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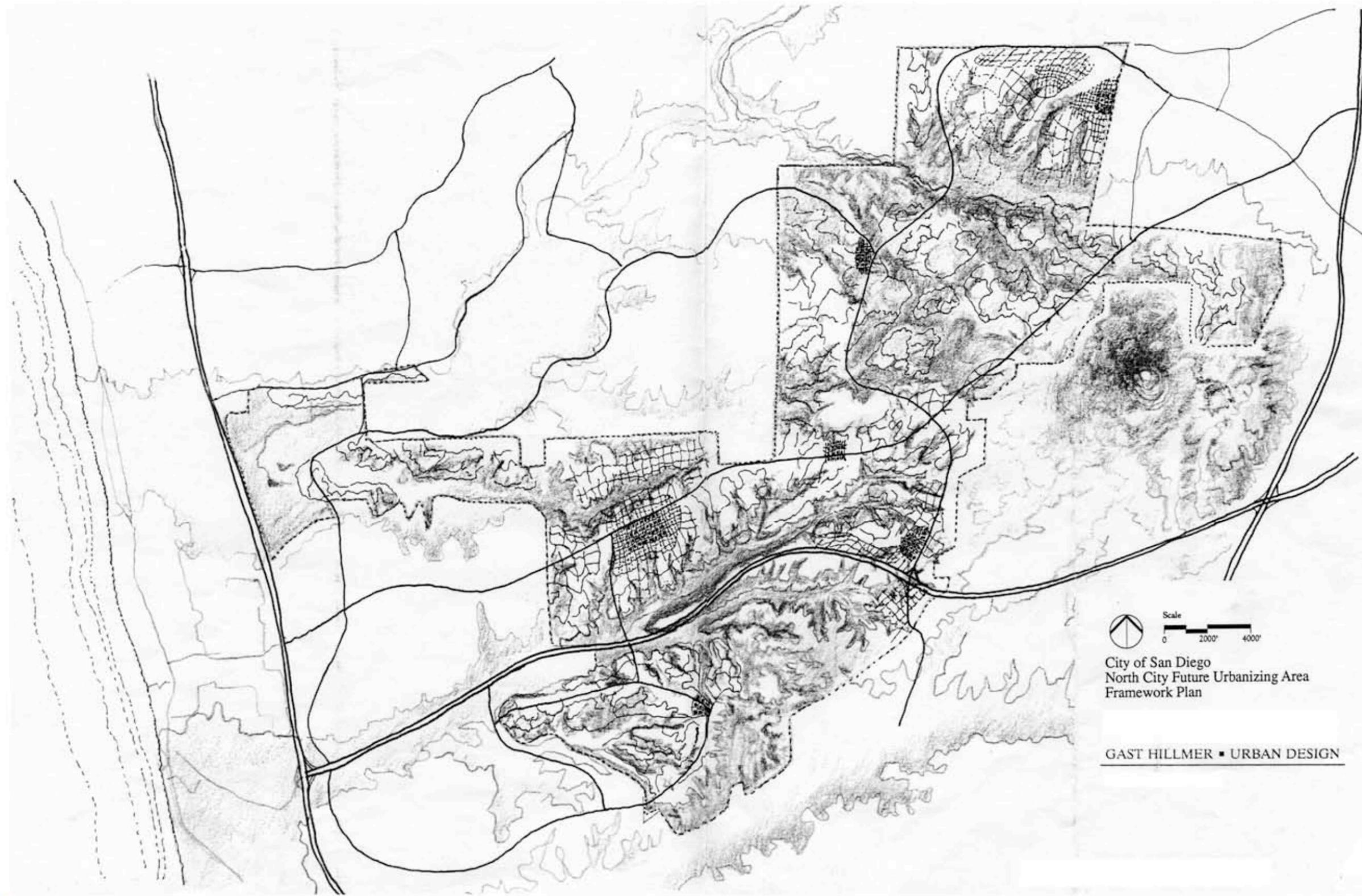
### 3. LAND USE

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The Framework Plan envisions a dramatic change in the NCFUA's land use pattern, introducing urban densities and a wide spectrum of activities. About half of the area's land is to be retained in open space, with most of the remainder in residential use. Higher intensity uses, including mixed-use community cores and employment centers, cover relatively small land areas but will be of great importance in establishing the future identity and function of the NCFUA.

