

Draft Candidate Findings and  
Statement of Overriding Considerations  
For  
The Trails at Carmel Mountain Ranch

July 2021

DRAFT

**EXHIBIT A**

**DRAFT CANDIDATE FINDINGS OF FACT  
and STATEMENT OF OVERRIDING CONSIDERATIONS  
for  
THE TRAILS AT CARMEL MOUNTAIN RANCH  
Project No. 652519/SCH No. 2020039006**

**I. INTRODUCTION**

**a. Findings of Fact and Statement of Overriding Considerations**

The following Candidate Findings of Fact (Findings) and Statement of Overriding Considerations (SOC) are made for the Trails at Carmel Mountain Ranch (project). The environmental effects of the project are addressed in the Final Environmental Impact Report (Final EIR) dated July 2021, which is incorporated by reference herein.

The California Environmental Quality Act (CEQA) [Public Resources Code Section 21081(a)] and the State CEQA Guidelines [14 California Code of Regulations, Section 15091(a)] require that no public agency shall approve or carry out a project for which an environmental impact report has been completed which identifies one or more significant effects thereof, unless such public agency makes one or more of the following findings:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment;
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been or can or should be adopted by that other agency; or
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the final environmental impact report.

CEQA also requires that the Findings made pursuant to Section 15091 be supported by substantial evidence in the record (Section 15091(b) of the State CEQA Guidelines). Under CEQA, substantial evidence means enough relevant information has been provided (and reasonable inferences from this information may be made) that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Substantial evidence must include facts, reasonable assumptions predicted upon facts, and expert opinion supported by facts (Section 15384 of the State CEQA Guidelines).

CEQA further requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental effects when determining whether to approve the project. If the specific

economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable” (Section 15093(a) of the State CEQA Guidelines). When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the Final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its actions based on the Final EIR or other information in the record.

The Findings and SOC have been submitted by the City of San Diego (City) Development Services Department as Candidate Findings to be made by the decision-making body. They are attached to allow readers of this report an opportunity to review the applicant’s position on this matter and to review potential reasons for approving the project despite the significant and unavoidable effects identified in the Final EIR. It is the exclusive discretion of the decision-maker certifying the EIR to determine the adequacy of the proposed Candidate Findings. It is the role of staff to independently evaluate the proposed the Candidate Findings, and to make a recommendation to the decision-maker regarding their legal adequacy.

**b. Record of Proceedings**

For purposes of CEQA and these Findings and SOC, the Record of Proceedings for the project consists of the following documents and other evidence, at a minimum:

- The Notice of Preparation (NOP) and all other public notices issued by the City in conjunction with the project;
- All responses to the NOP received by the City;
- The Draft EIR;
- The Final EIR;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All responses to the written comments included in the Final EIR;
- All written and oral public testimony presented during a noticed public hearing for the project at which such testimony was taken;
- The Mitigation Monitoring and Reporting Program;
- The reports and technical memoranda included or referenced in any responses to comments in the Final EIR;
- All documents, studies, EIRs, or other materials incorporated by reference in, or otherwise relied upon during the preparation of, the Draft EIR and the Final EIR;
- Matters of common knowledge to the City, including, but not limited to, federal, state, and local laws and regulations;

- Any documents expressly cited in these Findings and SOC; and
- Any other relevant materials required to be in the Record of Proceedings by Public Resources Code Section 21167.6(e).

**c. Custodian and Location of Records**

The documents and other materials which constitute the record of proceedings for the City's actions on the project are located at the City's Development Services Department (DSD), 1222 1<sup>st</sup> Avenue, 5<sup>th</sup> Floor, San Diego, CA 92101. DSD is the custodian of the project's administrative record. Copies of the document that constitute the Record of Proceedings are and at all relevant times have been available upon request at the offices of DSD.

The Draft EIR was placed on the City Clerk's web-site at <https://www.sandiego.gov/ceqa/draft>; and the Final EIR was placed on DSD's website at <https://www.sandiego.gov/ceqa/final>. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and State CEQA Guidelines Section 15091(e).

**II. PROJECT SUMMARY**

**a. Project Objectives**

The objectives of the project include the following:

1. Provide multi-family housing units with a range of housing types that are compatible with the adjacent established residential communities.
2. Assist the City in meeting state and local housing goals by providing opportunities for high-quality, new, market-rate and deed-restricted housing to meet the needs of current and future City residents on vacant land centrally located near existing jobs, transit, commercial, and industrial development.
3. Preserve the majority of the project site as open space, avoid areas of native vegetation or potentially suitable habitat for special-status plant species, and avoid areas of sensitive habitat including jurisdictional areas and their associated 100-foot buffers.
4. Replace dead and dying vegetation associated with the vacant and blighted golf course with drought-tolerant, native landscaping.
5. Create a wide-range of active and passive public recreational opportunities above and beyond what is required by City regulations.
6. Establish a multi-use trail system for pedestrians and bicyclists with connections to major amenities and adjacent neighborhoods. Establish a public system of trails and paths for community-wide use, thereby providing enhanced neighborhood connectivity.
7. Ensure new uses are compatible with the existing community by establishing 50-foot setbacks, design regulations and guidelines, best practices, and performance standards to ensure that the project is cohesive and respectful of existing properties.

#### Project Description

The proposed project would allow for a total of 1,200 multi-family homes one commercial parcel, and a mix of open space and recreational uses. The project would also include up to 180 affordable units.

The project would develop distinct residential neighborhoods with a diversity of housing types and open space amenities with a unique character and sense of place which would be accomplished through implementation of project-specific design guidelines. Each neighborhood would provide an open space amenity, trail connection, recreation area, and separate entrance. Gateways into the neighborhoods would be clearly marked and accentuated with distinct landscape features, building forms, enhanced paving, and direct pedestrian paths. Entrances to each neighborhood would lead residents and visitors directly to recreation areas and open space amenities in the neighborhood, providing a sense of place and arrival. Homes would be clustered and oriented around private open spaces and community amenities, providing a sense of neighborhood identity. Buildings would be oriented and relate directly to internal drives, paseos, greenways, and common open space amenities and generally create an attractive presence and “eyes on the street.”

Residential land uses would be developed as infill residential neighborhoods consistent with the policies and regulations established in the Trails at Carmel Mountain Ranch Design Guidelines (EIR Appendix B). The residential development would occur on approximately 52.9 acres ranging in density from 13 to 37 dwelling units per acre. The proposed project would allow up to 1,200 residential dwelling units with heights ranging from 37 to 48 feet (inclusive of all building appurtenances such as solar panels, chimneys and mechanical equipment). All proposed new residential structures would be set back 50 feet from existing residential development.

Numerous building types (townhomes, garden walk-ups, stacked flats and apartments, among others) would be provided in the community, with a mix of for-sale and rental dwelling units to serve a diverse and mixed population and household size. A variety of architectural styles would be allowed across the neighborhoods, so long as a consistency is established at each planning unit neighborhood to help define a sense of place. Building designs would establish a pattern and hierarchy of building massing and forms to help reduce the visual bulk of the development and would incorporate smaller-scale architectural elements, such as bay windows, porches, projecting eaves, awnings, and similar elements, to add visual interest and reduce the scale and mass of buildings.

Development of the residential neighborhoods would be implemented through City-wide zoning with allowable deviations from the development standards described in the Design Guidelines (Appendix B). The Design Guidelines provide guidance and direction on site planning, building design, landscape design and brush management. The Design Guidelines also provide objective criteria for long-term maintenance of open space and trails.

Areas zoned RM-1-1 and RM-1-3 would include two- and three-story townhomes, with two or three bedrooms. Areas zoned RM-2-4 through RM-3-7 would include three- and four-story apartments, with studios, one, two, and three bedrooms.

Approximately 111.0 acres of development would be composed of parkland, open space, and buffer area. This area includes approximately 5 miles of publicly accessible trails and 7.9 acres of publicly accessible parkland; 78.1 acres of open space; and 25.0 acres of buffer area. A privately owned trail system would circulate throughout the project site to provide mobility and recreational opportunities for pedestrians and bicyclists. The majority of the trail system would be repurposed from the previous golf cart path. There would also be new segments of the trail system that would be constructed of decomposed granite or concrete and provide connections through new development areas. Trails would range from 5 to 8 feet in width and all trails would be publicly accessible. A trail staging area would provide bike racks, a trail map and rules kiosk, bike station, picnic tables, and shade areas. Trails would connect to sidewalks along the proposed on-site roadways and along existing adjacent residential streets to maximize access and connectivity to the surrounding neighborhood. Recreational amenities would include picnic pavilions, playgrounds and tot-lots.

