
CHAPTER 8: IMPLEMENTATION

The Framework Plan provides general guidance relative to plan implementation in the NCFUA, including this Plan and subsequent discretionary approvals. The purpose of this chapter is to describe the process for the timely implementation of the Plan, the phase shift, zoning designations, zoning amendments, environmental review, processing of discretionary permits and amendments to this Plan.

Goal: Provide for the comprehensive development of Pacific Highlands Ranch consistent with City policies and procedures and assure the provision of adequate public facilities and services to serve residential, commercial and institutional uses in a timely manner.

8.1 IMPLEMENTING PRINCIPLES

- Phase development in a manner that considers the availability of community and transportation facilities, the marketplace and development in surrounding communities.
- Provide for the timely financing and construction of community facilities as described in the PFFP.

8.2 REQUIRED APPROVALS

8.2.1 Pacific Highlands Ranch Subarea Plan/Phase Shift

The Plan must be submitted to the Planning Commission and the San Diego City Council for review and approval. City Council must also approve a phase shift for Pacific Highlands Ranch. Prior to development in Pacific Highlands Ranch consistent with the Plan, a phase shift must occur which re-designates the land from the General Plan designation of Future Urbanizing Area to Planned Urbanizing Area. According to City Council Policy 600-30, the City Council must place a phase shift measure on the ballot in order for the subarea plan to become effective, and the measure must be approved by a majority vote at a citywide election. If the phase shift ballot measure is unsuccessful, the applicant may choose to pursue a phase shift again; in the meantime, property owners in the subarea may proceed with development applications consistent with the existing zoning.

8.2.2 State Route 56 Alignment

Final selection of the alignment for SR-56 must occur prior to discretionary approval of any development within any alignment of the proposed SR-56 right-of-way in Pacific Highlands Ranch. The status of the SR-56 alignment was undetermined during the preparation of the Plan. However, on June 16, 1998, the City Council selected the "F" alignment through Subarea III. This selection is

subject to City Council action on the Findings and Statement of Overriding Consideration. Land use plans were developed for each alignment alternative. The appropriate alternative land use plan for the selected SR-56 alignment will become effective upon City Council adoption of the Findings and Statement of Overriding Consideration for the SR-56 alignment.

8.2.3 Subarea Master Rezoning

The rezoning for Pacific Highlands Ranch covers the entire subarea (**Exhibit 2-7** and **Table 2-3**). The master rezone will occur through City Council approval of the subarea plan, approval of the rezonings, subsequent approval of the phase shift by the voters, and recordation of final maps. However, the property identified as "F" on **Exhibit 2-2** shall remain zoned A-1-10 per the property owner's request at the City Council hearing on July 28, 1998. If the property owner or subsequent owners seek to develop the property, the property shall be rezoned consistent with the other properties within the village. The zones proposed for this Plan include the following:

- CC-1-3 and the Urban Village Overlay (UVOZ) for the village. This zone will permit commercial, office and residential uses to be developed at the intensities required to create a pedestrian-oriented village.
- IP-2-1 for the employment center. This zone will permit the uses necessary to develop the employment center.
- RM-1-3 for the core residential area between the employment center and the village (20 dwelling units per acre).
- RM-1-2 for the core residential area which will have a density of 14 dwelling units per acre.
- RT-1-2 and RX-1-1 for the peripheral residential areas. These zones will allow each property owner to create projects that provide a variety of housing types.
- RX-1-1, RS-1-14, RS-1-13, and RS-1-1-11 for the low-density areas. These zones provide a variety of lot sizes to address the need for diverse housing stock among single-family homeowners.
- RS-1-8 for the very low-density areas.
- OC for those portions of existing parcels that are partially located within the MHPA.
- OR-1-2 for those parcels that are located completely within the MHPA.
- RS-1-13 for the optional (stand alone) Solana Beach elementary school site. This underlying zone will permit development of the site, consistent with the low-density designation, in the event the Solana Beach School District does not need this site for a school.