#### 3.1 GUIDING PRINCIPLES: LAND USE

- 3.1a Create a pattern of land use and conservation that is clearly distinguishable from surrounding communities and that fosters appealing and enjoyable neighborhoods and business districts (see **Figure 3-1**).
- 3.1b Incorporate into the NCFUA a permanent environmental tier of open space lands with high natural resource value that function as natural habitat, form connections to surrounding open spaces, and give shape and definition to surrounding built areas. Use natural resources as a foundation for designing the area's land use plan.
- 3.1c Concentrate residential development in specific areas to create compact communities that have an urban character and that include varied types of housing and a range of affordability supported by a mix of shops, services, employment and public activities that can be reached by foot, bicycle and transit.
- 3.1d Designate employment centers in locations that are near shops, services, housing and transportation.
- 3.1e Integrate facilities for non-automobile travel into the NCFUA transportation system, and support alternatives to automobile use through land use and urban design principles.
- 3.1f Limit adverse impacts on surrounding communities by providing needed public facilities within the NCFUA, coordinating planning with surrounding areas, and restricting land use intensity to avoid severe traffic impacts in neighboring communities.
- 3.1g Include in the NCFUA public facilities that will be needed by area residents, in order to meet their needs, to provide for convenience and community identity within the NCFUA and to minimize impacts on services outside of the NCFUA.
- 3.1h Implement Framework Plan principles through preparation of a series of subarea plans that conform to the Framework Plan, provide needed detailed studies, and are coordinated with other planning efforts undertaken by the City, San Diego County, SANDAG and other public agencies.



Scale  
0 2000' 4000'

City of San Diego  
North City Future Urbanizing Area  
Framework Plan

GAST HILLMER • URBAN DESIGN



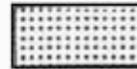
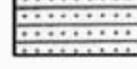
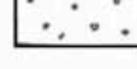
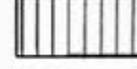
**Framework Plan Concept Sketch**  
North City Future Urbanizing Area Framework Plan

**3-1**  
FIGURE

## 3.2 LAND USE PATTERN

- 3.2a Locate two compact communities with mixed-use cores in the NCFUA. Each compact community is to contain three primary components:
- A Mixed-Use Community Core containing neighborhood retail shops and commercial services, a transit stop, employment, multifamily and group housing, daycare center, restaurants and public facilities.
  - A Core Residential Area containing a mix of housing types with average net densities of 16 dwelling units per acre.
  - A Peripheral Residential Area of primarily single-family dwellings surrounding the core residential area. The peripheral residential areas help support the commercial core and are designed for clear pedestrian, bicycle and auto access to the core.
- 3.2b On areas of level or gently sloping topography, provide limited areas of low-density residential development near local and community mixed-use centers to provide an additional population base to support commercial and public services.
- 3.2c Locate compact communities outside the environmental tier to minimize grading and disruption of natural landforms.
- 3.2d Locate compact communities so that they are served but not disrupted by major transportation facilities.
- 3.2e Establish compact communities of sufficient size to support viable commercial areas.
- 3.2f Provide significant public open space and very low-density development as breaks between the compact communities.
- 3.2g Designate most of the developable land area within the NCFUA for very low-density residential neighborhoods which will create the interface between development and sensitive lands. Very low-density and estate residential neighborhoods are located in areas with the following characteristics: sloping terrain, locations where construction of roads would be difficult without disruption of natural features or major grading of hillsides, and areas where a visual break is needed between higher-density compact communities.
- 3.2h Define commercial recreation as including equestrian facilities, golf courses, sports fields, private clubs, cultural facilities, exercise centers and other compatible activities.

## Compact Community Uses

	<b>Mixed-Use Community Core</b> retail and service office public and semi-public uses residential 32 du/gross acre average (with density bonus, up to 40 du/gross acre)
	<b>Core Residential</b> 11 du/gross acre average (with density bonus, up to 14 du/gross acre)
	<b>Peripheral Residential</b> 7 du/gross acre average (with density bonus, up to 8.7 du/gross acre)
	<b>Low Density Residential</b> 4 du/gross acre average (with density bonus, up to 5.2 du/gross acre)
	<b>Moderately Low-Density Residential</b> 1.6 du/gross acre average (with density bonus, up to 2 du/gross acre)
	<b>Very Low-Density Residential</b> 0.8 du/gross acre average (with density bonus, up to 1 du/gross acre)
	<b>Estate Residential</b> 0.2 du/gross acre average (with density bonus, up to .25 du/gross acre)
	<b>Local Mixed-Use Center</b> local-serving retail public and semi-public uses residential 14 du/gross acre average (with density bonus, up to 17.2 du/gross acre)
	<b>Employment Center</b>
	<b>Service Commercial</b>
	<b>Environmental Tier</b>

