiguous sidewalks and landscaped parkways. Street “C” is designed as a neighborhood parkway with wider landscaped parkways and sidewalks consistent with the design in the Subarea Plan. Residential architecture is designed to de-emphasize automobile orientation with the use of front porches and recessed garages and alley access in Unit 21. The Subarea plan specifies density become less intense and housing types be predominantly single-family dwellings on medium to larger lots north of Carmel Valley Road.

A private recreation facility, for future homeowners, will be provided together with a pocket park and several view overlooks into the open space. A trail is located within the Urban Amenity open space (Attachment 10). Each development unit includes pocket parks and access to the adjoining development areas. The project also includes an urban amenity between Units 17 and 19, and between Units 21 and 22 with native vegetation and community trails.

Affordable Housing Policy

The Progress Guide and General Plan contains goals to balance social and housing needs within each community City-wide and to provide housing choices for all income levels. Council Policy 600-19 includes direction to develop balanced communities in the newly developing areas of the City. The 1992 NCFUA Framework Plan recognized that market economics would not result in the production of housing units affordable to low income households and housing for persons with special needs without inducements to include affordable housing in development projects. An affordable housing component is therefore required of all residential development projects by the Framework Plan and the City’s planned residential development provisions for the NCFUA. The Pacific Highlands Ranch Subarea Plan incorporates these provisions, which require either twenty percent of total units be set aside for occupancy by, and at rates affordable to, families

earning no more than 65 percent of median income; or, land be dedicated of an equivalent value.

Pardee Homes, in conjunction with the Housing Authority and City staff, have developed a Master Affordable Housing Program for Pardee's ownership within Pacific Highlands Ranch consistent with the provisions of the Subarea Plan. The program addresses the affordable housing requirement based upon the ultimate build-out of the Pardee's entire ownership within the subarea allowing the affordable units to be constructed within different development units than the market rate units. As such, the program provides for some flexibility in providing the affordable units at the project-specific level with assurances that full compliance with the affordable housing requirement of the Subarea Plan will be achieved.

The program identifies several locations throughout the community for affordable housing, rather than concentrate affordable housing at only one location. The locations are within the areas designated for attached housing given the high land costs per unit within this area. Attached affordable units may also be provided in areas of the community designated for single-family homes. This distribution of affordable housing will better achieve the Subarea Plan's objective to vary housing types throughout the community. Project conformance with the Master Affordable Housing Program is evaluated below.

Affordable Housing Program

The proposed Pacific Highlands Ranch, Units 17 through 22A comprise an approximately 244.71 acre site in Pacific Highlands Ranch. Pardee Homes proposes to build 677 market rate dwelling units on the 244.71 acre site in accordance with the policies and requirements of the Municipal Code and the Pacific Highlands Ranch Subarea Plan. Although the project is required to provide 55 affordable units either in Unit 22A or the Village, the applicant will provide a total of 60 affordable housing units at one of the option sites.

The Owner and Developer of Units 17 through 22A in conjunction with the Executive Director of the Housing Authority and City staff have developed an Affordable Housing Tentative Map Condition which provides for a mechanism to fulfill the affordable housing obligation (Attachment 13). The obligation will be fulfilled either on Unit 22A or within the Village of Pacific Highlands Ranch. The Owner and Developer of Units 17 through 22A in conjunction with the Executive Director of the Housing Authority and City staff have developed an overall Master Affordable Housing Program ("Program") for Pardee's ownership within Pacific Highlands Ranch. The Master Affordable Housing Program for Pardee's ownership within Pacific Highlands Ranch identifies several locations for siting of affordable housing. A balanced community, rather than a concentration of affordable housing at only one location is to be achieved. With the exception of Unit 22A, units 17-22 are designated as low density residential (2-5 dwelling units/acre) and are relatively far from the Village and public services such as retail, high school, library and community park. As such, the affordable housing units for Units 17-22A will either be provided in Unit 22A which is located in the core residential area adjoining the Village and public services and south of Carmel Valley Road, or within the Village itself.

Unit 22A will consist of 60 affordable housing units where 55 units are required. All units

would consist of one- to three-story buildings and a recreation center consisting of a swimming pool and recreation buildings. A Site Development Permit is required prior to the construction of the affordable project. Of the 55 affordable housing dwelling units required by this development, 60 units will be provided with a distribution of 23 one-bedroom, 19 two-bedroom and 18 three-bedroom units. Vehicular and pedestrian access will be provided for all units to the Village, the High School/Middle School, and the community park.