- RX-1-1 for the second (stand alone) Del Mar elementary school site. This is an underlying zone that will permit development in the event the Del Mar School District does not build this school.
- RS-1-14 for the private high school and parish church site. This underlying zone will permit the property owner to utilize the site in the event the school is not developed.
- RX-1-1 for junior high school, optional site. This underlying zone will permit development of the site, consistent with the low-density designation, in the event that a junior high school is not developed.
- RM-1-2 for the primary junior high school site. This underlying zone will permit development of the site, consistent with core residential designation, in the event that a junior high school is not developed.

8.2.4 Development Agreement

Concurrent with the approval of the Plan, the City Council will act upon a Development Agreement with Pardee Construction Company. The Development Agreement will codify the land use changes proposed in the Plan and specify the terms for developing the land within Pardee's ownership in this subarea and vicinity.

8.2.5 MHPA Preserve Boundary Adjustment

The City Council's adoption of the Plan will include a boundary adjustment to the MHPA in Subarea III for the purposes of fine-tuning the functionality of the MHPA. This boundary adjustment has been reviewed and approved by the resource agencies, the City's MSCP staff and the City of San Diego City Council.

8.2.6 Zoning

The approval of the Plan will also require the adoption of an ordinance approving the accompanying master rezone (MRZ). However, the MRZ will only become effective with the recordation of final maps for properties which are in conformance with the land use plan (**Exhibit 2-1**) and C-Sheet 888 on file with the Land Development Review section of the City's Development Services Department.

Prior to a phase shift for Pacific Highlands Ranch, development of private property in Pacific Highlands Ranch may occur consistent with any of the following:

1. The A-1 zoning regulations, at the density and minimum lot size permitted in the applicable zone;
2. The Rural Cluster Development Regulations allow development, at the density permitted in the applicable zone, but clustered. Clustering will retain

the undeveloped portions of the property for future development at higher densities, if appropriate, when the property is shifted from Future Urbanizing Area to Planned Urbanizing Area;

3. The Planned Residential Development regulations, at a density not to exceed one dwelling unit per four acres; however, in return for the density increase granted by the City Council, no future development rights will remain on the property;
4. The Conditional Use Permit regulations, provided that the conditional uses are natural resource-dependent, non-urban in character and scale, or are of an interim nature which would not result in an irrevocable commitment of the land precluding future uses; and
5. The Planned Residential Development Permit which will be approved by the City Council for development of certain areas of Pacific Highlands Ranch if the phase shift vote for Pacific Highlands Ranch is unsuccessful on November 3, 1998.

8.2.7 Subarea Plan Environmental Review

All subdivision, rezoning (when necessary), and other discretionary actions required for the physical implementation of this Plan are subject to environmental review under the provisions of the California Environmental Quality Act (CEQA) and the City's Municipal Code. The Framework Plan EIR was certified in October 1992. The Pacific Highlands Ranch Master EIR builds on the information provided in the Framework Plan EIR. This tiering of environmental documentation may be supplemented by a project- or issue-specific environmental review conducted on future specific development proposals within Pacific Highlands Ranch. Prior environmental review performed and certified for the Framework Plan, Subarea Plans and other discretionary approvals may adequately satisfy the requirements of CEQA for subsequent discretionary approvals.

Projects should be reviewed for compliance with the mitigation measures included in the Pacific Highlands Ranch Master Environmental Impact Report (MEIR) (included in **Appendix F**) that accompanies this document and with any mitigation measures that arise from the detailed environmental documents that are produced for individual development projects.

8.3 FACILITIES

8.3.1 Community Facilities

A Public Facilities Financing Plan (PFFP) and Facility Benefit Assessment (FBA) have been prepared for Pacific Highlands Ranch. The PFFP identifies infrastructure improvements and other public facilities required to serve the projected population based on ultimate buildout of the subarea. The timing of

the improvements is tied to units constructed. The funding is tied to revenue generated by units constructed, including subdivision exactions, facilities fees and other development fees, by assessment districts and/or by maintenance districts. Development may occur sooner than the time frames anticipated in the PFFP but only so long as public facilities to accommodate the development are assured.