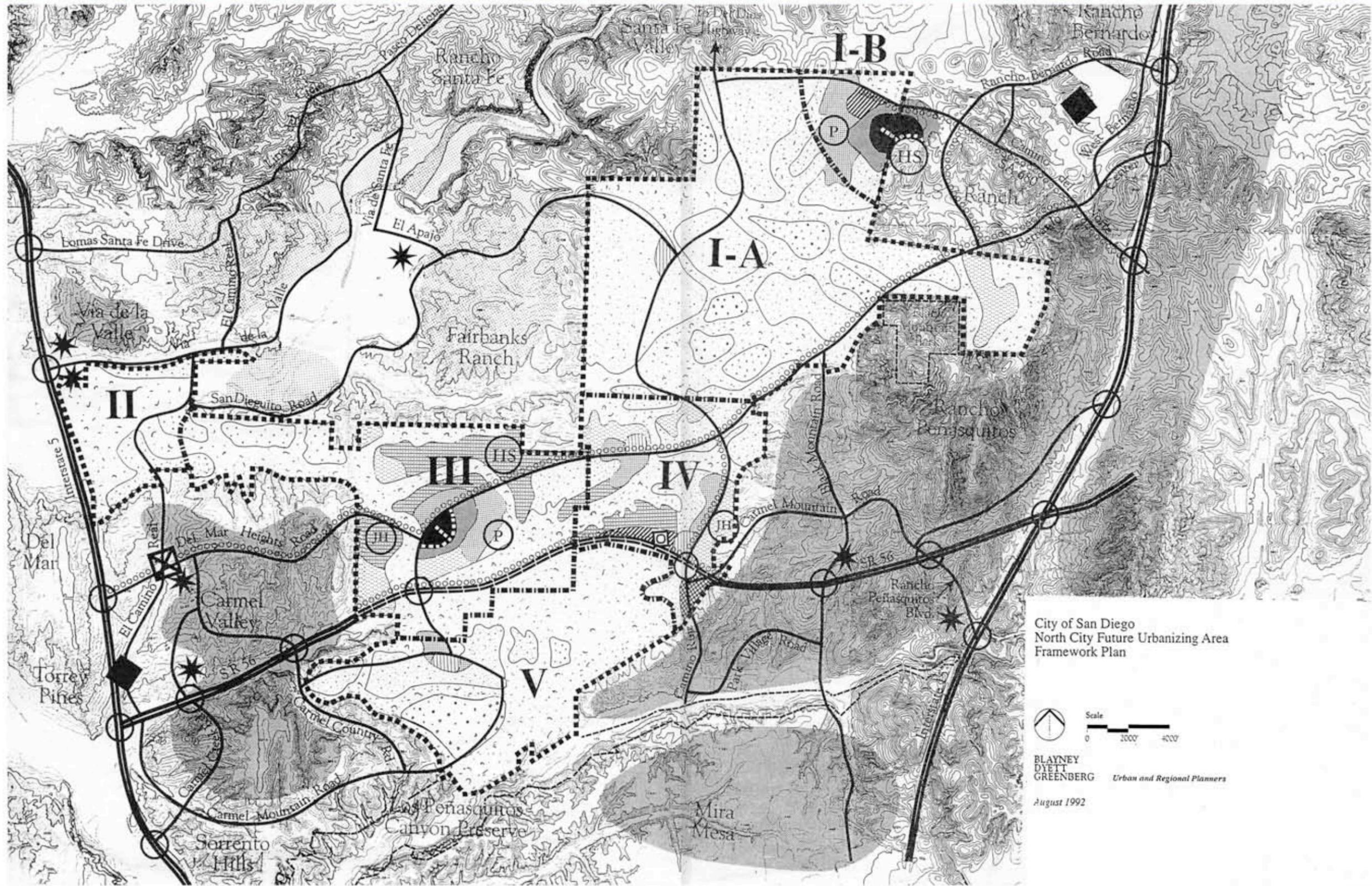
## Circulation Network

	Major Roadway (Generalized Alignment)
	Freeway
	Proposed Freeway
	Interchange
	Transit Emphasis
	Transit Exclusive Right-of Way
	High School
	Junior High/ Middle School
	Community Park
	City Operations Station
	NCFUA Boundary
	Subarea Boundaries
	Retail Center (outside NCFUA)
	Major Employment Center (outside NCFUA)
	Regional Transit Terminal