In addition, the project proposes a 12,000-square-foot pad for future development of a community art gallery/studio located near the existing Carmel Mountain Ranch library. This gallery may include up to 6,000 square feet in one or two buildings to house gallery space, studio space and a 3,000-square-foot café/restaurant/banquet area with 2,000 square feet of dining space and a 1,000-square-foot kitchen. One watchkeeper quarters up to 1,200 square feet would also be proposed. The Community Plan Land Use proposed is Community Commercial (CC) and the zone would be CC-2-1.

### **Discretionary Actions**

The project requires the following entitlements from the City:

- General Plan Amendment
- Community Plan Amendment
- Rezone
- Master Planned Development Permit
- Site Development Permit
- Vesting Tentative Map with Easement Vacations

### **III. Environmental Review Process and Public Participation**

The lead agency approving the project and conducting environmental review under CEQA (California Public Resources Code Sections 21000, et seq.), and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), is the City. The City as lead agency is primarily responsible for carrying out the project.

In compliance with Section 15082 of the State CEQA Guidelines, the City published a NOP on March 3, 2020, which began a 30-day period for comments on the appropriate scope of the Draft EIR. Consistent with Public Resources Code Section 21083.9 and Section 15082 of the

CEQA Guidelines, a public scoping meeting was to be held to solicit comments regarding the scope and analysis of the EIR. However, due to the state of emergency related to the COVID-19 virus and in the interest of protecting public health and safety, the City followed health mandates from Governor Newsom and the County of San Diego to slow the spread of the COVID-19 virus by limiting public meetings. Therefore, the City did not conduct the in-person scoping meeting. The public scoping meeting scheduled for Wednesday, March 18, 2020, was cancelled in accordance with mandated safety requirements outlined by the County of San Diego. A cancellation notice was posted on the City's website on March 13, 2020.

The City published the Draft EIR on December 23, 2020, in compliance with CEQA. Pursuant to State CEQA Guidelines Section 15085, upon publication of the Draft EIR, the City filed a Notice of Completion with the Governor's Office of Planning and Research, State Clearinghouse, indicating that the Draft EIR had been completed and was available for review and comment by the public until [February 8], 2021. The City also posted a Notice of Availability of the Draft EIR at this time pursuant to State CEQA Guidelines Section 15087.

The Final EIR for the project was published on July 2021. The Final EIR has been prepared in accordance with CEQA and the State CEQA Guidelines.

#### **IV. SUMMARY OF IMPACTS**

Impacts associated with specific issues areas (e.g., land use, transportation, air quality, etc.) resulting from approval of the project and future implementation are discussed below.

The Final EIR concludes the project will have no impacts with respect to the following issue areas:

- Agriculture and Forestry Resources
- Mineral Resources

The Final EIR concludes that the project will have less than significant impacts and require no mitigation measures with respect to the following issues:



- Land Use
- Air Quality
- Energy
- Geologic Conditions
- Greenhouse Gas Emissions
- Health and Safety
- Hydrology
- Population and Housing
- Paleontological Resources
- Visual Effect/Neighborhood Character
- Water Quality
- Wildfire

Potentially significant impacts of the project will be mitigated to below a level of significance with respect to the following issues:

- Biological Resources
- Historical Resources
- Noise
- Public Utilities
- Tribal Cultural Resources (TCRs)

No feasible mitigation measures are available to reduce impacts to below a level of significance for the following issues:

- Transportation/Circulation
- Public Services and Facilities (Libraries)

## **V. FINDINGS REGARDING IMPACTS**

In making each of the findings below, the City has considered the Record of Proceedings. The Plans, Programs, and Policies discussed in the Final EIR are existing regulatory plans and programs the project is subject to, and analysis throughout the Final EIR demonstrates consistency.

### **A. Findings Regarding Impacts that Can Be Mitigated to Below a Level of Significance**

The City, having independently reviewed and considered the information contained in the Final EIR and the Record of Proceedings, finds pursuant to Public Resources Code Section 21081(a)(1) and State CEQA Guidelines Section 15091(a)(1) that changes or alterations have been required in, or incorporated into, the project that mitigate, or avoid, or substantially lessen the significant effects on the environment as identified in the Final EIR. The basis for this conclusion is as follows:

### **1. Biological Resources**

**Impact:** Construction-related noise may impact breeding wildlife, including two Multiple Species Conservation Program (MSCP)-covered species (least Bell's vireo and Cooper's hawk) and yellow warbler, if construction occurs during the breeding season. Impacts would be potentially significant (**Impact BIO-1**).

**Facts in Support of Findings:** Construction-related noise may impact breeding wildlife, including two MSCP covered species— least Bell's vireo and Cooper's hawk—as well as yellow warbler, if construction occurs during the breeding season (generally January 15 through September 15).

**Mitigation Measure:** Mitigation Measure (MM)-BIO-1 requires that prior to construction a Qualified Biologist be retained to implement the monitoring program and all necessary documentation be submitted to the City's Mitigation Monitoring Coordination (MMC) section. Habitat removal for areas that support active nests should occur outside of the February 1-September 15 breeding season. Pre-construction surveys will be performed and conducted within 10 calendar days prior to the start of construction activities. Orange construction fencing is required adjacent to the sensitive biological habitats and prior to construction the construction crew must attend an on-site educational session regarding the need to avoid impacts outside of approved construction area. MM-BIO-1 also requires monitoring during construction activities, as needed. MM-BIO-2 requires specific steps be taken to ensure the protection of the least Bell's vireo, including surveys, noise attenuation and noise monitoring, as needed.

**Finding:** Implementation of MM-BIO-1 and MM-BIO-2 would reduce indirect biological resource impacts to below a level of significance.

**Reference:** EIR Section 5.4, Biological Resources.

### **2. Historical Resources**

**Impact:** Impacts to one cultural resource (P-37-006082) resulting from the proposed project construction would be potentially significant (**Impact HR-1**).

**Facts in Support of Findings:** The survey conducted by Dudek as part of the cultural report confirmed that P-37-006082 is the only previously identified resource within the project area of potential effects (APE) that has not been completely obscured or destroyed by prior development. Construction of the proposed project could potentially damage this historical resource.

**Mitigation Measure:** MM-HR-1 would require that prior to issuance of a grading permit for any construction related activity proposed within 100 feet of a known cultural resource on the project

site, Owner/Permittee shall undertake avoidance measures and implement a construction monitoring plan. MM-HR-2 requires that a monitoring program be implemented to protect unknown archeological resources that may be encountered during construction and/or maintenance-related activities. The monitoring plan includes entitlement plan checks, submitting letters of qualifications, verifying records search, attending preconstruction meetings, monitors being present during grading, excavation, and/or trenching, and protocol in the case a resource is discovered. If a resource is discovered, the Principal Investigator (PI) and Native American consultant/monitor shall evaluate the significance of the resource. If human remains are discovered, the procedures set forth in Public Resources Code Section 15064.5(e), Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5 shall be undertaken. The procedures and protocols outlined in MM-HR-2 would ensure that any significant resources discovered during ground disturbing activities would not be damaged or destroyed during ground-disturbing activities.

**Finding:** Implementation of MM-HR-1 and MM-HR-2 would reduce historical resource impacts to below a level of significance.

**Reference:** EIR Section 5.9, Historical Resources.

**Impact:** Impacts to unknown religious or sacred uses on the project site would be potentially significant (**Impact HR-2**).

**Facts in Support of Finding:** No existing religious or sacred uses are located on the project site. However, a significant historical resource related to religious or sacred uses could be discovered during ground disturbing activities and impacts would be potentially significant.

