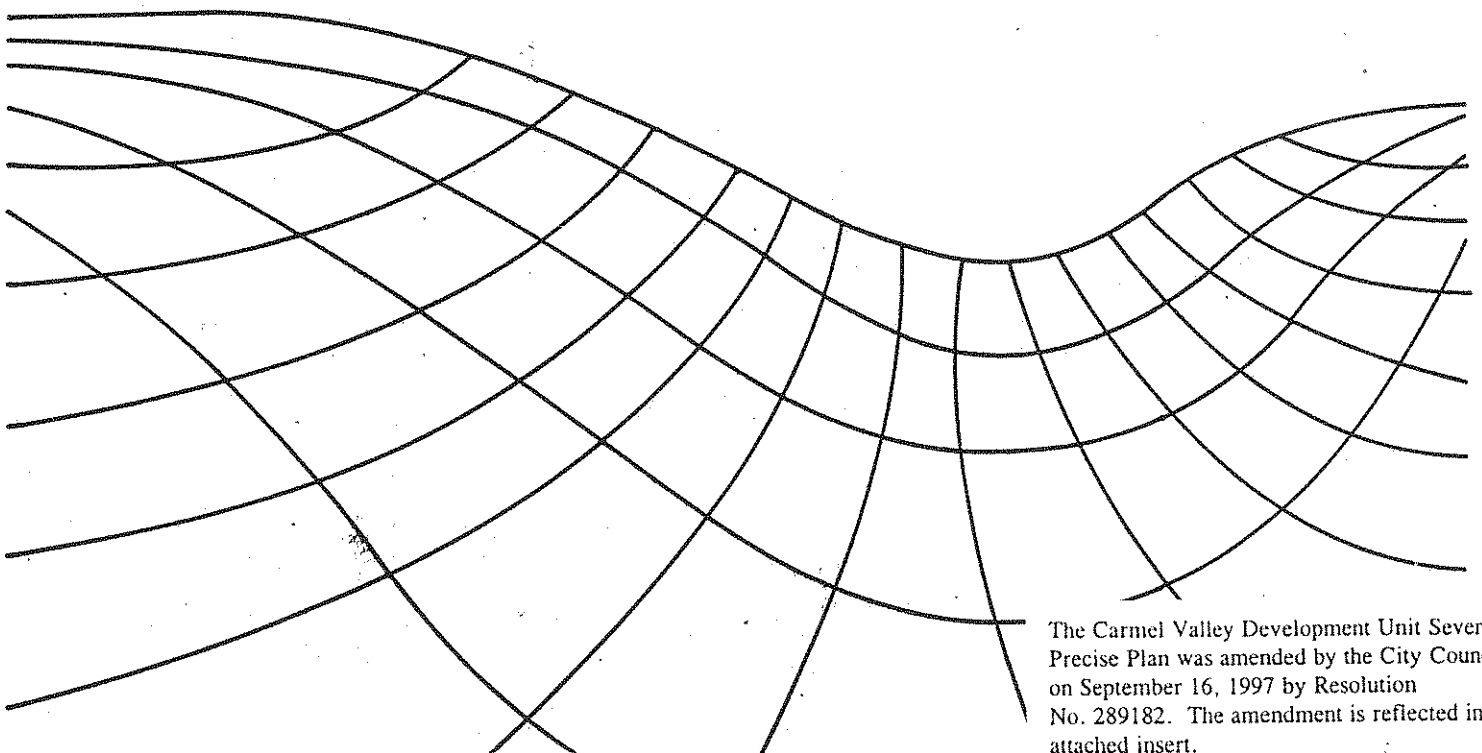


precise plan
carmel valley
development unit seven

4-15-97



The Carmel Valley Development Unit Seven Precise Plan was amended by the City Council on September 16, 1997 by Resolution No. 289182. The amendment is reflected in the attached insert.

CARMEL VALLEY
NEIGHBORHOOD 7 PRECISE PLAN
CHRONOLOGY

September 8, 1983: The Planning Commission certified Environmental Impact Report No. 82-0714 for the Neighborhood 7 Precise Plan - Resolution No. 4522.

The Planning Commission recommended approval of the Neighborhood 7 Precise Plan - Resolution No. 4514.

October 18, 1983: The City Council certified Environmental Impact Report No. 82-0714 for the Neighborhood 7 Precise Plan - Resolution No. 259453.

The City Council adopted the Carmel Valley Development Unit Seven Precise Plan, as recommended by the Planning Commission - Resolution No. 259451.

March 16, 1989: The Planning Commission certified Environmental Mitigated Negative Declaration No. 88-0417/88-0970 - Resolution No. 0373.