The Master Affordable Housing Program for Pardee's ownership within Pacific Highlands Ranch anticipates the construction of the exact unit count of affordable units in relation to the construction of a corresponding number of market rate units is difficult given that four affordable units must be built for every twenty-one market rate units built. As such, it is anticipated there will be occasions where the number of affordable units actually constructed and occupied may fall behind or be ahead of the actual number of affordable units that are required to be constructed and occupied.

One hundred twenty-nine units are required to satisfy the affordable housing requirements for the 677 market rate dwelling units contained within Units 17 through 22A. Within Pacific Highlands Ranch, Units 4, 11, 13 and 16 will have a surplus of 74 affordable housing units. These 74 surplus units in conjunction with Unit 22A's 60 units, or the units in the Village, will provide the required units for Units 17 through 22A consistent with the Master Affordable Housing Program.

The Solana Beach Elementary School District has the option of locating an elementary school within Unit 22. If the School District fails to exercise this option, 55 additional market rate units would be built in Unit 22. Under this circumstance, Units 17 through 22A will contain a total of 732 market rate units ($677+55 = 732$) and an increase in the number (139 versus 129) of total affordable housing units would be required. Given the 74-unit surplus discussed above, a total of 65 additional affordable housing units would be provided in Unit 22A or the Village.

Community Planning Group Motion

The Carmel Valley Planning Board, the adjacent planning group to Pacific Highlands Ranch, on April 8, 2003, voted 12:0:1 to support the plans presented by Pardee Homes for Pacific Highlands Ranch, Units 17-22A with conditions (Attachment 14). The planning board requests the comments below be addressed and implemented by the applicant and the City.

1. Designation of Dog Parks; Our growing community has experienced the need for dog parks, which was not originally planned. We are faced with the difficult task of developing these uses in existing park areas without interfering with the intended use of those parks. To this end, we strongly suggest that the City designate potential dog parks. Doing it in the beginning will accomplish the goals of having dog parks when needed and that potential homeowners are aware of where they are planned.

City staff response: The community of Pacific Highlands Ranch will meet all population-based park standards due in part to the comprehensive planning accomplished during the development of the Subarea Plan. At that time, specific activities were not designated for the future parks, yet

would be determined through the park development process facilitated by the Park and Recreation Department. The Pacific Highlands Ranch Subarea Plan does include several population-based parks where a future dog park may be located. A dog park may be included as one component of the design of a future park based upon City-wide park planning objectives. The need for a dog parks is based upon the characteristics of each community, therefore it is not necessary to designate a specific site for a dog park in a land use plan for a newly developing community. Dog off-leash areas could be accommodated within the future parks if the City Council-adopted policy is followed during the park development process. There are no planned parks or community open space areas suitable for the location of a dog park within the project area. The provision of regional or community-based dog off-leash areas will be thoroughly examined during the preparation of a proposed City-wide parks master plan, when funding is identified.

2. Priorities should be established for FBA items.

City staff response: All FBA items are prioritized by the adopted Transportation Phasing Plan for the Pacific Highlands Ranch Subarea III. Issuance of building permits control the rate of cash flow into the Facilities Benefit Assessment (FBA) fund while adopted agreements between the City and Developers may also affect the projects identified in the FBA.

3. Trail markers need to be placed on trails and slopes as they are constructed.

City staff response: To preserve safety and protect the public the site will be secured during construction to prevent conflicts between trail users and construction activities. With the completion of construction activities and the opening of trails within the project, all trails will be clearly designated and marked for use by the community.

Project Description

The Pacific Highlands Ranch Units 17-22A project proposes to vacate Old Survey 57 (Black Mountain Road) which is located north of Carmel Valley Road and east of Rancho Santa Fe Farms Road. The project requires the approval of a community plan amendment, vesting tentative map, planned development permit and site development permit for the construction of 677 single-family dwelling units, 60 affordable housing units with an option to be constructed within the project site or the Village, a private community recreational center, dedication of an approximately 11.01 acre elementary school site, dedication of approximately 42.22 acres of open space inside the City's Multiple Species Conservation Program, Multi-Habitat Planning Area (MSCP/MHPA), and dedication of approximately 14.02 acres of urban amenity open space. An additional 55 residential units would be allowed on the school site as an optional use if the site is not purchased by the Solana Beach School District and ten additional affordable housing units in Unit 22A. The project site is located at the northwest corner of Carmel Valley Road and Rancho Santa Fe Farms Road along the northern edge of Pacific Highlands Ranch (Attachment 15).