**Mitigation Measure:** MM-HR-2 requires preparation and submittal of a Draft Monitoring Report, which shall describe the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to the MMC for review and approval within 90 days following the completion of monitoring. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report. In the case of handling artifacts, the PI shall be responsible for ensuring that artifacts are collected, cleaned, catalogued, and analyzed to identify function and chronology. The property owner shall be responsible for cost for curation.

**Finding:** Implementation of MM-HR-2 would reduce historical resource impacts to below a level of significance.

**Reference:** EIR Section 5.9, Historical Resources.

### **3. Noise**

**Impact:** Noise levels from project construction would exceed the San Diego Municipal Code (SDMC) construction noise standards applicable to existing sensitive receptors (**Impact NOI-1**).

**Facts in Support of Finding:** Given the nature of the project site being interspersed with and in proximity to existing residential land uses, construction operations associated with the proposed project have the potential to exceed the City's 75 decibel (dB) 12-hour average property line noise level threshold, resulting in a potentially significant impact.

**Mitigation Measure:** MM-NOI-1 requires that prior to issuance of demolition, grading, or building permits, MMC shall verify that construction activity occurring as a result of proposed project implementation within 175 feet of noise-sensitive receivers includes noise-reduction measures to ensure construction activities do not exceed the 75 dBA community noise equivalent level (CNEL) and comply with City's (SDMC Section 59.5.0401, Sound Level Limits, and SDMC Section 59.5.0404, Construction Noise).

**Finding:** Implementation of MM-NOI-1 would reduce construction noise impacts to below a level of significance.

**Reference:** EIR Section 5.11, Noise.

**Impact:** Noise levels from project operations (mechanical equipment noise) would exceed the SDMC construction noise standards applicable to existing and future sensitive receptors (**Impact NOI-2**).

Based on an attenuation rate of 6 dB per doubling of distance and shielding that would break the line of site to the outdoor heating, ventilation, and air conditions (HVAC) equipment, the noise level at the nearest receiving property line would be approximately 44.5 dB during continuous operation, exceeding the SDMC residential noise level standard of 40 dB between 10:00 p.m. and 7:00 a.m., resulting in a potentially significant impact.

**Facts in Support of Finding:** MM-NOI-2 requires that prior to issuance of building permit, MMC shall verify that mechanical noise levels are minimized to meet applicable City noise thresholds through equipment selection, project-site design, and construction of localized barriers or parapets. Selection of mechanical equipment shall consider radiated outdoor sound pressure levels and efficiency as the primary criteria. MM-NOI-2 also requires that outdoor mechanical equipment be located so that line-of-site from the equipment to the adjacent noise-sensitive receiving property line is blocked by intervening building elements or structures. MM-NOI-2 requires a noise analysis by a qualified acoustical consultant prior to issuance of a building permit to ensure compliance with the SDMC.

**Finding:** Implementation of MM-NOI-2 would reduce operational noise impacts to below a level of significance.

**Reference:** EIR Section 5.11, Noise.

#### **4. Public Utilities**

**Impact:** Prior to the payment of a fair share contribution for the reconfiguration/retrofit of the Carmel Mountain High Water Pump Station, impacts would be potentially significant (**Impact UTL-1**).

**Facts in Support of Finding:** The project applicant acknowledges the reconfiguration/retrofit of the Carmel Mountain High Water Pump Station would be necessary. The extent of the upgrades required at the pump station are not known at this time; however, it is anticipated that a new pump would be required at this location.

**Mitigation Measure:** MM-UTL-1 requires a fair-share contribution for the reconfiguration/retrofit of the Carmel Mountain High Water Pump Station prior to the issuance of the first building permit for Unit 9.

**Finding:** Implementation of MM-UTL-1 would reduce public utilities impacts to below a level of significance.

**Reference:** EIR Section 5.15, Public Utilities.

#### **5. Tribal Cultural Resources**

**Impact:** There is potential for TCRs to be impacted by project implementation and impacts are considered potentially significant (**Impact TCR-1**).

**Facts in Support of Finding:** The area is considered potentially sensitive for TCRs as identified by the Lipay Nation of Santa Isabel, Jamul Indian Village, and San Pasqual Band of Mission Indians, who are affiliated traditionally and culturally with the project area. Therefore, there is a potential for TCRs to be impacted by project implementation during grading and ground-disturbing activities. Impacts would be considered potentially significant.

**Mitigation Measure:** MM-TCR-1 requires that prior to beginning any construction related activity on-site, Owner/Permittee shall implement the items detailed in MM-HR-1 and MM-HR-2.

**Finding:** With MM-TCR-1 implementation, impacts to any potential TCRs would be reduced to below a level of significance.

**Reference:** EIR Section 5.16, Tribal Cultural Resources.

### **B. Findings Regarding Impacts that Are Significant and Unavoidable**

The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings and pursuant to Public Resource Code Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), finds that specific economic, legal, social, technological, or other considerations, including considerations of the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures identified in the Final EIR (Project No. 652519 / SCH No. 2020039006) for the project's Transportation/Circulation and Public Services and Facilities (Libraries) impacts.

"Feasible" is defined in Section 15364 of the State CEQA Guidelines to mean "*capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.*" Public Resources Code Section 21081 and State CEQA Guidelines Section 15091(a)(3) also provide that "*other*" considerations may form the basis for a finding of infeasibility. Case law makes clear that a mitigation measure or alternative can be deemed infeasible on the basis of its failure to meet project objectives or on related public policy grounds. These findings are appropriate because there are no feasible mitigation measures available that would reduce the identified project impacts to below a level of significance.

### **1. Transportation/Circulation**

**Impact:** It is unlikely that the project would generate vehicle miles traveled (VMT) per capita of 15% below the regional average; therefore, the project would have a potentially significant impact relative to VMT (**Impact TRA-1**).

**Facts in Support of Finding:** The anticipated daily trip generation of the residential component of the project was determined per the City of San Diego's Trip Generation Manual. The project is anticipated to generate approximately 8,282 daily trips.

The census tracts containing the project site (170.56, 170.55, and 170.39) have a VMT per capita of 21.7, 21.4, and 23.2, respectively. These values exceed the City's VMT significance threshold of 16.2. While modeling the project in the San Diego Association of Governments (SANDAG) model would provide the project specific estimate of VMT per Capita, it can be inferred from the land use characteristics of the surrounding census tracts and their VMT rates, that it is unlikely the project would generate VMT per capita of 15% below the regional average, even with transportation demand management (TDM) reductions.

Thus, the residential component of the project will result in a significant VMT transportation impact. The Mobility Choices Program requires project applicants to implement VMT reducing amenities or pay an active transportation in-lieu fee depending on a project's location. Compliance with the Mobility Choices Program may be used as mitigation for a significant VMT transportation impact. Since a portion of the project is located in mobility zone 2, VMT reduction guidelines for that zone were applied to the entire project. Therefore, based on the regulations, five VMT Reduction Measure points are necessary to comply with the Mobility Choices Program. Those points are considered mitigation "to the extent feasible."

As a result, the project would generate VMT that cannot be reduced to 15% below the regional average, even with the implementation of all feasible mitigation.

**Mitigation Measure:** The project would implement VMT reduction measures pursuant to MM-TRA-1, including three on-site bicycle repair stations in Units 9, 10, and 16, and each unit would provide short-term bicycle parking 10% beyond the minimum requirements for public use (the project would therefore have a total of 660 short-term bicycle parking spaces). These measures would reduce VMT, but not enough to meet regional guidelines.

**Finding:** Impacts associated with VMT would be significant and unavoidable even with implementation of MM-TRA-1.

**Reference:** Section 5.2, Transportation/Circulation.

## **2. Public Services and Facilities**

**Impact:** The population increase associated with the project would exacerbate the current need for a larger library in the Carmel Mountain Ranch community, and therefore the project would result in a potentially significant impact (**Impact PUB-1**).