The Planning Commission recommended approval of an amendment to the Neighborhood 7 Precise Plan to redesignate a special use site to enhanced open space and two canyon areas from residential to natural open space - Resolution No. 0374.

April 24, 1989: The City Council certified Environmental Negative Declaration No. 88-0417/88-0970 - Resolution No. 273208.

The City Council adopted the Neighborhood 7 Precise Plan Amendment, as recommended by the Planning Commission - Resolution No. 273209.

January 1997

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ATTACHMENT

Precise Plan Map

CHAPTER 1 INTRODUCTION

PRECISE PLAN LOCATION

Development Unit Seven is situated in the north central portion of the Carmel Valley Community, a planned community within the City of San Diego. Its boundaries are generally defined by the northern limits of the Community Plan on the north; Neighborhood 4-A on the east; the alignment of Del Mar Heights Road on the south; and the alignment of El Camino Real on the west. Gonzales Canyon and the San Dieguito Valley are situated to the north.

Nearby communities include Del Mar to the west, Solana Beach and Rancho Santa Fe to the north, and La Jolla to the southwest. The Pacific ocean is approximately 2.5 miles to the west.

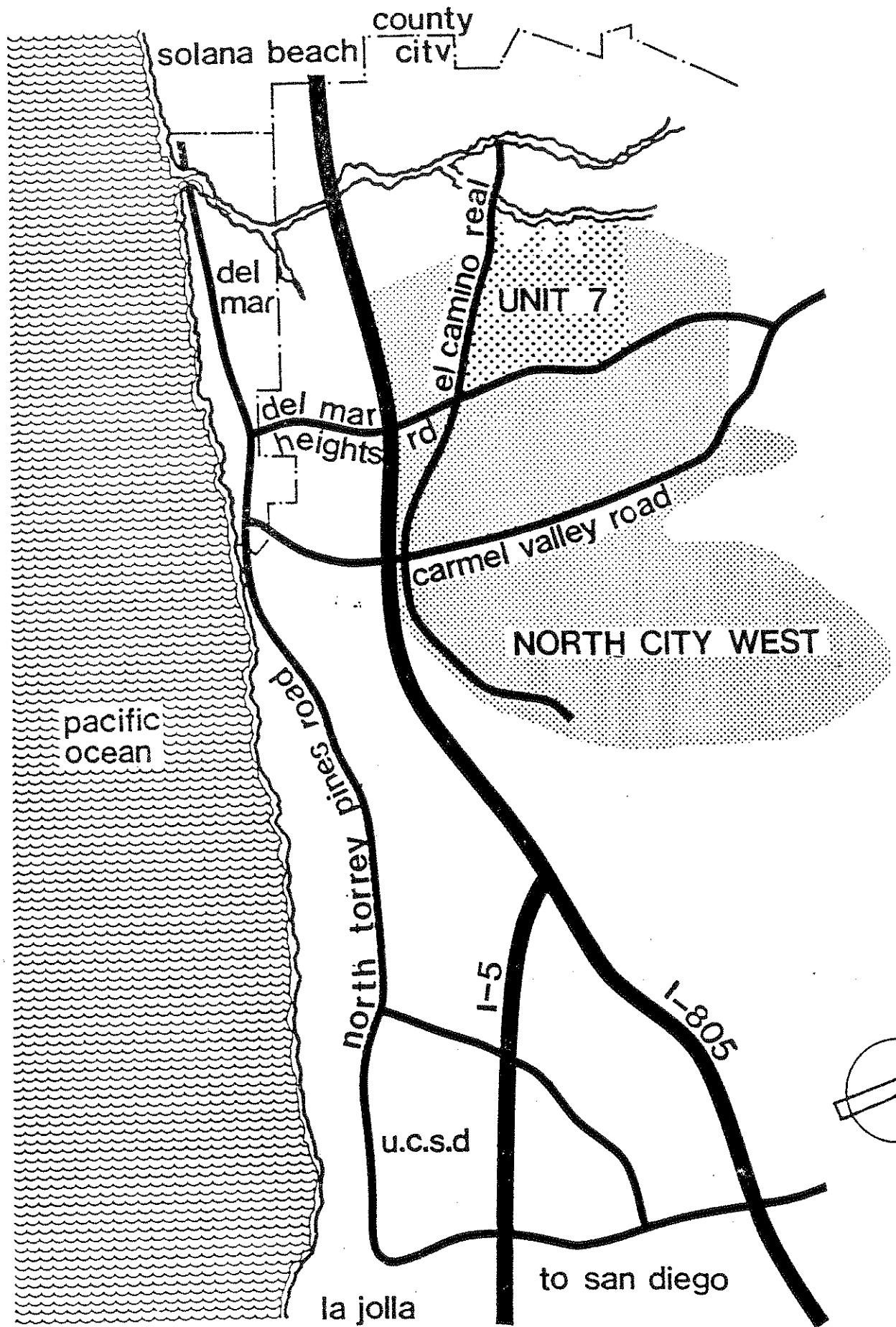
Figure I depicts the subregional location of the Unit Seven precise plan area, which encompasses an area of roughly 500 acres.