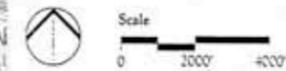


**Draft Framework Plan Diagram Legend**  
North City Future Urbanizing Area Framework Plan

**3-2**  
FIGURE



City of San Diego  
North City Future Urbanizing Area  
Framework Plan



BLAYNEY  
DYETT  
GREENBERG  
Urban and Regional Planners

August 1992

### Draft Framework Plan Diagram

**3-3**

North City Future Urbanizing Area Framework Plan

FIGURE



### 3.3 FRAMEWORK PLAN DIAGRAM

Future land uses and transportation corridors in the NCFUA are depicted on the Framework Plan diagram, **Figure 3-3**. The diagram, in combination with text and tables throughout this document, comprises the Framework Plan. Neither the diagram nor the text can be interpreted alone.

The Framework Plan diagram depicts the generalized location and distribution of land uses and shows general alignments for major streets and transit routes. The land use categories shown on the diagram legend are defined in greater detail in **Tables 3.3-A** through **3.3-E**. **Table 3.3-F** shows the distribution of land use by acre to each of the six subareas delineated on the Framework Plan diagram.

Development at the maximum densities permitted by the Framework Plan is dependent on voter approval, market demand characteristics, constraints to development in some locations, and other factors. Housing units and population that can be accommodated by the Framework Plan are shown in **Table 3.3-G**, while **Table 3.3-H** estimates commercial development and resulting jobs at NCFUA buildout.

**TABLE 3.3-A  
ALLOWABLE RESIDENTIAL DENSITIES**

<b>Residential Category</b>	<b>Average Net Density<sup>1</sup></b>	<b>Average Gross Density<sup>2</sup></b>	<b>Average Density with State-Mandated Density Bonus<sup>3</sup></b>
Housing in Mixed-Use Community Cores	40 du/net acre	32 du/gross acre	50 du/net acre 40 du/gross acre
Core Residential	16 du/net acre	11 du/gross acre	20 du/net acre 14 du/gross acre
Peripheral Residential	10 du/net acre	7 du/gross acre	12.5 du/net acre 8.7 du/gross acre
Housing in Local Mixed-Use Centers	20 du/net acre	14 du/gross acre	25 du/net acre 17.2 du/gross acre
Low-Density	6 du/net acre	4 du/gross acre	7.5 du/net acre 5.2 du/gross acre
Moderately Low-Density	2.3 du/net acre	1.6 du/gross acre	2.8 du/net acre 2 du/gross acre
Very Low-Density	1 du/net acre	.8 du/gross acre	1.2 du/net acre 1 du/gross acre
Estate Residential	.3 du/net acre	.2 du/gross acre	.4 du/net acre .25 du/gross acre

1. Net density is defined as the number of dwelling units per net acre, exclusive of all non-residential uses.
2. Gross density is defined as the number of dwelling units per gross acre, inclusive of roads, public facilities and other non-residential uses within areas designated for residential use.
3. See also Section 7.2.