**Facts in Support of Finding:** The nearest municipal library to the project is the Carmel Mountain Ranch Library, located adjacent to the project site at 12095 World Trade Drive. This local branch is part of the City library system, which allows residents to use any branch or the main library, and the Serra Cooperative Library System, which allows residents of the City and San Diego County to use public library facilities. Currently, the Carmel Mountain Ranch Library does not satisfy the General Plan's policy recommendation that every branch library be at least 15,000 square feet and thus a public services and facilities deficiency exists today. As there is no specific plan in place to expand the size of the Carmel Mountain Ranch Library and there is no capital improvement program in existence to earmark funds for expanding the size of the Carmel Mountain Ranch Library, impacts as a result of the proposed project would be potentially significant. However, the project applicant would provide an ad-hoc fee, to be utilized by the City's Public Library Department for a future project or expansion of the Carmel Mountain Ranch Library. The fee will be imposed through a condition of approval of the project. The permit condition will require a proportionate contribution is provided, prior to the issuance of construction permits, to ensure a dedicated funding source is established solely for improvements to the Carmel Mountain Ranch Library. Because no specific future project or expansion of the Carmel Mountain Ranch Library has been identified at this time, the physical impacts associated with such an activity cannot be evaluated. Subsequent CEQA review may therefore be necessary when a future project or expansion of the Carmel Mountain Ranch Library is identified.

Although the project will provide an ad-hoc fee to address the impacts caused by the project's associated population increase, the improvements cannot be guaranteed. As a result, impacts would remain significant and unavoidable as no feasible mitigation exists that could reduce or avoid this potentially significant impact.

**Mitigation Measure:** No feasible mitigation exists that could reduce or avoid this potentially significant impact.

**Finding:** Impacts to library facilities would be significant and unavoidable.

**Reference:** EIR Section 5.14, Public Services and Facilities.

**VI. FINDINGS REGARDING MITIGATION MEASURES WHICH ARE THE RESPONSIBILITIES OF ANOTHER AGENCY**

The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, finds pursuant to Public Resources Code Section 21081(a)(2) and State CEQA Guidelines Section 15091(a)(2) that there are no changes or alterations which could reduce significant impacts that are within the responsibility and jurisdiction of another public agency.

**VII. FINDINGS REGARDING ALTERNATIVES**

In accordance with Section 15126.6(a) of the State CEQA Guidelines, an EIR must contain a discussion of "a range of reasonable alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." Section 15126.6(f) further states that "the range of alternatives in an EIR is governed by the 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." Thus, the following discussion focuses on project alternatives that are capable of eliminating significant environmental impacts or substantially reducing them as compared to the proposed Project, even if the alternative would impede the attainment of some project objectives, or would be more costly. In accordance with Section 15126.6(f)(1), among the factors that may be taken into account when addressing the feasibility of alternatives are: (1) site suitability; (2) economic viability; (3) availability of infrastructure; (4) general plan consistency; (5) other plans or regulatory limitations; (6) jurisdictional boundaries; and (7) whether the proponent can reasonably acquire, control or otherwise have access to the alternative site.

In developing the alternatives to be addressed in this section, consideration was given to an alternative's ability to meet most of the basic objectives of the project. Because the project will cause potentially significant environmental effects unless mitigated, the City must consider the feasibility of any environmentally superior alternatives to the project, evaluating whether these alternatives could avoid or substantially lessen the potentially significant environmental effects while achieving most of the objectives of the project.

The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), finds that specific economic, legal, social, technological, or other considerations, including considerations of the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the Final EIR (Project No. 652519/SCH No. 2020039006).

"Feasible" is defined in Section 15364 of the State CEQA Guidelines to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." Public Resources Code Section 21081 and State CEQA Guidelines Section 15019(a)(3) also provide that "other" considerations may form the basis for a finding of infeasibility. Case law makes clear that a mitigation measure or alternative can be deemed infeasible on the basis of its failure to meet project objectives or on related public policy grounds. These findings are appropriate because there are no feasible



alternative available that would reduce the identified project impacts to below a level of significance.

#### **A. No Project/No Development Alternative**

State CEQA Guidelines Section 15126.6(e), requires that an EIR evaluate a “no project” alternative along with its impact. The purpose of describing and analyzing a no project alternative is to allow a lead agency to compare the impacts of approving the project to the impacts of not approving it. Under the No Project/No Development Alternative, the project would not be implemented and the site would remain in its current condition.

**Potentially Significant Effects:** The No Project/No Development Alternative would avoid all of the significant and potentially significant impacts associated with the project, including: significant and unmitigated Transportation/Circulation and Public Services and Facilities (Library) impacts; and significant but mitigated impacts related to Biological Resources, Historical Resources, Noise, Public Utilities, and TCR.

**Finding:** The City rejects the No Project/No Development Alternative as it fails to satisfy the proposed project’s underlying purpose and because it fails to meet any of the project objectives. Moreover, specific economic, legal, social, technological or other considerations including matters of public policy make the alternative infeasible. The City finds that any of these grounds are independently sufficient to support rejection of this alternative.

**Rationale:** Under the No Project/No Development Alternative, the project would not be implemented and the site would remain in its current condition. Under this alternative, none of the direct or indirect environmental impacts associated with construction and operation of the project would occur.

In addition, the No Project/No Development Alternative would not meet any of the project objectives as set forth in Section 3.2 of the Final EIR. This alternative would not provide a range of multi-family housing units (Objective No. 1); it would not assist the City of San Diego in meeting state and local housing goals (Objective No. 2); it would not preserve the site as open space or replace dead and dying vegetation associated with the vacant and blighted golf course (Objectives No. 3 and 4); it would not create a wide-range of active and passive public recreational opportunities (Objective No. 5); and it would not establish a public multi-use trail system enhancing neighborhood connectivity (Objective No. 6).

**Reference:** EIR Chapter 8, Alternatives; Section 8.6., No Project/No Development Alternative.

#### **B. Reduced Density Alternative**

This alternative would have the same footprint of the proposed project, but the density would be reduced. This would reduce the number of multi-family homes proposed from 1,200 to 825. This alternative would eliminate all apartments onsite

and shift the entire project to 100% townhomes. Under the proposed project, apartments are planned on Units 5, 6, 9, 16, and 17 with an average density of 30 dwelling units/acre (du/ac). Under this alternative, those locations would now include townhomes with an average density of 15 du/ac. This alternative would therefore reduce the estimated number of people anticipated to occupy the new development from 3,180 people to 2,186.

The same discretionary actions as would be required for the project would be required for this alternative, including a General Plan Amendment, Community Plan Amendment, Rezone, Vesting Tentative Map with Easement Dedication, Master Planned Development Permit and Site Development Permit.

**Potentially Significant Effects:** While this alternative would slightly reduce Transportation/Circulation and Public Services and Facilities (Library) impacts, due to the reduced number of residents generated (2,186 compared to 3,180), the impacts would nonetheless remain significant and unavoidable. Impacts would remain significant and unavoidable because the number of residents generated would still result in a substantial increase in VMT and impacts on library services. Further, this alternative would reduce the following impacts identified as less than significant with or without mitigation under the proposed project, but would not avoid impacts altogether: Air Quality, Energy, Greenhouse Gas Emissions, Noise, Public Utilities, Public Services and Facilities, and Visual Effects/Neighborhood Character. Fewer units would be developed which would reduce construction related air quality, GHG, and noise impacts; would reduce the amount of required public utilities; would reduce the amount of water supply required, wastewater generated, and solid waste generated; would reduce visual impacts associated with fewer units being developed; would reduce impacts to public services and facilities such as fire and police protection due to the reduced number of residents; and would reduce the amount of energy required for operation of the project due to the reduced size of the development.

**Finding:** This alternative fails to fully satisfy the proposed project's underlying purpose and fails to meet several project objectives. The intent of the project is to provide multi-family housing within proximity to public transit, and this alternative would reduce the number of housing units in Units 5 and 6, which are closest to the Metropolitan Transit System (MTS) Sabre Springs/Peñasquitos Transit Station (Station). In addition, specific economic, legal, social, technological or other considerations including matters of public policy render this alternative infeasible. Therefore, the City rejects this alternative and finds that any of these grounds are independently sufficient to support rejection of this alternative.