COMMUNITY PLANNING CONTEXT

In 1975, the San Diego City Council adopted the Carmel Valley Community Plan. The plan calls for the orderly development of residential, commercial, industrial, and public support uses on 4,286 acres of land. The plan, projecting an ultimate population of 40,200, was developed in accordance with the General Plan for the City of San Diego.

The Carmel Valley Community Plan was prepared as a development guide for a planned new community, based on City urbanization policies. A phased development program was incorporated into the plan, in order to ensure the timely provision of adequate public facilities. The five general goals stated in the Community Plan summarize the overall planning approach.

1. To establish a physical, social and economically balanced community.
2. To establish self-containment and feeling of community identity among the future residents of Carmel Valley.
3. To preserve the natural environment.
4. To establish a balanced transportation system which is used as a tool for shaping the urban environment.
5. To establish realistic phasing of development within the community based on maximum utilization of the privately-financed public facilities.



1

LOCATION MAP

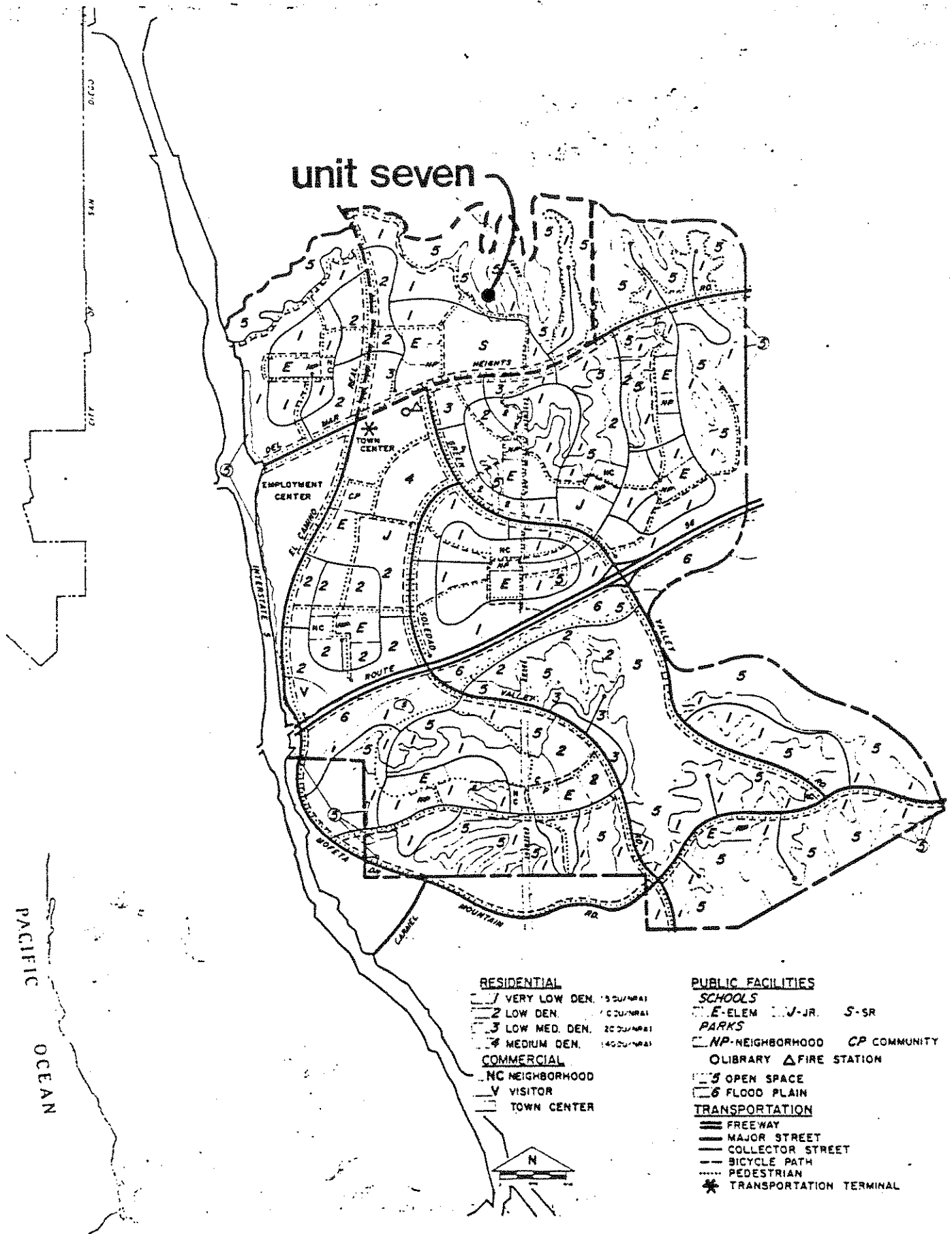
The Community Plan calls for the preparation of precise plans for neighborhoods or development units identified within the community. The terms neighborhood and development unit are used interchangeably throughout this text to denote the various plan areas as identified within the Community Plan. Each precise plan is required to specify development proposals within the framework of concepts and guidelines provided by the Community Plan. The content of each precise plan is described in the Community Plan, as follows:

- The development unit precise plan must be in general conformance with the Carmel Valley Community Plan project objectives and proposals in terms of overall density, neighborhood concept, major open space delineation, and major and collector street patterns;
- Illustrate the complete circulation system, including local streets and transit, and further indicate how the system will relate to the total Carmel Valley circulation system;
- Illustrate a system of separate bicycle and pedestrian pathways linking the neighborhood center with the residential areas and open space system and also illustrate how these pathways can link to the town center;
- Contain data describing the housing balance projected regarding the quantity and/or proportion of low and moderate income housing, as well as a plan describing efforts to be made to maintain an ethnic and racial balance;
- Contain a detailed design plan for the layout of the neighborhood center, including shopping area and uses, neighborhood school and park; the City and local school district must agree to the sites and design of the facility;
- Illustrate the timing of necessary public facilities through the assessment district and fees approach to serve the development; and
- Contain an environmental impact statement.

To date, the City has adopted ten precise plans including Neighborhood 7 for development within Carmel Valley. The City Planning Commission authorized the initiation of precise planning efforts for the area lying northerly of Del Mar Heights Road on April 10, 1980. The Community Plan phasing plan indicates that Development Unit Seven lies predominantly in Phase 1, with northern areas falling within the transitional area between Phase 1 and 2 and the eastern segment lying within Phase 2.

Figure 2 indicates the location of the Unit Seven planning area in relationship to the Community Plan; Figure 3 shows the relationship of Unit Seven to the neighborhood precise plans.