du = dwelling unit

Source: Blayne Dyett Greenberg

**TABLE 3.3-B  
APPROPRIATE HOUSING TYPES AND COMPATIBLE  
ACTIVITIES BY RESIDENTIAL CATEGORY<sup>1</sup>**

<b>Residential Category</b>	<b>Appropriate Housing Types</b>	<b>Compatible Activities</b>
Housing in Mixed-Use Community Cores	Attached Townhouses, 15-25 du/net acre Multifamily Courtyards, 25-50 du/net acre Residential over retail or office uses	See Tables 3.3-D for description of other uses in mixed-use community cores.
Core Residential	SF small lot, 8-12 du/net acre SF w/second unit, 10-17 du/net acre Duplex-Triplex, 12-18 du/net acre Attached Townhouses, 15-25 du/net acre Multifamily Courtyards, 25-50 du/net acre	Neighborhood and pocket parks, public and private elementary schools, places of religious assembly, daycare and other compatible activities identified in subarea plans.
Peripheral Residential	SF conventional lot, 2-7 du/net acre SF small lot, 8-12 du/net acre SF w/second unit, 10-17 du/net acre Duplex-Triplex, 12-18 du/net acre Attached Townhouses, 15-25 du/net acre	Neighborhood or community parks, public and private elementary schools, places of religious assembly, daycare, group housing and other compatible activities identified in subarea plans.
Housing in Local Mixed-Use Centers	Duplex-Triplex, 12-18 du/net acre Attached Townhouses, 15-25 du/net acre SF w/second unit, 10-17 du/net acre SF small lot, 8-12 du/net acre	Neighborhood parks, local-serving retail, public and semi-public services.
Low-Density	SF conventional lot, 2-7 du/net acre SF small lot, 8-12 du/net acre SF w/second unit, 10-17 du/net acre	Neighborhood or community parks, public and private schools (all levels), places of religious assembly, daycare, group housing and other compatible activities identified in subarea plans.
Estate Residential Moderately Low-Density Very-Low Density	SF estate lots, less than 1 du/net acre SF clustered	Neighborhood or community parks, public and private schools (all levels), places of religious assembly, daycare, group housing, commercial recreation and accessory hotel accommodations <sup>2</sup> , park-and-ride lots, agriculture and other compatible activities identified in subarea plans.

1. Housing types are illustrated in Appendix A.

2. See **Principle 6.3c**.

du = dwelling unit

Source: Blayney Dyett Greenberg

**TABLE 3.3-C  
INTENSITIES AND ALLOWABLE USES  
IN COMMERCIAL DEVELOPMENT AREAS**

<b>Activity</b>	<b>Appropriate Uses</b>	<b>Average Floor Ratio<sup>1</sup></b>	<b>Comments</b>
Retail and Services in Community Core (MXC)	Retail, restaurants and food stores, personal and financial services	.4	Ground floor retail with offices or housing above and structure parking is desired. Auto-dependent and religion-serving retail is prohibited.
Retail and Services in Local Mixed-Use Core (LMX)	Retail, restaurants and food stores, business and professional offices	.33	Pedestrian-scale uses are desired.
Office in Community Core (MXC)	Administrative and professional offices	.4	Multistorey office with ground floor retail and structure parking is desired.
Employment Centers	Scientific research, research and development, light industrial, warehousing, city operations facility	.3	Site design should favor transit vehicles, bicycles, pedestrians and provide landscape setbacks adjacent to arterials and residential areas.
Service/Commercial	Automotive uses, equipment maintenance and repair, commercial recreation, wholesale sales, retail activities consisting primarily of outdoor sales	.25	Offices are excluded. Landscape setbacks adjacent to arterials and residential areas should be provided.

1. See Section 4.

Source: Blayney Dyett Greenberg

**TABLE 3.3-D  
DEVELOPMENT PROGRAMS FOR MIXED-USE COMMUNITY CORES**

	<b>Subarea IB and County (Santa Fe Mesa)<sup>1</sup></b>	<b>Subarea III Gonzales Canyon/ Lower McGonigle Canyon)</b>
Mixed-Use Core Area	20 acres (in City)	45 acres
Retail and Services	75,000 square feet	250,000 square feet
Office	65,000 square feet	150,000 square feet
Multifamily Housing (including group housing)	100 dwelling units	500 dwelling units
Public and Semi-Public Uses	7 acres	20 acres

1. Amounts shown are for the portion of the community core in the City. Land in the county could add another 20 acres and an equal amount of development if a full-sized, mixed-use community core is to straddle the City/County border as shown in the Framework Plan diagram.

Note: Assumes average FAR of .4 for retail, services and offices. Uses may be combined in mixed-use buildings or located in single-use structures.

Source: Blayney Dyett Greenberg

**TABLE 3.3-E  
LOCAL MIXED-USE CENTER DEVELOPMENT PROGRAMS**

	<b>Acres</b>	<b>Maximum Amount</b>
Retail (average FAR = .33)	4.5	60,000 square feet
Dwelling Units (17.2 du/gross acre)	11.5	200 dwelling units
Public and Semi-Public Uses	.4	varies
<b>Local Center Total</b>	<b>20</b>	