**Rationale:** The Reduced Development Alternative would not meet all of the project objectives to the same extent as the proposed project. By reducing the total number of units onsite and eliminating apartments altogether, the project would not provide multi-family units with a range of housing types (Objective No. 1). By reducing the number of dwelling units, there would be fewer deed-restricted affordable housing on centrally located vacant land near jobs and commercial and industrial development (Objective No. 2). Further, by reducing the number of residences within Units 5 and 6, which are closest to the Station,

fewer people would be located within walking distance of nearby transit. The purpose of objective No. 2 is to provide multi-family housing to meet the needs of current and future City residents on vacant land located near transit, and in particular in a Transit Priority Area, and close to activity centers. By reducing development within the locations closest to the Station, this objective would not be fully realized under this alternative. In addition, by reducing the number of dwelling units, less active public recreational opportunities will be created (Objective No. 5).

A goal of the General Plan Land Use Element is to increase the City's supply of land designated for various residential densities (LU-C.3). The General Plan also has policies that aim to provide a variety of housing types and sizes with varying levels of affordability in residential and village developments (HE-1.1 and HE-1.2). By eliminating apartments and only developing townhomes, the potential to accommodate a variety of housing opportunities, ranging in price and product type is not realized, and fewer deed-restricted affordable housing units would be provided.

**Reference:** EIR Chapter 8, Alternatives; Section 8.6.2, Reduced Density Alternative.

### **C. Reduced Footprint Alternative**

The Reduced Footprint Alternative would remove 66 dwelling units from Unit 1 and 87 dwelling units from Unit 2, and increase density on Unit 9 from 300 to 453 dwelling units. In order to accommodate an additional 153 dwelling units on Unit 9 (40 du/ac), buildings would have to be 4 to 6 stories in height. The height deviation request associated with this alternative would therefore be 20 feet greater than the proposed project's requested height deviation (68 feet versus 48 feet).

The same discretionary actions as required for the project would also be required for this alternative, including a General Plan Amendment, Community Plan Amendment, Rezone, Vesting Tentative Map with Easement Vacations, Master Planned Development Permit and Site Development Permit.

The intent of this alternative is to reduce the amount of land disturbance required for the project. Less land contouring would be necessary to construct the building pads, driveways, retaining walls, and on-site drainage facilities, and thus, this alternative would reduce impacts to Historical Resources, Paleontological Resources, and TCR. However, impacts to these resources were already less than significant under the proposed project.

**Potentially Significant Effects:** The Reduced Footprint Alternative would result in reduced impacts to historical resources, paleontological resources, and TCRs, because ground-disturbing activities would be reduced with the reduced footprint. This alternative would not reduce the project's significant and unavoidable impacts associated with Population and Housing, Transportation/Circulation and Public Services and Facilities (Library), because the same amount of residents would be added, the same amount of traffic would be generated, and the same amount of people would utilize library services.

**Finding:** The Reduced Footprint Alternative is rejected because it fails to meet most of the project objectives. Moreover, specific economic, social, or other considerations including matters of public policy make this alternative infeasible. The City finds that any of these grounds are independently sufficient to support rejection of this alternative.

**Rationale:** The Reduced Footprint Alternative would not meet most of the project objectives as it would not provide a range of multi-family housing units because a variety of townhome units planned for Units 1 and 2 would be replaced with apartments on Unit 9, decreasing the overall diversity, range, and mix of housing types provided (Objective No. 1) onsite. In addition, the increase in the height of the buildings on Unit 9 to 6 stories would be undesirable for existing homeowners and would be inconsistent with the surrounding community character. Thus, this alternative would not be compatible with the existing community and would not ensure a cohesive and respectful development in comparison to existing development (Objective No. 7). Surrounding developments have heights up to 4 stories, which is the maximum building height proposed as part of the project. The Reduced Footprint Alternative would not replace dead and dying vegetation associated with the vacant golf course (Objective No. 4) or establish a multi-use trail system in connection with Units 1 and 2 because these units would remain undeveloped. (Objective No. 6).

**Reference:** EIR Chapter 8, Alternatives; Section 8.6.3, Reduced Footprint Alternative.

## **VIII. Findings Regarding Other CEQA Considerations**

### **a. Growth Inducement**

Section 15126.2(e) of the State CEQA Guidelines mandates that the growth-inducing impact of a project be discussed. This discussion is presented in Chapter 9, Mandatory Discussion Areas, of the Draft EIR. The City finds that the Project would not result in short- or long-term growth-inducing impacts.

#### Short-Term Growth Inducement

During project construction, demand for various construction trade skills and labor would increase. It is anticipated that this demand would be met predominantly by the local labor force, and would not require importation of a substantial number of workers or cause an increased demand for temporary or permanent local housing. Further, construction of the project is expected to take approximately 34 months. Since construction would be short term and temporary, it would not lead to an increase in employment on site that would stimulate the need for additional housing or services. Accordingly, no associated substantial short-term growth-inducing effects would result.

#### Long-Term Growth Inducement

Per the State CEQA Guidelines, growth-inducing effects are not necessarily beneficial,

detrimental, or of little significance to the environment. The project proposes to construct up to 1,200 multi-family units and a mix of open space and recreational uses on a former golf course within the Carmel Mountain Ranch Community Plan Area. Specifically, residential land uses would compose approximately 52.9 acres and would range in density from 13 to 37 dwelling units per acre. Open space uses would be composed of approximately 111.0 acres, which includes approximately 5 miles of publicly accessible trails and 7.9 acres of publicly accessible parkland; 78.1 acres of open space; and 25.0 acres of buffer area. In addition, the project proposes a 12,000-square-foot pad for the future development of a community art gallery/studio located near the existing Carmel Mountain Ranch library.

As discussed in Section 5.1, Land Use, the project site is designated as Park, Open Space, and Recreation in the City of San Diego's General Plan (City of San Diego 2008) and Private Recreation-Golf Course under the Carmel Mountain Ranch Community Plan (City of San Diego 1999). The majority of the project site is zoned as AR-1-1, with smaller portions zoned as, RS-1-13, RS-1-14, RM-1-1, RM-2-5, and RM-3-7. The project would require General Plan and Community Plan Amendments as well as a Rezone to allow for the proposed residential development on site.

As discussed in Section 5.13, Population and Housing, the proposed project would directly induce growth through the development of residential land uses within a former golf course, which would introduce new residents to the area. The proposed project's service population is based on SANDAG Series 13 Regional Growth Forecast, which estimates an average household size of 2.65 persons per household (SANDAG 2013). Utilizing SANDAG's persons per household coefficient, the proposed project would introduce an estimated 3,180 people to the area. Because the project requires a General Plan Amendment and Rezone, the estimated population of 3,180 people would not have been accounted for in SANDAG's population projections for the Carmel Mountain Ranch Community Plan Area. While some amount of residential dwelling units would be permitted under existing zoning, the potential number of allowed units would be minimal in comparison to the 1,200 proposed dwelling units. However, SANDAG's Regional Growth Forecast for the City as a whole, estimates that the City would have 559,143 units in 2020, and 640,668 units in 2035 (SANDAG 2013b). This would equate to an additional 5,435 units per year from 2020 to 2035. The proposed project is expected to bring 1,200 units to market by 2027. Therefore, the proposed project would not conflict with SANDAG's regional growth forecast for the City, which accounts for residential growth in the City.

Moreover, the City's recently updated Housing Element does anticipate housing development at the project site in order to meet the RHNA allocation. Specifically, the City includes the majority of the project site within its Adequate Sites Inventory (Housing Element Appendix D), reflecting the closure of the golf course in 2018, and identifies approximately 1,200-dwelling units onsite, consistent with the proposed project. Inclusion of a site on this list does not indicate that a site will be developed or redeveloped, just that the analysis recognizes that the site has unrealized capacity for housing that could reasonably be realized during the 2021-2029 period (City of

San Diego 2020).

Regarding infrastructure, the properties surrounding the project site consist of residential development that is served by existing public service and utility infrastructure. As discussed in Section 5.15, Public Utilities, the proposed project would use existing utility connections that serve the surrounding community to accommodate the internal utility infrastructure needs of the development. No major new infrastructure facilities are required to accommodate the proposed project. No existing capacity deficiencies were identified for water, wastewater, or storm drain facilities that would serve the project. Furthermore, the project would not generate sewage flow or stormwater that would exceed the capacity already planned for the sewer line or storm drain. In addition, the internal roadway network proposed to be constructed within the project site would connect to the existing roadway network surrounding the project site. Since the project site is surrounded by existing development, and would connect to existing infrastructure, implementation of the proposed project would not remove a barrier to economic or population growth through the construction or connection of new public utility infrastructure.