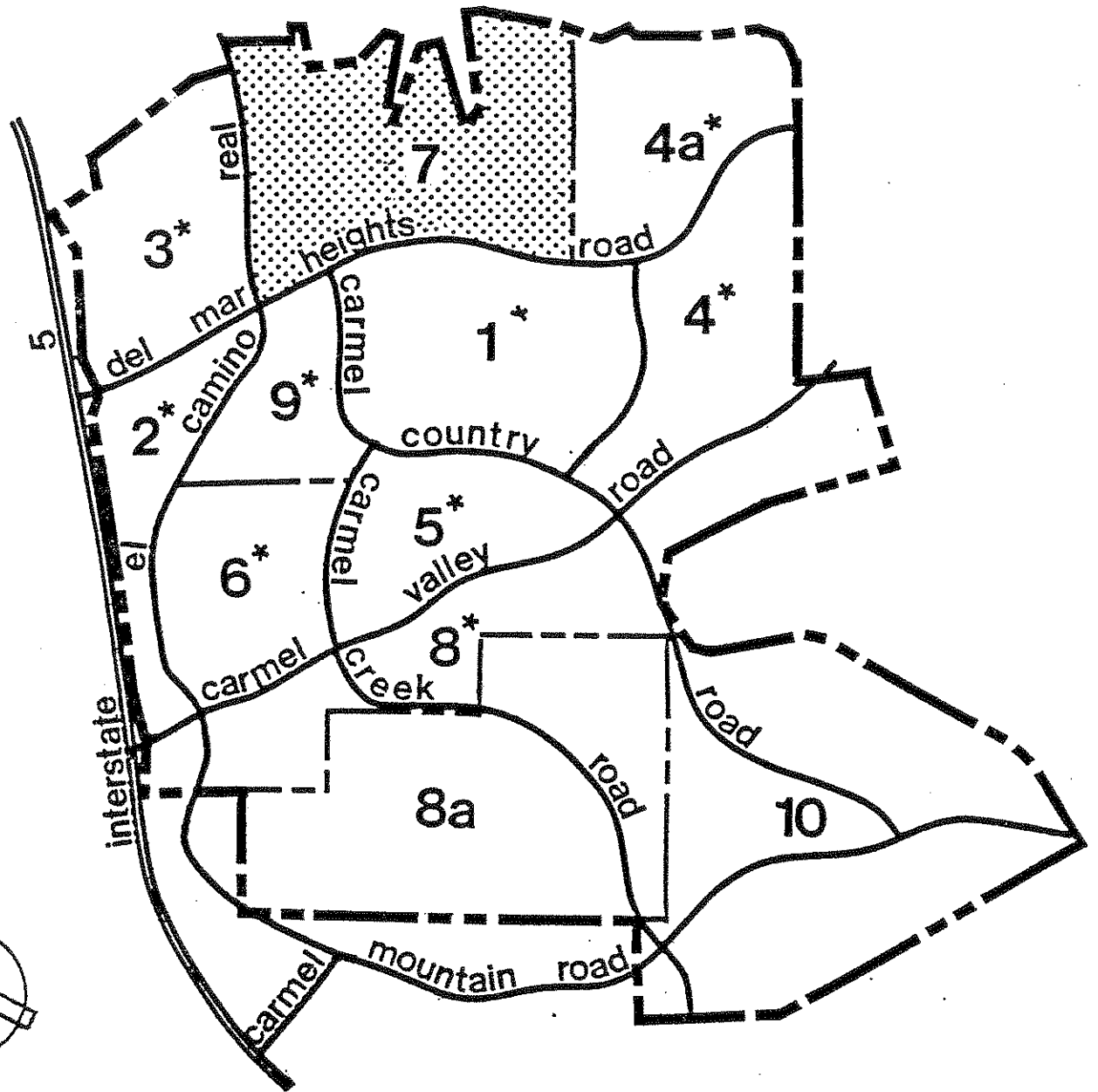
unit seven



- RESIDENTIAL**
- 1 VERY LOW DEN. (30 DU/AC)
 - 2 LOW DEN. (70 DU/AC)
 - 3 LOW MED. DEN. (200 DU/AC)
 - 4 MEDIUM DEN. (140 DU/AC)
- COMMERCIAL**
- NC NEIGHBORHOOD
 - V VISITOR
 - TOWN CENTER

- PUBLIC FACILITIES**
- SCHOOLS**
- E-ELEM
 - J-JR.
 - S-SR
- PARKS**
- NP-NEIGHBORHOOD
 - CP COMMUNITY
 - O LIBRARY
 - Δ FIRE STATION
- 5 OPEN SPACE**
- 6 FLOOD PLAIN**
- TRANSPORTATION**
- FREEWAY
 - MAJOR STREET
 - COLLECTOR STREET
 - BICYCLE PATH
 - PEDESTRIAN
 - * TRANSPORTATION TERMINAL

2 NORTH CITY WEST COMMUNITY PLAN



* previously approved Precise Plans

3 PRECISE PLAN DEVELOPMENT UNITS

PRECISE PLAN PROCESS

As illustrated in the Figure 4 diagram, the Unit Seven Precise Plan constitutes but one step in City approval of development in Unit Seven. While based on the Carmel Valley Community Plan, the adopted precise plan itself becomes the basis for reviewing subsequent development plans, subdivisions, and other permits. Companion documents to the precise plan include the Planned District ordinance and the Unit Seven Environmental Impact Report (EIR). The ordinance establishes the procedures and standards for City review of development plans and establishes zoning controls. The EIR cites the existing conditions in the precise planning area, anticipated impacts of development under the precise plan, and mitigation measures.

The Carmel Valley Public Facilities Financing Plan and the School Facilities Master Plan are also applicable to the implementation of the precise plan. The Financing Plan will provide for phased financing, development, and maintenance of the public infrastructure serving Unit Seven. The School Facilities Master Plan deals with the future provision of educational facilities in the community.