Source: Blayney Dyett Greenberg

**TABLE 3.3-F  
ESTIMATED LAND USE BY ACRE BY SUBAREA<sup>1</sup>**

<b>Land Use</b>	<b>IA</b>	<b>IB</b>	<b>II</b>	<b>III</b>	<b>IV</b>	<b>V</b>	<b>Total</b>	<b>Percent</b>
Estate	352	0	25	172	0	249	798	
Very Low	2,071	76	220	147	437	356	3,307	
Moderately Low	156	0	0	231	213	0	600	
Low	0	0	0	409	109	0	518	
Peripheral	32	123	0	161	177	25	458	
Core residential	0	79	0	56	0	0	135	
Local Mixed-Use	20	0	0	0	40	20	80	
Mixed-Use Core	0	41	0	46	0	0	87	
Service/Commercial	0	0	0	0	32	0	32	
Employment	0	42	0	0	80	0	122	
Community Park	0	35	0	35	0	0	70	
School	0	0	0	90	30	0	120	
Subtotal	2,630	400	250	1,350	1,060	650	6,340	52%
Open Space	2,050	100	580	1,300	270	1,640	5,940	48%
<b>Total</b>	<b>4,680</b>	<b>500</b>	<b>830</b>	<b>2,640</b>	<b>1,330</b>	<b>2,290</b>	<b>12,270</b>	<b>100%</b>

Totals rounded to nearest ten.

1. These figures are depicted for analytic purposes. Minor revisions are expected to occur through subarea and project planning.

Note: Residential areas include uses such as neighborhood parks, elementary schools and fire stations.

Source: Blayney Dyett Greenberg

**TABLE 3.3-G  
ESTIMATED HOUSING UNITS AND POPULATION BY SUBAREA<sup>1</sup>**

<b>Subarea</b>	<b>Single-Family</b>	<b>Multifamily</b>	<b>Total Units</b>	<b>Population 2.6 persons/hh</b>
IA	2,640	310	2,950	7,670
IB	940	1,510	2,450	6,370
II	230	0	230	600
III	3,780	1,690	5,460	14,200
IV	2,040	810	2,850	7,410
V	550	290	840	2,180
<b>Total</b>	<b>10,180</b>	<b>4,610</b>	<b>14,780</b>	<b>38,430</b>
Percent	69%	31%	100%	

Totals rounded to nearest ten.

Assumes that state-mandated density bonus is granted for all housing projects.

0. These figures are depicted for analytic purposes. Minor revisions are expected to occur through subarea and project planning.

Source: Blayne Dyett Greenberg

**TABLE 3.3-H  
PROJECTED COMMERCIAL SPACE AND JOBS AT NCFUA BUILDOUT**

<b>Land Use</b>	<b>IA</b>	<b>IB</b>	<b>II</b>	<b>III</b>	<b>IV</b>	<b>V</b>	<b>Total</b>
<b>Retail and Services</b>							
Square Feet	60,000	75,000		250,000	120,000	60,000	565,000
Jobs	100	100		400	200	100	900
<b>Office</b>							
Square Feet		65,000		150,000			215,000
Jobs		300		600			900
<b>Employment Centers</b>							
Square Feet		450,000			870,000		1,320,000
Jobs		1,500			2,900		2,900
<b>Service Commercial</b>							
Square Feet					350,000		350,000
Jobs					600		600
<b>Job Total</b>	<b>100</b>	<b>1,900</b>	<b>0</b>	<b>1,000</b>	<b>3,700</b>	<b>100</b>	<b>6,800</b>

Employment Densities extrapolated from San Diego Traffic Generators, SANDAG, January 1990 (for retail and services, 600 s.f./employee; for office, 250 s.f./employee; for employment, 300 s.f./employee; and for service commercial, 600 s.f./employee).

Note: Table does not include employment from hotels or public and semi-public activities, or employment in San Diego County adjoining Subarea I.

Source: Blayne Dyett Greenberg

### 3.4 PLANNING SUBAREAS

Subarea plans consistent with the Framework Plan will be adopted by the City prior to approval of most NCFUA development permits and tentative subdivision maps. These plans are to be prepared for each of the subareas delineated on the Framework Plan diagram and described below. The subarea descriptions in this section are intended to provide an overview of land uses and key issues for each subarea. Subarea boundaries were delineated based on property lines, natural and man made landscape features, and land use designations. Some refinements to these boundaries may be made by the City during subarea planning. Policies specific to each subarea are included as needed throughout the Framework Plan. An index of subarea policies follows the list of figures. **Section 2, Framework Plan Implementation** provides phasing criteria for the subareas; **Section 8** provides principles for facility siting and financing.