. As stated above, the proposed project would not conflict with SANDAG's regional growth forecast for the City, which accounts for future residential growth within the City. The proposed project would not remove barriers to growth and would not be considered growth inducing.

**b. Significant Irreversible Environmental Changes that will be Caused by the Project**

State CEQA Guidelines Section 15126.2(d) requires the evaluation of significant irreversible environmental changes that would occur should a project be implemented, as follows:

- (1) Primary impacts, such as the use of nonrenewable resources (ie., biological habitat, agricultural land, mineral deposits, water bodies, energy resources, and cultural resources);
- (2) Secondary impacts, such as road improvements, which provide access to previously inaccessible areas; and
- (3) Environmental accidents potentially associated with the project.

Furthermore, Section 15126.2(d) of the State CEQA Guidelines states that irretrievable commitments of resources should be evaluated to ensure that current consumption of such resources is justified. Implementation of the project would not result in significant irreversible impacts to agricultural land, mineral resources, water bodies, historical resources, paleontological resources, or TCRs.

The project site consists of a former golf course that is no longer active (except for

the existing clubhouse) and is surrounded by existing residential development. The project site is designated Park, Open Space, and Recreation in the City of San Diego's General Plan (City of San Diego 2008), and Private Recreation-Golf Course under the Carmel Mountain Ranch Community Plan (City of San Diego 1999). The project site does not contain agricultural or forestry resources, as the project site and immediate surroundings are classified as Urban and Built-Up Land under the California Department of Conservation's Farmland Mapping and Monitoring Program (DOC 2020). No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is present on site. Although mineral resource deposits (MRZ-2) underlie portions of the project site (City of San Diego 2008; Miller 1996), the area surrounding the project site has experienced increased urbanization and development with land uses (such as residential) incompatible with typical mineral extraction and processing operations. Additionally, the project site and surrounding area are historically and currently designated by the City's General Plan and zoned for uses that would preclude mineral resource operations; therefore, the loss of renewable mineral resources is not considered significant at a project-specific level.

Although the proposed project would require the spanning of approximately 0.001 acres of an unvegetated channel through the installation of an arch culvert, the structure and function of this channel would not be altered. Thus, no significant irreversible impacts to water bodies would occur.

The proposed project would require the commitment of energy and non-renewable resources, such as electricity, fossil fuels, natural gas, construction materials (e.g., concrete, asphalt, sand and gravel, steel, petrochemicals, and lumber), potable water, and labor during construction. New development within the project site would be required to comply with the California Energy Code (Title 24) and California Green Building Standards Code. The proposed project features a number of sustainable elements (e.g., rooftop photovoltaic solar panels, energy-efficient lighting and appliances, cool roofs, energy-efficient windows) to minimize its consumption of energy and non-renewable resources (see Section 5.7, Greenhouse Gases and Section 5.5, Energy, for further details). However, use of these resources on any level would have an incremental effect regionally and would, therefore, result in long-term irretrievable losses of non-renewable resources, such as fuel and energy.

No existing native vegetation communities or special-status species would be removed or impacted as part of this project. Approximately 70.88 acres of developed land/disturbed habitat however would be directly impacted. Indirect impacts to special-status plants and vegetation communities may result primarily from adverse "edge effects" associated with construction activities. The adverse impacts may result from dust, the introduction of invasive plant species, temporary access impacts, and increased human presence, which could disrupt plant and vegetation vitality in the short term. Wildlife may be indirectly impacted in the short-term by construction-related noise and other adverse edge effects, such as the introduction of invasive and pest species. Short-term construction-related noise can result in the disruption of foraging, nesting, and reproductive activities of breeding bird, resulting in

significant impacts. Although irreversible, these impacts would be mitigated to a less-than-significant level by MM-BIO-1 and MM-BIO-2, as outlined in Section 5.4, Biological Resources.

Implementation of the proposed project has the potential to disturb currently unknown sensitive sub-surface deposits, historical resources, and TCRs and such impacts would be irreversible. These impacts, however, would be mitigated to below a level of significance by implementation of MM-HR-1, MM-HR-2 and MM-TCR-1, as described in Section 5.9, Historical Resources, and Section 5.16, Tribal Cultural Resources, and recovery would occur during the construction monitoring process.

Paleontological resources could be disturbed during project construction, but any potential resources would be collected and recorded in compliance with existing regulations. Impacts to paleontological resources would result in a significant irreversible change to a non-renewable resource. However, compliance with Appendix P to the City's Land Development Manual and the City's grading ordinance (SDMC Section 142.0151) would preclude any significant impacts to paleontological resources, as described in Section 5.12, Paleontological Resources.

Implementation of the proposed project has the potential to result in health and safety impacts due to demolition and construction activities, which could expose people or workers to hazardous building materials and hazardous contaminants within soil. However, impacts would be less than significant as described in Section 5.8, Health and Safety.

The project would not involve a roadway or highway improvement that would provide access to previously inaccessible areas. The proposed project's circulation system is designed to interconnect with the existing adjacent public street system and discourage cut-through automobile traffic.

As demonstrated herein, the proposed project would not result in significant irreversible environmental changes.

## **IX. FINDINGS REGARDING RESPONSES TO COMMENTS AND REVISIONS IN THE FINAL EIR**

The Final EIR includes the comments received on the Draft EIR and responses to those comments. The focus of the responses to comments is on the disposition of significant environmental issues that are raised in the comments, as specified by State CEQA Guidelines Section 15088(c).

**Finding/Rationale:** Responses to comments made on the Draft EIR and revisions in the Final EIR merely clarify and amplify the analysis presented in the Draft EIR, and do not trigger the need to recirculate per State CEQA Guidelines Section 15088.5(b).



**EXHIBIT B**

**STATEMENT OF OVERRIDING CONSIDERATIONS**

(PUBLIC RESOURCES CODE SECTION 21081(b))

Pursuant to Public Resources Code Section 21081(b) and State CEQA Guidelines Sections 15043 and §15093, CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable pursuant to Public Resources Code Section 21081. CEQA further requires that when the lead agency approves a project that will result in the occurrence of significant effects identified in the EIR and not avoided or substantially lessened, the agency shall state in writing the specific reasons to support the action based on the EIR and/or other information in the record.

Pursuant to Public Resources Code Section 21081(b) and State CEQA Guidelines Section 15093, the City Council, having considered all of the information presented herein and in the Record of Proceedings, finds that the following specific overriding economic, legal, social, technological, or other benefits associated with the project outweigh unavoidable adverse direct impacts related to Transportation/Circulation and Public Services and Facilities (Libraries).

The City Council declares that it has adopted all feasible mitigation measures to reduce the project's proposed environmental impacts to an insignificant level; considered the entire Record of Proceedings, including the EIR; and weighed the proposed benefits against the project's environmental impacts. This determination is based on the following specific benefits, each of which is determined to be, by itself and independent of the other project benefits, a basis for overriding and outweighing all unavoidable adverse environmental impacts identified in the Final EIR. Substantial evidence supports the various benefits and can be found in the preceding sections (which are incorporated by reference into this section), the Final EIR, or in the Record of Proceedings for this matter.

As set forth above, the City's approval of the project will result in significant transportation/circulation and public services and facilities (library) impacts that cannot be avoided, even with the adoption of all feasible mitigation measures. Whenever a lead agency adopts a project which will result in a significant and unavoidable impact, the agency must, pursuant to Public Resources Code Sections 21002 and 21081(b) and State CEQA Guidelines Section 15093, declare in writing the specific reasons to support its action based on the Final EIR and/or other information in the Record of Proceedings.

The City Council of the City of San Diego: (i) having independently reviewed the information in the EIR and the record of proceedings; (ii) having made a reasonable and good faith effort to eliminate or substantially lessen the significant impacts resulting from the project to the

extent feasible by adopting the mitigation measures identified in the Final EIR; and (iii) having balanced the benefits of the project against the significant environmental impacts, chooses to approve the project, despite its significant environmental impacts, because, in the City Council's view, specific economic, legal, social, and other benefits of the project render the significant environmental impacts acceptable.