The residential portion of Pacific Highlands Ranch Units 17-22 would be a series of low-density residential areas, averaging one to five dwelling units per acre. The acreage and

number of residential units can be subtotaled according to unit as follows:

Unit 17	40.98 acres	164 single family detached homes and one open space lot
Unit 18	26.86 acres	69 single family detached homes and MHPA open space
Unit 19	42.53 acres	160 single family detached homes and 1.72-acre community recreation center
Unit 20	19.37 acres	56 single family detached homes and MHPA open space
Unit 21	36.73 acres	190 single family detached homes and open space
Unit 22	26.06 acres	An optional 11.015-acre elementary school site and 38 single family detached homes lots or 93 single family detached homes without an elementary school

The project proposes limited number of deviations. These deviations are minor and allow for the creation of a unique project and will not adversely affect the land use plan, adjacent properties or persons working or living in the area. The deviations are described as follows:

1) Reduced front-yard setbacks for single-family dwelling units to allow living area and side-loaded garages to be ten feet where fifteen feet is required; 2) Reduced rear-yard setback for single-family dwelling units to allow alley-loaded garages to be four feet where ten feet is required; 3) Reduced lot area for single-family alley lots; 4) Reduced lot depth for single-family lots; 5) Reduced street frontage to achieve the Subarea Plan density; and 6) Increase width of driveway percentage to lot frontage for shared driveways and lots with constricted frontage. City staff has considered the requested deviations and their potential benefits. Staff is recommending approval of the deviations as evidenced in the draft City Council resolution (Attachment 16).

The residential portion of the development would include associated public and private interior streets and drives, landscaping, and a network of internal trails leading to multiuse trails along public rights-of-way. Single-family residences would be a mix of one and two stories in height and built on lots ranging in size from 3,900 to 29,570 square feet. The single-family homes would include various models from different architects featuring stucco, wood posts, precast or stone veneers, and flat or rounded concrete tile roofs. Front yard setbacks vary between ten and twenty feet. Affordable, multiple dwelling housing units would either be built in the Village or constructed in Unit 22A, subject to a subsequent Site Development Permit.

Residential Units 21 and 22 of the project site would be directly accessed from Carmel Valley Road. Access to Units 17 and 18 would be accessed via public Street "A". Access from Units 19 and 20 would be accessed via Rancho Santa Fe Farms Road.

Approximately 73 percent of the site would be graded (176.40 acres). All fill slopes are proposed to be at a horizontal to vertical ratio of 2:1 or less. Grading for the project would consist of approximately 1,561,408 cubic yards of cut and approximately 1,592,827 cubic yards

of fill, with approximately 31,419 cubic yards to be imported. A total of twelve retaining walls would be constructed on-site with a total length of 744 feet and a maximum height of seven feet. Associated features of Pacific Highlands Ranch Units 17-22, such as trails; community recreation center; landscaping; and fencing would be maintained through a combination of City resources and homeowners associations located in the area. Slopes adjacent to and within the MHPA would be hydroseeded with a native mix/southern mixed chaparral and coastal sage scrub mix in conformance with the landscape development plan. All maintenance would occur in compliance with a City-approved brush management plan. Plant materials and maintenance procedures would comply with the Land Development Manual Landscape Standards.

Environmental Analysis

The Pacific Highlands Ranch Units 17-22A project is a subsequent project to the Master Environmental Impact Report (MEIR). Based on the Initial Study and pursuant to Section 21157.1 of the Public Resources Code, the City has made the following determinations:

- a. The Pacific Highlands Ranch Units 17-22A project was considered within the scope of analysis of the MEIR.
- b. The Pacific Highlands Ranch Units 17-22A project would not cause any significant effect on the environment that was not examined in the MEIR.
- c. All feasible mitigation measures set forth in the MEIR which are appropriate to the project have been incorporated into the project.
- d. No new or additional mitigation measures or alternatives are required.
- e. No new environmental document or findings pursuant to Section 21081 of the Public Resources Code are required.

Therefore, in accordance with Section 21157.1 of the Public Resources Code, Findings to MEIR have been prepared. Public review is not required for Findings to the MEIR.

In addition, based upon the Initial Study and substantial evidence provided for the Pacific Highland Ranch Units 17-22A project, the City has determined the project would not result in any additional significant effects on the environment beyond those identified in the MEIR No. 96-7918. Project specific mitigation measures, as disclosed in the Findings to MEIR No. 96-7918 and Mitigation, Monitoring, and Reporting Program (MMRP), include conditions related to the following environmental issues:

- Biological Resources
- Geology/Soils
- Hydrology/Water Quality
- Landform Alteration/Visual Quality
- Paleontological Resources
- Noise
- Public Services/Facilities
- Transportation/Circulation

The final MEIR for the Pacific Highlands Ranch Specific Plan (LDR No. 96-7918/SCH No.