#### **SUBAREA IA: BLACK MOUNTAIN WEST/LA JOLLA VALLEY**

The Framework Plan designates Subarea IA largely as a very low-density area, with a local mixed-use center providing an opportunity for some multifamily housing and for local-serving stores and services (See **Table 3.3-E**).

- 3.4a Densities near the Camino Ruiz/San Dieguito Road intersection can be somewhat higher than surrounding density. The Black Mountain West area also includes some low-density areas east of the Camino Ruiz/Del Mar Heights Road intersection.
- 3.4b Within the very low-density areas, golf courses are permitted. Hotels are permitted, but their size is to be limited based on traffic impacts (see **Section 6.3**).
- 3.4c This subarea includes substantial areas dedicated to open space uses. Adjacency to the City's Black Mountain Park, as well as to very low-density areas in the county, provides an opportunity for hiking, biking and equestrian trails.

#### **SUBAREA IB: SANTA FE MESA**

The Santa Fe Mesa is to include one of the NCFUA's two compact communities. Located in the northeast of the NCFUA to take advantage of proximity to roads and to nearby job centers (Bernardo Business Park and 4-S Ranch), this area can have almost 6,500 residents. Along with workers from nearby employment centers, area residents will help support a mixed-use community core that includes stores, personal and business services, offices and public semi-public uses. Compact community size will depend in part on decisions made by San Diego County that will be reflected in its 4-S Ranch General Plan Amendment, being prepared in 1992.

The northern boundary of the Santa Fe Mesa Subarea is the City's boundary. Coordination with county planning efforts and recognition of established uses in the unincorporated area is particularly important in this subarea. Adjoining lands in the Santa Fe Valley to the north and the 4-S Ranch to the east are the focus of county planning efforts initiated in 1992. The City's Rancho Bernardo and Rancho Peñasquitos communities and county residents living west and northwest of the NCFUA will experience benefits and impacts from development in Subarea IB as well as in the 4-S Ranch and Santa Fe Valley.

- 3.4d The Santa Fe Mesa Subarea Plan should not be approved until after the county has adopted a plan for the 4-S Ranch indicating land uses at a level of detail similar to the Framework Plan, or 18 months after adoption of the Framework Plan, whichever comes first. Subarea plan preparation can proceed concurrent with specific planning for the 4-S Ranch.
- 3.4e If uses approved by the county for the 4-S Ranch do not provide for commercial core, the core should be located entirely in the NCFUA. If the county approves a more intense core than envisioned by the Framework Plan, the uses in this subarea should be down-sized accordingly. The buildout potential within the NCFUA will depend on total traffic generation for Subarea IB and the 4-S Ranch.
- 3.4f The northern portion of the compact community is designated for a 40-45 acre employment center. The Framework Plan does not specify the type of employment to be located in the area, allowing that decision to be made after completion of market studies assessing relative demand for different types of space. Ideally, the employment center would offer jobs that might be occupied by residents of the NCFUA or surrounding areas (see **Table 3.3-C** for permitted uses).
- 3.4g Residential densities adjacent to 4-S Ranch may be re-evaluated during subarea planning.

## **SUBAREA II: SAN DIEGUITO**

- 3.4h Outside the compact community, a variety of low-intensity uses are envisioned. Along El Camino Real and Via de la Valle, very low-density residential development is shown on the Framework Plan diagram. However, sites in these locations are less suitable for residential use than for public and semi-public uses that are also allowed. The developable area on the south side of Via de la Valle east of El Camino Real may be considered for other uses during subarea planning. Along El Camino Real, public and semi-public activities would ideally be uses where buildings take up a relatively small portion of the site, and where architecture can be in harmony with surrounding open space.

- 3.4i Any buildings for interpretive/educational activities related to the San Dieguito River Valley would appropriately be located in this area.
- 3.4j On Via de la Valle, commercial recreation (including balloon rides and equestrian uses) would be consistent with adjoining open space and would continue present activities. More intensive commercial recreation (e.g., fitness clubs) would be consistent, provided traffic impacts on Via de la Valle are not significant.
- 3.4k The majority of Subarea II is located within the coastal zone, and the subarea plan for this area shall incorporate the policies in the North City Local Coastal Program (LCP) to limit filling and development of the 100-year floodplain of the San Dieguito River and the grading of scenic slopes on the southern end of the valley. The subarea plan shall also address buffering wetlands adjacent to development, the maintenance of viable habitats in this area and other issues consistent with the LCP.