The following statement identifies why, in the City Council's judgment, the benefits of the project outweigh the unavoidable significant impacts. Each of these public benefits serves as an independent basis for overriding all significant and unavoidable impacts. Any one of the reasons set forth below is sufficient to justify approval of the project. Substantial evidence supports the various benefits and such evidence can be found either in the Findings which are provided above and incorporated by reference into this section, the Final EIR, and/or in documents that comprise the Record of Proceedings in this matter.

**A. Provide critically-needed market-rate and affordable housing consistent with the General Plan and Community Plan Housing Elements.**

The 6<sup>th</sup> Cycle Housing Element determined the site's net potential unit value as 1,200 dwelling units. The project includes the development of up to 1,200 residential units, one commercial parcel and a mix of open spaces and recreational uses on the former Carmel Mountain Ranch Country Club and golf course site. The project is consistent with the General Plan's City of Villages strategy as it will include a variety of building types (townhomes, garden walk-ups, stacked flats and apartments, among others), with a mix of for-sale and rental product to serve a diverse and mixed population and household size.

Although the central objective of the Carmel Mountain Ranch Community Plan Housing Element is to "accommodate a variety of residential options through a diversity of project types and economic appeal," the community currently does not have any deed-restricted units. The 180 deed-restricted affordable units included in the project will be set aside for 55 years for low income households with rents at 30 percent of 60 percent of Area Median Income (AMI), thereby providing a unique opportunity to further the General Plan and Community Plan's Housing Element goals and policies.

**B. Create approximately five miles of trails accessible to the public and connect the project site to the community in a new and unique way.**

The project will establish a multi-use trail system accessible to the public, the majority of which will be repurposed from the previous golf cart path. There would also be new segments of the trail system that would be constructed of decomposed granite or concrete, which would provide connections through new development areas. The entire trail system has been designed to take advantage of the site's existing topography so that it will circulate throughout the project site and provide mobility and recreational opportunities for pedestrians and bicyclists alike. The

privately owned and publicly accessible trails, which range from 5-8 feet in width, will connect to sidewalks along the proposed on-site roadways and along existing adjacent residential streets to maximize access and connectivity to the surrounding neighborhood.

Additionally, a trail staging/pedestrian rest area will be constructed with bike racks, multi-modal information kiosk, bike repair station, picnic tables, and shade areas. The new trail system, all of which will be subject to a Recreation Easement to ensure permanent public access, successfully implements the General Plan's Land Use, Mobility and Recreation Elements, as well as the Community Plan's Parks and Open Space and Transportation Elements.

**C. Develop new infill neighborhoods within a Transit Priority Area and near existing employment and shopping destinations.**

The project site is located within a "transit priority area" as defined in Public Resources Code Section 21099. A "transit priority area" is defined as "an area within one-half mile of a major transit stop that is existing or planned." Public Resources Code Section 21064.3 defines a major transit stop as any of the following: (a) an existing rail or bus rapid transit station, (b) a ferry terminal served by either a bus or rail transit service, or (c) the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. The Station, located less than 0.5 miles from the project site, provides two bus routes with 15-minute service frequencies on weekdays (Routes 290 and 235). Therefore, the Station is considered to be a major transit stop pursuant to Public Resources Code Section 21064.3.

The project has been designed to implement the General Plan's Land Use and Mobility Elements and the Community Plan's Housing and Transportation Elements by providing higher-intensity multifamily housing on a prime, underutilized, transit-friendly, vacant infill site adjacent to and surrounded by existing residential development, centrally located near major employment centers, retail opportunities, recreational amenities, schools, the Carmel Mountain Ranch Library and the Station.

To encourage transit options and reduce and/or remove single-occupant vehicle trips from peak-hour traffic, the project will provide a TDM plan as a condition of project approval. The TDM measures, which constitute a benefit to future project residents and the surrounding community, include a trail staging/pedestrian rest area with bike racks, multi-modal information kiosk, bike repair station, picnic tables, and shade areas. In addition, the project applicant has voluntarily agreed to establish a shared bike fleet at Unit 9 and provide direct transit pass subsidies, which will cover provide a 25% transit subsidy available to 100% of residents residing in any deed-restricted affordable unit, with the subsidy value limited to the equivalent of 25% of the cost of a MTS "Regional Adult Monthly/30-Day Pass" for a period of five years from first occupancy of any deed-restricted affordable residential unit.

**D. Establish new recreational opportunities.**

Approximately 70% of the project site will be set aside as parks, trails, greenbelts and open space. The project will include 78.1 acres of passive open space, 7.97 acres of publicly accessible parkland, over 25 acres of greenbelt and 5.27 miles of privately owned and public accessible trails. By restoring and revegetating existing habitat onsite, the project applicant is able to set aside 47% of the site as open space. Five percent of the property will be redeveloped with three publicly accessible neighborhood parks, and more than 15% of the project site will be permanently protected in minimum 50-foot wide greenbelt areas that exceed the otherwise applicable setback requirements of the Land Development Code. These greenbelts will be subject to enhanced landscaping standards to help separate the project's new residential units from existing surrounding development as requested by the neighbors.

**E. Implement the City's conservation and safety goals.**

The project will redevelop the vacant Carmel Mountain Ranch Country Club and associated golf course. The site today is primarily characterized by disturbed, fallow land. The vegetation composition of the site has changed dramatically since golf course operations ceased, and a majority of the site experiences an overgrowth of weeds and plant material. In accordance with General Plan Conservation Element Policy CE-A.11, Urban Design Element Policy UD-A.8, and the Carmel Mountain Ranch Community Plan (Community Plan) Parks and Open Space Element Objectives, the project will use drought-tolerant, locally indigenous landscaping to replace the dead and dying vegetation associated with the former golf course while encouraging water conservation. As requested by the Planning Commission during the Community Plan Amendment initiation process, new housing units are clustered on the least sensitive portions of the site, thus allowing for the preservation of as much revegetated open space onsite as possible. Because of these efforts, the project applicant is able to set aside 52% of the total property for open space and park uses, which minimizes impacts on the natural environment. This would also promote compliance with General Plan Conservation Element Goal B, Policies CE-B.1 and CE-B.5, and Community Plan Parks and Open Space Element Objectives regarding the preservation and long-term management of natural landforms and open spaces and the provision of recreational opportunities.

The project site lies outside the City's Multi-Habitat Planning Area, but it does include designated environmentally sensitive lands (ESL) in the western portion of the site associated with Chicarita Creek and along the eastern edge of the site adjacent to a parcel owned by the City of Poway. However, in accordance with General Plan Conservation Element Policy CE-B.1, the project has been designed to ensure that no development is proposed in any ESL locations onsite. In fact, as conditions of project approval, all ESL outside the allowable disturbance area shall remain in a natural state and the proposed trail system will not extend into ESL or ESL buffers. The

Owner/Permittee shall install signage and fencing at trail heads to prevent public access to the restricted portions of the trail network. ESL locations onsite will be subject to a Covenant of Easement to prohibit future development and to limit onsite activity to the control of invasive species and brush management.

For the foregoing reasons, the City Council finds in accordance with Public Resources Code Sections 21081(b) and 21081.5, and State CEQA Guidelines Sections 15043 and 15093, that any, or any combination of, the Statement of Overriding Consideration benefits noted above would be sufficient to reach the conclusion that the benefits associated with the project justify the significant and unmitigable impacts that will occur with project implementation.

DRAFT

## EXHIBIT C

## MITIGATION, MONITORING, AND REPORTING PROGRAM

AMENDMENTS TO THE CARMEL MOUNTAIN COMMUNITY PLAN AND GENERAL PLAN NO. 2366421; REZONE NO. 2366507; MASTER PLANNED DEVELOPMENT PERMIT NO. 2366508; SITE DEVELOPMENT PERMIT NO. 2366425; AND VESTING TENTATIVE MAP NO. 2366422 INCLUDING AN EASEMENT VACATION; PROJECT NO. 652519 / SCH No. 2020039006

This Mitigation, Monitoring, and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of; mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report No. 652519 / SCH No. 652519 / SCH No. 2020039006 shall be made conditions of the Amendment to the Carmel Mountain Community Plan and General Plan No. 2366421; Rezone No. 2366507; Master Planned Development Permit No. 2366508; Site Development Permit No. 2366425; Vesting Tentative Map No. 2366422 including an easement vacation as may be further described below.

