

## **CHAPTER 6 COMMUNITY PLAN CONFORMANCE**

The Unit Seven Precise Plan is based on the goals and proposals set out in the Carmel Valley Community Plan. Throughout this precise plan document, references are made to the Community Plan -- how the precise plan conforms, where minor modifications are introduced, and what the precise plan specifies in greater detail than the Community Plan. This chapter addresses the conformance of the Unit Seven Precise Plan to the Community Plan on a general or conceptual basis.

### **CARMEL VALLEY GOALS**

The Carmel Valley Community Plan sets forth five broad goals to guide urbanization in the Carmel Valley Community. These goals are stated below, along with a brief discussion of compliance by this precise plan.

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

Development Unit Seven will contain housing in the density ranges specified in the Community Plan. A wide variety of housing product types are anticipated, yielding a choice of residential lifestyles and prices. The community facilities will attract and serve a diverse population and provide equally for all residents. An internal transportation system linked to the community-wide network will ensure mobility and access to all parts of the neighborhood and the community.

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

Development Unit Seven constitutes one complete, identifiable neighborhood unit of Carmel Valley, while contributing to the identity and sense of self-containment of the overall community. The precise plan establishes a sense of neighborhood identity, both functionally and aesthetically. The perimeter arterials and open space preserve create a distinct development area which sits above Gonzales Canyon and the San Dieguito Valley. Access to the unit by vehicular traffic is restricted to limited entrances, while the collector system provides internal access to the various residential projects and community facilities. Unit Seven will tie to other community elements through circulation linkages, streetscape design, and visual and functional connections with community facilities, especially the town center.

3. "To preserve the natural environment."

Residential and facilities development in Unit Seven is concentrated in the developable portions of the precise plan area. The northern natural open space area preserves existing canyons, slopes, and native vegetation. Several overlook

areas blend into the natural open space to be preserved. The grading concept maximizes view opportunities while preserving the overall landform and contours artificial slopes to create a natural appearance at community interfaces.

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

Unit Seven establishes an internal, neighborhood-oriented circulation system with restricted gateways linked to the community-wide circulation network. Auto, bicycle, and pedestrian path systems not only provide access from residential areas to community and neighborhood facilities, but also extend to activity nodes, such as the town center, employment center, and future transit terminal. The internal collector streets system is designed to provide a visually enhanced street scene which is punctuated by neighborhood open spaces, view outlooks, and a nonstandardized parkway treatment.

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

The precise plan provides for the installation of public facilities by property owners as required for residential development. Financing of an adequate circulation system and necessary public facilities is described in the Public Facilities Financing Plan and a phasing program for Neighborhood Seven is outlined.

## **PRECISE DEVELOPMENT PLAN CRITERIA**

The Carmel Valley Community Plan provides guidelines for the contents and preparation of precise plans for development units. These guidelines are restated below, followed by a brief discussion of compliance by this precise plan.

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

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

2. "The precise plan must "illustrate the complete circulation system, including local streets and transit, and further indicate how the system will relate to the total Carmel Valley circulation system."

Chapter 3 describes the planned network of street and transit routes and their ties to the total Carmel Valley system.

3. The precise plan must "illustrate a system of separate bicycle and pedestrian pathways linking the neighborhood center with the residential areas and open space system and also illustrates how these pathways can link to the town center."

Chapter 3 outlines the bicycle system and pedestrian path network linking neighborhood and community facilities with residential areas within the precise plan area. Connections to the community-wide bike and pedestrian path systems and special bike/pedway features are integrated with plan proposals.

4. The precise plan must "contain data describing the housing balance projected regarding the quantity and/or proportion of low and moderate income housing, as well as a plan describing efforts to be made to maintain an ethnic and racial balance."

The land use element addresses residential location and mix, as well as efforts in Unit Seven to contribute to community-wide housing balance.

5. The precise plan must "contain a detailed design plan for the layout of the neighborhood center including shopping area and uses, neighborhood school and park; the City and local school district must agree to the sites and design of the facility."