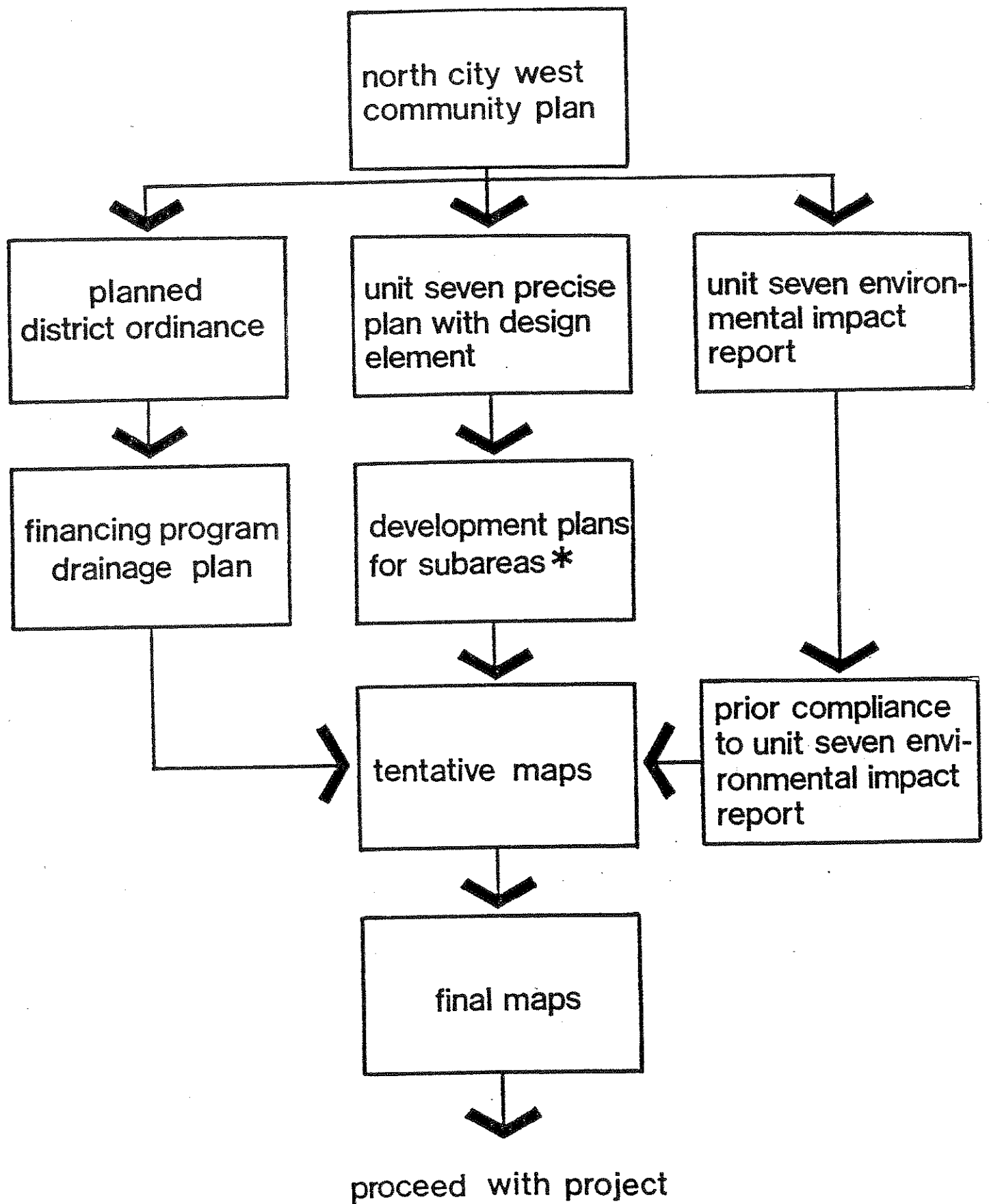
PRECISE PLAN SETTING

The Unit Seven precise plan contains approximately 501 acres bounded by El Camino Real on the west; relatively steep sloping canyons on the north and Neighborhood 4-A on the east; and Del Mar Heights Road on the south. Torrey Pines High School, a private school, and an estimated 12 residences contained within relatively small ownerships existed prior to this Precise Plan. A small area northwesterly of El Camino Real lies within the California Coastal Zone.

Site Analysis

Figure 5 provides a generalized indication of topographic conditions, site features and view opportunities.

The entire site has an elevation difference of roughly 260 feet±, measured from the lowest area lying adjacent to El Camino Real in the northwestern sector of the planning area to the high point east of the high school. Topographically, the planning area is characterized by eroded ridges. On the west, sloping terrain generally falls westerly to drainage courses extending along El Camino Real. The highest elevations occur along the canyon rims and the western property line of Torrey Pines High School. Along this high ground minor, east to west ridges, in combination with drainage swales, form intermittent, concave landforms. One channel has deeply eroded the surface.



*Plans for attached units may follow tentative map.