#### **SUBAREA IV: GONZALES CANYON/LOWER MCGONIGLE CANYON**

Gonzales Canyon/Lower McGonigle Canyon is a diverse subarea adjoining development at most of its edges. It includes the gateway to the proposed San Dieguito River Valley Regional Open Space Park, the Pardee Construction Company's Pacific Ranch Property, and the existing subdivision of Rancho Glens Estates. In addition to significant open space areas to the west, Subarea III will include a large compact community, the single largest activity center in the FUA. Open space areas surround the compact community, with a community park serving as a bridge to the regional open space system.

- 3.4l Portions of Subarea III are in the Coastal Zone. Policies of the City's Local Coastal Plan apply, and coastal development permits will be required for most types of projects as part of the development review process.
- 3.4m North of Gonzales Canyon, several estate residential areas would be served by collector roadways not shown on the Framework Plan diagram. These areas would desirably be served by two cul-de-sacs to minimize the number of open space crossings. Further east, the Rancho Glens Estates subdivision, approved and partially constructed prior to preparation of the Framework Plan, would not change as a result of the Framework Plan's adoption.
- 3.4n Portions of Subarea III are located within the coastal zone, and the subarea plan shall incorporate the policies in the North City Local Coastal Program (LCP) and specifically address treatment of the Carmel Creek floodplain and the grading of slopes greater than 25 percent grade.

## **SUBAREA IV: UPPER MCGONIGLE CANYON**

This subarea includes a great diversity of uses in a relatively small area with many property ownerships, with development north and south of the McGonigle Canyon system. Subarea IV is adjacent to the Rancho Peñasquitos community.

Because of proximity to other neighborhoods and to major roads, the Framework Plan designates land in Subarea IV south of the SR-56 interchange with Camino Ruiz for commercial uses that are auto-oriented and for residential uses. Commercial uses such as auto service, retailers with mainly outdoor sales, and appliance repair are needed but will not be welcome in the compact communities elsewhere in the NCFUA.

3.4o Subarea IV includes an 80-acre employment center west of the Camino Ruiz/SR-56 interchange. Like the employment center in Subarea IB, specific uses are not prescribed by the Framework Plan (see **Table 3.3-C** for permitted uses).

3.4p A municipal golf course should be located in this subarea.

## **SUBAREA V: SHAW RIDGE/DEL MAR MESA**

Almost all of the NCFUA south of SR-56 is the Shaw Ridge/Del Mar Mesa Subarea. (The exception is the area immediately south of the SR-56 interchange with Camino Ruiz, which is in Subarea IV.) This subarea has a multitude of property ownerships. The area is designated for very low-density development and extensive open space. Inclusion of a local mixed-use center with peripheral residential areas provides a focus for community activity. Existing scattered low-density residences are consistent with the Framework Plan.

Because of the low density of uses planned for the Del Mar Mesa, an extensive street system is not needed. Camino Santa Fe is shown connecting the Del Mar Mesa to SR-56 and north, but it may not be necessary.

3.4q A plan for Subarea V should not be approved until the Multiple Species Conservation Program (MSCP) identification of a preliminary preserve system is completed (estimated Fall 1992). Portions of the Del Mar Mesa are under detailed study to determine whether they will be included in preserve areas as part of the MSCP.

3.4r Development plans should seek to preserve sensitive areas shown on **Figure 5-1. Section 5.3** discusses open space preservation mechanisms that can be used in this and other parts of the NCFUA.

3.4s Portions of Subarea V are in the Coastal Zone. Policies of the City's Local Coastal Plan apply. Coastal development permits will be required for most types of projects as part of the development review process.

- 3.4t Hiking and biking trails should be coordinated with area plans for other parts of the NCFUA, and precise plans for adjoining portions of the Carmel Valley, Sorrento Hills and Rancho Peñasquitos communities. The Master Plan for Los Peñasquitos Canyon Preserve should be consulted during subarea planning.
  
- 3.4u The northwest corner of Subarea V is located within the coastal zone, and the policies in the North City Local Coastal Program (LCP) shall be incorporated into the subarea plan. This Framework Plan shall specifically address the grading of significant slopes in the Del Mar Mesa area and encroachment of development into sensitive wildlife habitats consistent with the LCP.