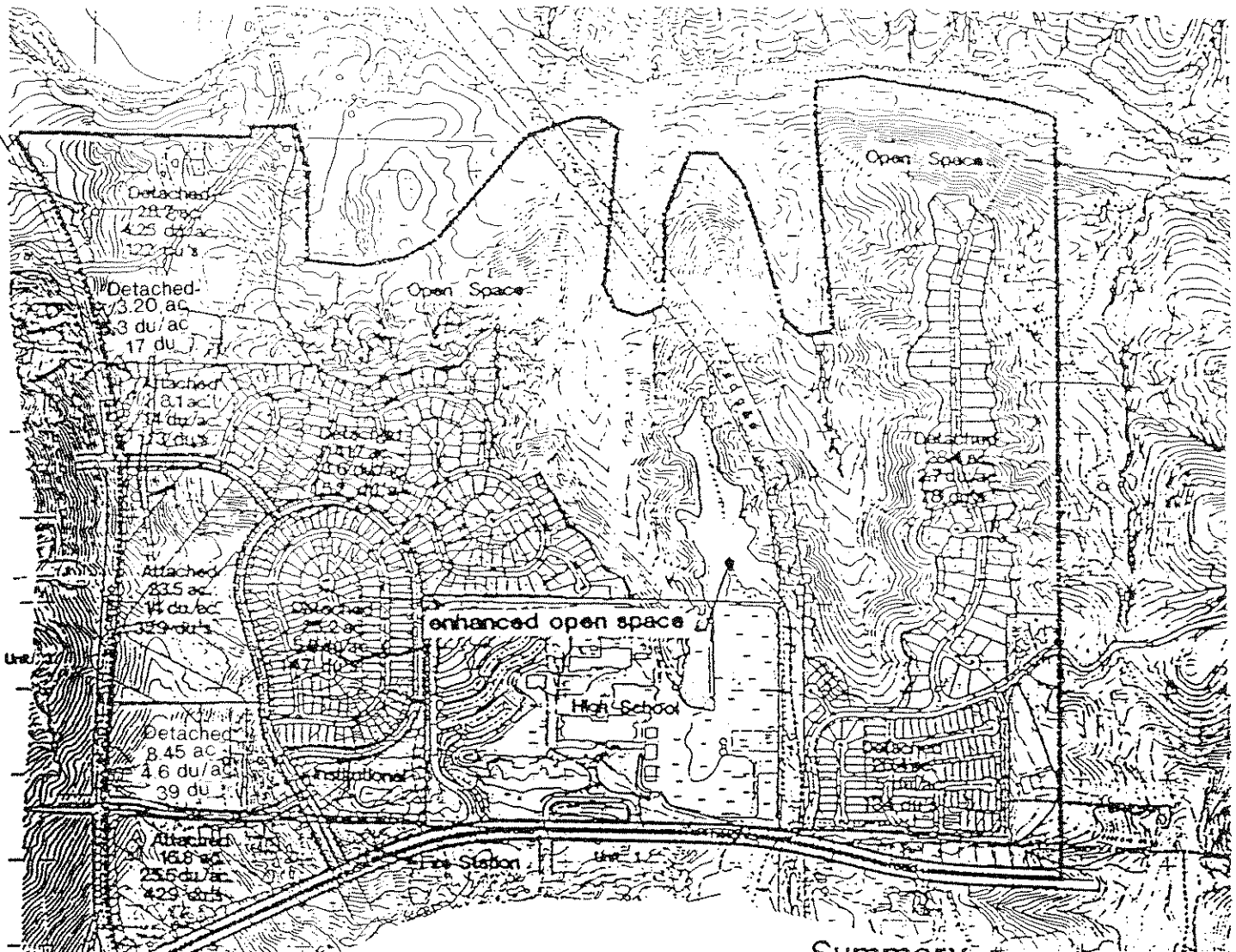
This guideline is not applicable to Unit Seven, since neighborhood facilities -- elementary school, neighborhood park, and neighborhood shopping -- are located nearby in Unit Three and the Town Center in Unit 9. No elementary school is provided, pursuant to the School Facilities Master Plan. No neighborhood shopping center was proposed in Unit Seven by the Community Plan. Although the City has determined that neighborhood parks in Unit Three and Four adjacent areas will adequately serve the area, an enhanced open space area has been located just north of the high school.

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

Chapter 5 outlines the phasing and financing of public facilities to be provided through the Public Facilities Financing Plan.

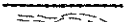
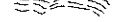



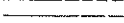


7. The precise plan must "contain an environmental impact statement."










The environmental impact report for Unit Seven accompanies this document.



Summary

Legend

- unit 7 boundary 
- existing contours 
- proposed contours 
- major slopes 
- utility easements 
- bicycle lane 
- pedestrian path 
- bicycle/ped. path 

Land Use	Acres	DU's
 detached	162.1	701
 attached 8.5 - 14 du/ac	26.7	355
 attached 15 - 29 du/ac	29.9	699
Total Residential		1755
 high school	60.0	-
 fire station	1.7	-
 institutional	6.2	-
 open space	189.3	-
 enhanced open space	7.0	-
 primary arterial & collector	18.1	-
Total Plan		1755

**PRECISE PLAN**  
**CARMEL VALLEY: UNIT 7**

Panden  
Construction  
Company

Project  
Design  
Consultants