97111077) identified significant unmitigated impacts relating to land use, traffic, landform alteration, biological resources (wetlands and native grasslands), and cumulative impacts associated with downstream water quality, air quality, landform alteration and visual character, agricultural land and mineral resources.

Land Use, MHPA Boundary Line Adjustment, Cultural Resources, Natural Resources, Air Quality, and Water Conservation issues were also considered and discussed in the Initial Study but determined to not have a significant effect on the environment and no mitigation was required

Circulation

The circulation system for Pacific Highlands Ranch Units 17-22A includes Carmel Valley Road, internal public streets, public alleys and private driveways (Attachment 15). As recommended by the Subarea Plan, the street system for the proposed project serves, in concert with pedestrian linkages, to frame the community and provide visual clarity and a sense of orientation.

The project includes Carmel Valley Road, Street "A", Street "B", Street "C", Street "E", Rancho Santa Fe Farms Road, local streets and private driveways. Carmel Valley Road is a major street bisecting the Pacific Highlands Ranch Subarea providing direct access to SR-56. Street "A", Street "B", Street "C", Street "E" and Rancho Santa Fe Farms Road are collector streets connecting local streets and private driveways to Carmel Valley Road. Traffic signals would be provided at the intersections of the collector streets with Carmel Valley Road.

The Pacific Highlands Ranch project is estimated to generate 7,680 average daily trips. The project is subject to the Pacific Highland Ranch/Subarea III Transportation Phasing Plan. The proposed project will not result in any significant traffic impacts on the surrounding roadway network with the completion of the required transportation improvements to the satisfaction of the City Engineer.

Open Space

As recommended by the Subarea Plan, the Multiple Habitat Preservation Area (MHPA) provides the open space backbone for Pacific Highlands Ranch. Consistent with the Subarea Plan recommendations, the development of Units 17-22A will preserve 42.22-acres as open space within the MHPA.

Multiple Species Conservation Program

The project includes a Multiple Habitat Preservation Area (MHPA) boundary adjustment to remove 1.55 acres from the MHPA and add 7.65 to the MHPA based on site specific engineering. Overall, the MHPA will increase in size by 5.85 acres. By adding 1.30 acres of southern maritime chaparral (Tier I), 0.03 acres of chaparral (Tier III) and 4.52 acres of disturbed/ruderal land (Tier IV) to be included in the MHPA, the boundary adjustment will increase the size of the MHPA. As part of the MHPA adjustment, the 4.52 acres of disturbed/ruderal adjusted into the MHPA will be revegetated with a 5-year program, in accordance with the Master Restoration Plan for Pacific Highlands Ranch. The MHPA adjustment meets the six functional equivalency findings required for all adjustments. The proposed adjustment was approved by the Fish and Wildlife Service and Department of Fish and Game at the June 9, 2004 MHPA adjustment meeting.

Project-Related Issues

During the review of the proposed project several minor issues were identified by staff's review of the plans. However, these issues were resolved by providing additional information or through revisions to the plans. No major redesign of the proposed project was required to formulate the present staff recommendation. All issues raised by staff's review have been resolved in accordance with all City Policies and regulations.

Energy Efficiency

The proposed project will incorporate many design elements to improve energy efficiency in the design, construction and use of the housing units. The use of impervious surfaces will be limited to reduce the heat island effects and urban runoff. Homebuyers will be provided with energy saving options to increase the efficiency of the homes.

Water Quality

The Master Environmental Impact Report (MEIR) identified temporary water quality impacts associated with increased sedimentation from grading, and long-term impacts from runoff over impervious surfaces at project completion. Short-term construction impacts will be mitigated through implementation of a Storm Water Pollution Prevention Plan (SWPPP) which requires erosion and sedimentation features such as straw logs, silt fences, and hydroseeding to be placed adjacent to and in areas being actively graded. Long term discharge of residential urban pollutants such as pesticides, herbicides, fertilizers, heavy metals, grease and oil will be managed via collection into public storm drains, routing through dissipation devices, and holding water in seven detention basins within the MHPA. The basins would clean the water by allowing settlement of particles and reducing pathogens via solar exposure. Water discharge, through evaporation or water filtering through the soil bottom, will provide ground water recharge and wildlife habitat enhancement. The detention basins will be owned and maintained privately. Access to these facilities will take place using existing trails. The basins will be monitored and maintained by the applicant using a City approved program. Direct impacts to water quality

from erosion, sedimentation, and urban runoff during and after development will be mitigated through these measures to below a level of significance.