8.3.2 School Mitigation Condition

Development projects within Pacific Highlands Ranch, excluding projects approved prior to adoption of this Plan by the City Council, must comply with School Mitigation Agreements (SMA) prepared in concert with the Del Mar Union, Solana Beach Elementary and San Dieguito Union High School districts. The Plan includes the provision of three elementary schools, one junior high school and one senior high school. All development impacts within Pacific Highlands Ranch shall be mitigated as required by applicable state law. Prior to granting a ministerial or discretionary entitlement for a parcel, such parcel shall be subject to the terms of a SMA entered into by the landowner and the applicable School District or included in a community facilities district established by the applicable School District and authorized to find the acquisition of school sites and construction of schools.

8.3.3 School Facilities

Owners of development projects which contain land designated as a school site in the Plan, excluding development projects approved prior to adoption of this Plan by the City Council, are required to enter into school site purchase agreements with affected school districts. School facilities financing and mitigation agreements between the affected School Districts and the project applicant (Pardee) will be required at the time the Plan is approved by the City Council to ensure that the impacts on school facilities are mitigated. Other owners of property containing land designated as a school site shall be required to execute school facilities financing and mitigation agreements prior to submittal of any development project. These purchase agreements shall commit owners of designated school sites to sell those sites to the affected school district and commit the school district to buy those sites. The terms of the purchase agreements shall be negotiated between the relevant owner and the affected school district.

Additionally, each school district will be included in the land use planning process for the areas adjacent to the school sites to ensure compatible uses next to the school sites.

8.3.4 Park, Library and Fire Facilities

Owners of development projects that contain land designated as a park, library or fire station site in the Plan, excluding development projects approved prior to adoption of this Plan by the City Council, are required to enter into purchase agreements with the City of San Diego. Purchase agreements between the City of San Diego and the project applicant (Pardee) will be required at the time the Plan is approved by the City Council to ensure that the impacts on public facilities are mitigated. Other owners of property containing land designated as a park, library or fire station site shall be required to execute purchase agreements prior to submittal of any development project. The terms of the purchase agreements shall be negotiated between the relevant owner and the City. The amount set forth in the Public Facilities Financing Plan and the acquisition date shall be no sooner than the date the acquisition finding is provided in the PFFP. The PFFP includes a community park and two neighborhood parks located abutting elementary schools. A library located in the village of Subarea III to serve the entire NCFUA is included in the PFFP for Pacific Highlands Ranch. The Fire Department has designated Pacific Highlands Ranch as the location for building a double fire station. The station will provide coverage for urban and wildfire situations and is included in the PFFP for Pacific Highlands Ranch.

8.4 FUTURE ACTIONS

8.4.1 Future Permitting Actions

Once the Plan has been adopted by the City Council and a phase shift has been approved by a vote of the people, development permits may proceed through the review and approval process.

The Plan is designed to guide the City's discretionary and ministerial permitting actions that will follow. These actions may include:

- Subdivision Maps
- Environmental Review
- Development Permits
- Rezones (if not accomplished through the Master Rezone)
- Resource Protection Ordinance/Environmentally Sensitive Lands Ordinance Permits
- Conditional Use Permits
- Grading Permits
- Building Permits
- Wetlands permit required by California Department of Fish and Game and the Army Corps of Engineers

- Any other actions that may be required

This Plan is the final planning document (i.e., there is no need or requirement for the preparation of precise plans or any similar planning document) to be prepared prior to these permitting actions. All future discretionary actions will be reviewed for compliance with this Plan.

8.4.2 Trail Plan

In order to implement the Pacific Highlands Ranch trail system, all discretionary projects submitted to the City of San Diego shall include a project specific "trail plan." The "trail plan" should identify trails and paths for non-motorized movement within the project and connections to neighborhoods outside the project. In order to enhance the pedestrian and non-motorized experience, each applicant is encouraged to provide features, as appropriate, such as landscaping, benches or seat-walls, signage, trail heads and overlooks, water fountains and lighting. The "trail plan" should identify the materials, funding and phasing relative to the construction of the trail or path.