legend

(a) archeological site

↑ positive views

▲ negative views

▬ ridge

⋈ swale

●●● existing trees

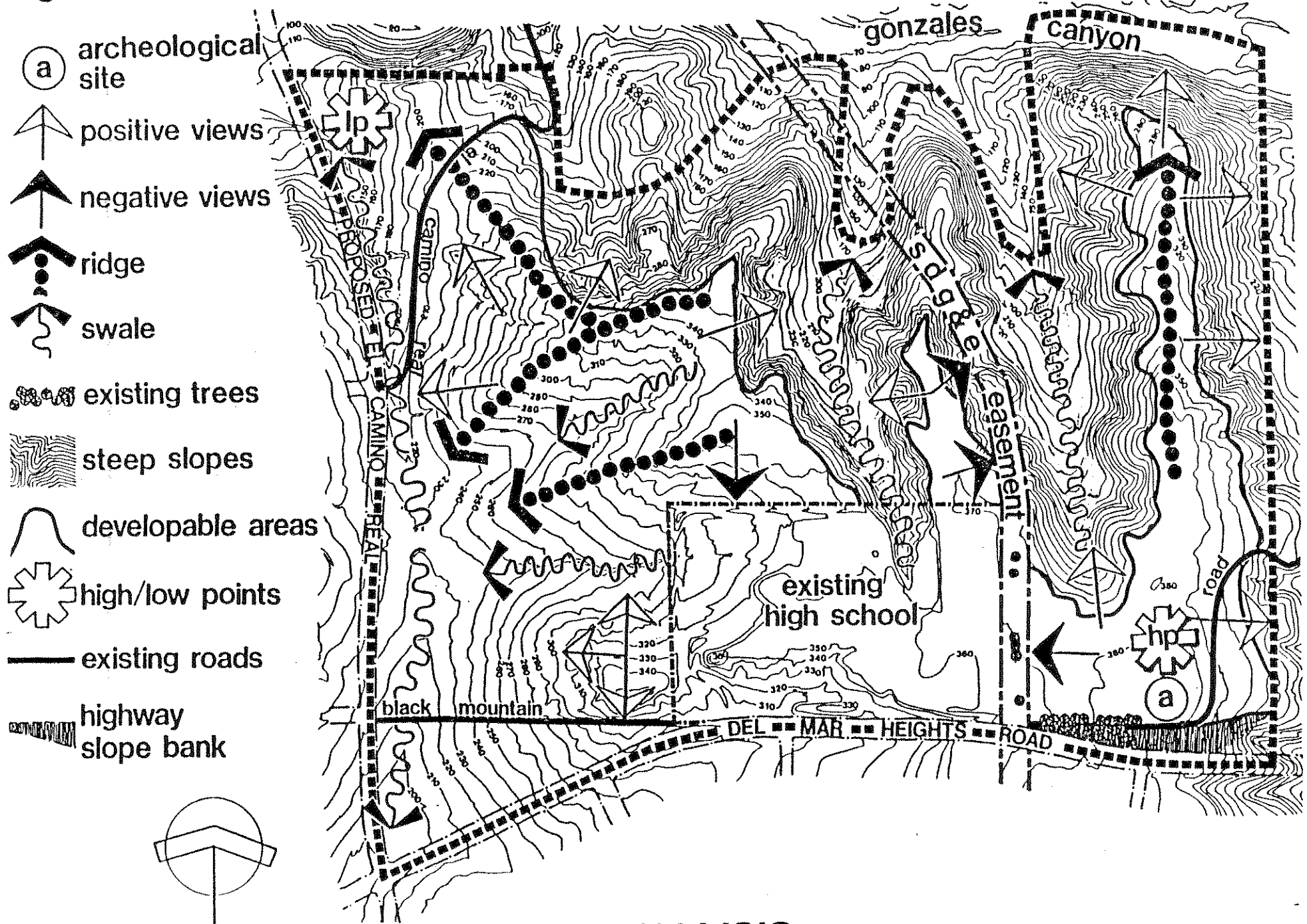
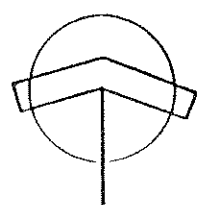
▨ steep slopes

⌒ developable areas

✳ high/low points

— existing roads

▨ highway slope bank



SITE ANALYSIS

Lands easterly of the high school are characterized by narrow, flat ridges extending toward Gonzales Canyon. Steep canyon slopes extend down to canyons flanking the east edge of the planning area and to canyons draining northerly to Gonzales Canyon.

Landforms offer significant view opportunities. Ridge tops and canyon rims on the north offer panoramic views of the ocean, river valleys, canyon open spaces, and hills and mountain ranges beyond. Higher elevations westerly of the high school can afford selective views of open spaces to the north and background vistas of rolling hills to the south as well as neighborhood overlooks. "Negative" views result from exposures to power lines within the San Diego Gas and Electric easement and the high school parking lot.

Vegetation is characterized by coastal sage scrub. Hedgerows of eucalyptus trees occur along the high school and along a segment of Black Mountain Road easterly of the high school.

A unique archaeological site occurs in the southeastern sector of the area. While the site will not prevent ultimate development, the EIR provides several mitigation measures.