The proposed project is subject to the requirements for erosion control in the City's Grading Ordinance and the federal Clean Water Act. Conformance with the Clean Water Act would be established through compliance with the requirements of the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. For this permit, the SWRCB issued Order No. 99-08-DWQ, "Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction Activity." To comply with the NPDES permit, the applicant, at the time of submitting for a construction permit, must file a Notice of Intent with the SWRCB. Compliance requires conformance with applicable best management practices (BMPs) and development of a Storm Water Pollution Prevention Plan (SWPPP) and monitoring program. When construction is completed, the applicant must file a Notice of Termination with the SWRCB. For the management of storm water, the City of San Diego must comply with the Regional Water Quality Control Board's National Pollutant Discharge Elimination System (NPDES) Permit No. CA 0108758, which consists of wastewater discharge requirements for storm water and urban runoff. In compliance with Permit No. CA 0108758, a BMP Program for Storm Water Pollution Control has been created. BMPs appropriate to the characteristics of the project may be employed to reduce pollutants available for transport or to reduce the amount of pollutants in runoff prior to discharge to a surface water body.

Potential impacts to water quality associated with runoff from the impervious surfaces created by the implementation of the Pacific Highlands Ranch, Units 17-22A development also required examination. An increase in the amount of hardscape associated with the development would allow streets and structures to contribute to increased sediment transport. Specific uses that would handle, store, or use hazardous or toxic substances are not proposed. Urban runoff would contain hydrocarbons from street surfaces and fertilizer, herbicide, and pesticide residues from irrigation water runoff from landscape areas. These potential pollutants contained in the urban runoff could contribute to a regional, cumulative impact to water surface bodies in the area and could pose a particular threat to water quality in San Dieguito Lagoon located northwest of Pacific Highlands Ranch.

A SWPPP would be filed addressing construction and post-construction BMPs and storm water requirements in accordance with state and federal guidelines. Best Management Practices addressing water quality control measures include the prevention of erosion or sedimentation build up, source control measures for fuel and lubricants used during construction and post-construction use of fertilizers, pesticides, or other pollutants, the maximization of porous surfaces in developed areas, and good maintenance practices.

CONCLUSION

The proposed Pacific Highlands Ranch Units 17-22A project conforms to the land use density, land use designation and design guidelines specified of the Pacific Highlands Ranch Subarea III Plan. The project provides the required pedestrian scale improvements and connections to other existing developments, and is compatible with surrounding planned developments. Findings required to approve the project are included in draft resolutions (Attachments 16 and 17). Draft conditions of approval have been prepared for the project (Attachments 17 and 18).

ALTERNATIVES

1. Approve Pacific Highlands Ranch Subarea Plan Amendment and Pacific Highlands Ranch Units 17-22A project; including Street Vacation No. 126273, Vesting Tentative Map No. 4653, Planned Development Permit No. 4651 and Site Development Permit No. 4652, with modifications.
2. Deny Pacific Highlands Ranch Subarea Plan Amendment and Pacific Highlands Ranch Units 17-22A project; including Street Vacation No. 126273, Vesting Tentative Map No. 4653, Planned Development Permit No. 4651 and Site Development Permit No. 4652, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Marcela Escobar-Eck
Deputy Director, Project Management Division
Development Services Department

John S. Fisher
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Subarea Plan Amendment text
5. Existing Subarea III Land Use Plan, Exhibit 2-1
6. Proposed Subarea III Land Use Plan, Exhibit 2-1
7. Subarea Plan Exhibit 4-2; Interchange Alignment
8. Subarea Plan Exhibit 4-3; Circulation Map
9. Subarea Plan Exhibit 4-9; Street Section Locations
10. Subarea Plan Exhibit 4-11; Regional Trail system

11. Subarea Plan Exhibit 5-2; Circulation Bridges and culverts
12. Subarea Plan Exhibit 8-1; Coastal Zone
13. Affordable Housing Program
14. Community Planning Group recommendation
15. Vesting Tentative Map
16. Draft Permit resolution with findings
17. Draft Subdivision resolution and map conditions
18. Draft Planned Development Permit No. 4651/Site Development Permit No. 4652
19. Reduced Project Plans, 81 sheets (Available under separate cover)
20. Ownership Disclosure Statement
21. Project Chronology
22. Project Data Sheet

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