8.4.3 Environmental Review

It is the intent of the MEIR to streamline future environmental review by analyzing the potential impacts of projects where possible and to provide a framework for future impact analysis and mitigation consistent with the MEIR. Anticipated future projects would include tentative subdivision maps, Conditional Use Permits, development permits and development plans for the designated elementary and high school sites.

At the time a future project is submitted, the City will prepare an Initial Study to determine whether the project may cause significant impacts that were not examined in the MEIR and whether the project was described as being within the scope of the Plan. If it is determined that the project will have no additional significant impacts and no new or additional mitigation measures or alternatives are required, then written findings can be made based on the Initial Study and no new environmental review document will be required. If the Initial Study findings cannot be made, then either a Mitigated Negative Declaration or a Focused EIR will be required as specified in CEQA Section 21157.5 and 21158. Use of the MEIR is further limited in accordance with CEQA Section 21157.6.

8.4.4 Resource Protection Ordinance/Environmentally Sensitive Lands Ordinance

The Plan constitutes a long-range plan, thus qualifying for alternative compliance with RPO and ESL through implementation of the City's Municipal Code and City Council Policy 600-40. As such, subsequent discretionary actions will be reviewed for consistency with the Plan. If substantial conformance with the plan is established by the City Manager, future RPO or ESL permits shall be granted

through Process Four, without requiring additional deviation findings. Approval of the individual RPO or ESL permit may require additional information or detailed analysis of the specific development proposal. Approval of the individual RPO or ESL permit will require conformance with the approved Plan and any required mitigation shall be provided. Projects which are not in substantial conformance with the Plan and the RPO and ESL analysis must obtain a RPO or ESL permit at a noticed public hearing which may include making new Deviation findings and compliance with existing regulations. An amendment to the Plan may be required.

8.4.5 Coastal Zone

Portions of Pacific Highlands Ranch are located within the Coastal Zone and are subject to the North City Local Coastal Program (LCP), adopted by the City Council in 1981 with amendments in 1985, 1987, 1988, and 1990 and certified by the California Coastal Commission (**Exhibit 8-1**). The North City LCP document constitutes the land use plan segment for the North City area within the City's LCP. While the Framework Plan provides general guidance for the preparation of subarea plans, it is supplemented by the more specific policies in the North City LCP. These policies address filling and development within the 100-year floodplain, the treatment of sensitive and scenic slopes and other issues. Certification of the Plan by the California Coastal Commission is required in order for it to become effective in the Coastal Zone areas.