Key Development Factors

Figure 6 indicates other conditions which have necessarily shaped design and development proposals:

- Circulation linkages to Development Unit Three to the west, and Development Unit One and the future town center to the south.
- A request by the San Dieguito High School District to provide a second access to the high school parking lot and a linkage to El Camino Real.
- Visual and noise impacts immediately adjacent to the high school parking lot.
- Future highway noise levels along El Camino Real and the westerly segment of Del Mar Heights Road.
- Small ownership areas on the northwest, southeast, and along Black Mountain Road.
- The need to incorporate the proposed City fire station into the plan.
- Visual impact of the San Diego Gas and Electric easement which also contains a high-pressure gas line and fuel oil pipe.
- A constraint on access to the area east of the high school posed by the elevations of the existing water main and the future alignment of Del Mar Heights Road.

legend



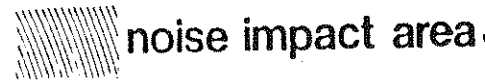
school access



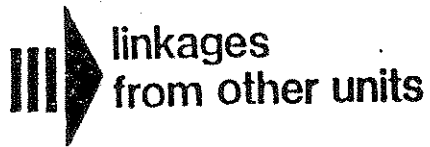
coastal zone



small ownerships



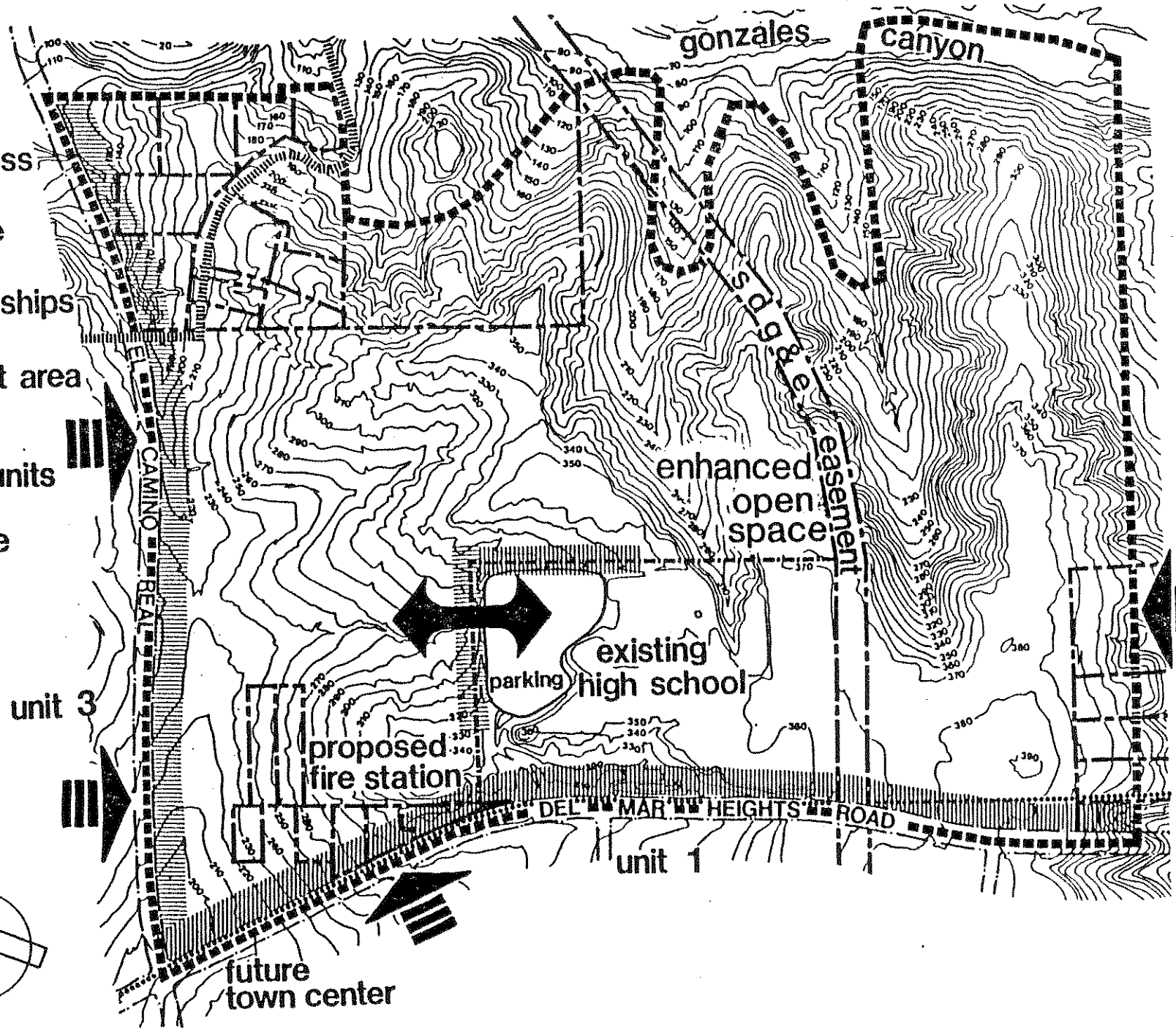
noise impact area



linkages from other units



30' waterline



KEY DEVELOPMENT FACTORS