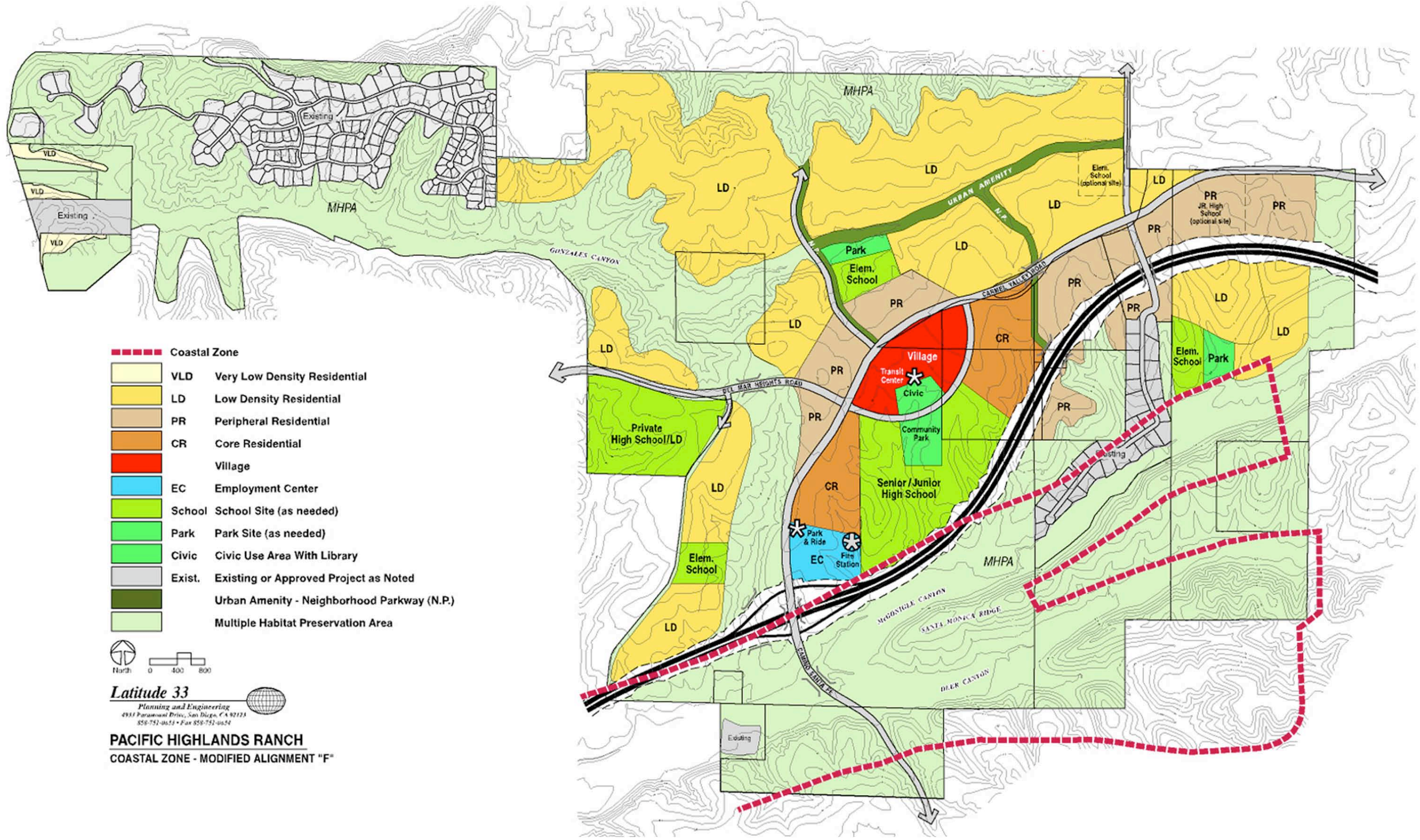
8.4.6 Formation of a Community Planning Group

Per City Council Policy 600-5, the Planning Commission serves as the Community Planning Group for the Pacific Highlands Ranch.

Upon approval of a phase shift, the City and/or affected property owners may form a new community planning group (or groups) (**Exhibit 1-1**). Establishment of a community planning group shall be in conformance with City Council Policies 600-24 and 600-25.

8.4.7 Mitigation Monitoring and Reporting Program

Appendix F includes the Mitigation Monitoring and Reporting Program for the Plan. Plan 1 refers to land use plan for the "F" alignment of SR-56 while plan 2 refers to the land use plan for the "D" alignment. These conditions were adopted by the City Council with the approval of the Plan. All projects developed as a result of the adoption and



- Coastal Zone
- VLD Very Low Density Residential
- LD Low Density Residential
- PR Peripheral Residential
- CR Core Residential
- Village
- EC Employment Center
- School School Site (as needed)
- Park Park Site (as needed)
- Civic Civic Use Area With Library
- Exist. Existing or Approved Project as Noted
- Urban Amenity - Neighborhood Parkway (N.P.)
- Multiple Habitat Preservation Area

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PACIFIC HIGHLANDS RANCH
 COASTAL ZONE - MODIFIED ALIGNMENT "F"



implementation of the Plan must comply with the Mitigation Monitoring and Reporting Program.

8.4.8 Water Quality Protection

Prior to tentative map approval, a water quality protection plan that includes best management practices for urban runoff, will be prepared by the applicant and reviewed by interested parties and approved by the City.

8.5 SUBAREA PLAN AMENDMENTS

It is anticipated that modifications to the Plan, including text and exhibits, may be necessary from time to time. Minor modifications that substantially conform to the Plan will not require an amendment.