**GENERAL REQUIREMENTS - PART I Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:  
  
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)**

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from the MITIGATION MONITORING COORDINATOR (MMC). Attendees must also include the Permit Holder's Representative(s), Job Site Superintendent and the following consultants:

*Qualified Acoustician, Archaeologist(s), Native American Monitor(s), and Biologist(s)*

**Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.**

**CONTACT INFORMATION:**

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
  - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant t is also required to call **RE and MMC at 858-627-3360.**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 652519 and/or Environmental Document Number 652519, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

**Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: *Regional Water Quality Control Board: National Pollutant Discharge Elimination System General Construction Permit*
  
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11"x17" reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Traffic	TDM Monitoring Reports	VMT Reduction Features
Tribal Cultural Resources	Archaeology Reports	Archaeology/Historic Site Observation



Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**Transportation**

**MM-TRA-1:** Since the regulations define mobility zone 2 as any premises located either partially or entirely in a Transit Priority Area, VMT reduction guidelines for mobility zone 2 were applied to the entire project. The project will include VMT reduction measures totaling at least 5 points in accordance with *Land Development Manual, Appendix T* as mitigation.

The project includes two features that qualify for points per Appendix T. Table 5.2-2 describes the specific measures and demonstrates that the project meets the required 5 points. These VMT reducing measures will be identified on the detailed site plans for each Unit as they move forward after the tentative map process, and will be called out on the overall project site plan for the discretionary process.

<b>VMT Reduction Measures</b>	<b>Location within the Project</b>	<b>Timing</b>	<b>Points for Measure</b>
<i>Appendix T Measure 12. Providing on-site bicycle repair station.</i>	On-site bicycle repair stations will be located within Unit 9, Unit 10, and Unit 16.	Prior to issuance of building permits associated with Units 9, 10, and 16, the applicant shall provide detailed site plans identifying on-site bicycle repair stations to the satisfaction of the City Engineer.	4.5 (1.5 x 3 stations)
<i>Appendix T Measure 16. Providing short-term bicycle parking spaces that are available to the public, at least 10% beyond the minimum requirements.</i>	Each Unit will provide short-term bicycle parking 10% beyond the minimum requirements for public use. For the entire project, approximately 600 short term bicycle parking spaces are required for residents; therefore, approximately 60 additional bicycle parking spaces will be dispersed throughout the Units for public use, for a total of 660 spaces that would be	Prior to issuance of an individual development unit building permit, the applicant shall prepare plans for the development unit that include the location of bicycle racks, and a cumulative total of all bicycle racks previously approved, so that at least 60 additional bicycle racks (above the 600 required for residents) are provided within the project for public use to the	1.5

VMT Reduction Measures	Location within the Project	Timing	Points for Measure
	dispersed throughout the project site.	satisfaction of the City Engineer.	
<b>Total Points</b>			<b>6</b>

**Biological Resources**

**MM-BIO-1 Biological Resources (Protection During Construction)**

**I. Prior to Construction**

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City’s Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego’s Biological Guidelines (2018), has been retained to implement the project’s biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project’s biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director (ADD)/MMC. The BCME shall include a site plan, written and graphic depiction of the project’s biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements:** To avoid any direct impacts to the least Bell’s vireo, Cooper Hawk, and yellow warbler, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of least Bell’s vireo, Cooper Hawk, and yellow warbler on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including

removal of vegetation). The survey area shall cover the limits of disturbance and 300 feet from the area of disturbance. The applicant shall submit the results of the pre-construction survey to City Development Services Department (DSD) for review and approval prior to initiating any construction activities. If nesting least Bell's vireo, Cooper Hawk, and yellow warbler are detected, a letter report in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of the least Bell's vireo, Cooper Hawk, and yellow warbler or eggs or disturbance of breeding activities is avoided. The report shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction.

- F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including least Bell's vireo, Cooper Hawk, and yellow warbler) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

## II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the first day of monitoring, the first week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna on site (e.g., flag plant specimens for avoidance during access, etc.). If active nests of the least Bell's vireo, Cooper Hawk, and yellow warbler or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state, or federal regulations have been determined and applied by the Qualified Biologist.

## III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state, and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

**MM-BIO-2 Biological Resources – Least Bell's Vireo (State Endangered/Federally Protected)**

Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 15 and September 15, the breeding season of the least Bell's vireo, until the following requirements have been met to the satisfaction of the City Manager:

A qualified biologist (possessing a valid endangered species act section 10(a)(1)(a) recovery permit) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 A-weighted decibels (dBA) hourly average for the presence of the least Bell's vireo. Surveys for this species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of construction.

- A. If the least Bell's vireo is present, then the following conditions must be met:
- I. Between March 15 and September 15, no clearing, grubbing, or grading of occupied least Bell's vireo habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
  - II. Between March 15 and September 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dBA hourly average at the edge of occupied least Bell's vireo or habitat. An analysis showing that noise generated by construction activities would not exceed 60 dBA hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the city manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of any of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
  - III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dBA hourly average at the edge of habitat occupied by the least Bell's vireo. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring\* shall be conducted at the edge

of the occupied habitat area to ensure that noise levels do not exceed 60 dBA hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (September 16).

\*Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dBA hourly average or to the ambient noise level if it already exceeds 60 dBA hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dBA hourly average or to the ambient noise level if it already exceeds 60 dBA hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. If least Bell's vireo are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 15 and September 15 as follows:
  - I. If this evidence indicates the potential is high for least bell's vireo to be present based on historical records or site conditions, then condition a.iii shall be adhered to as specified above.
  - II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

**Historical Resources**

**MM-HR-1      Avoidance of Known Cultural Resources:** Prior to beginning any construction related activity on-site, Owner/Permittee shall implement the conditions as detailed in MM-HR-2 Historical Resources (Construction Monitoring).

**MM-HR-2      Construction Monitoring:**  
The following monitoring program shall be implemented to protect unknown archaeological or tribal cultural resources that may be encountered during construction and/or maintenance-related activities.

**I.      Prior to Permit Issuance**

**A.      Entitlements Plan Check**

- 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American

monitoring have been noted on the applicable construction documents through the plan check process.

**B. Letters of Qualification**

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

**II. Prior to Start of Construction**

**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site-specific records search (one-quarter mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

**B. PI Shall Attend Preconstruction (Precon) Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored

- a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

### **III. During Construction**

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
  2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
  3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
  4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
    - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
    - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### **IV. Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section



15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendant (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with California Public Resources Code 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate

dignity on the property in a location not subject to further and future subsurface disturbance, THEN

- c. To protect these sites, the landowner shall do one or more of the following:
  - (1) Record the site with the Native American Heritage Commission;
  - (2) Record an open space or conservation easement; or
  - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by California Public Resources Code 5097.98. The document shall be indexed as a notice under the name of the owner.

**V. Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract
  - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
  - 2. The following procedures shall be followed.
    - a. No Discoveries:  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day:
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
    - c. Potentially Significant Discoveries:  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
    - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
  - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

**VI. Post Construction**

**A. Preparation and Submittal of Draft Monitoring Report**

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
  - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
  - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

**B. Handling of Artifacts**

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

**C. Curation of artifacts: Accession Agreement and Acceptance Verification**

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in

consultation with MMC and the Native American representative, as applicable.

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

**Noise**

**MM-NOI-1**

**Construction Noise Reduction Techniques.** Prior to issuance of demolition, grading, or building permits, Mitigation Monitoring Coordination shall verify that construction activity occurring as a result of proposed project implementation within 175 feet of noise-sensitive receivers includes noise-reduction measures to ensure construction activities do not exceed the 75 dBA CNEL and comply with City of San Diego Noise Standards (San Diego Municipal Code Section 59.5.0401, Sound Level Limits, and Section 59.5.0404, Construction Noise), as follows:

- A. Construction operations and related activities associated with the proposed project shall be performed, as outlined within the San Diego Municipal Code, between 7:00 a.m. and 7:00 p.m., with the exception of the days and holidays identified in the Municipal Code.
- B. Construction equipment and vehicles shall be fitted with efficient, well-maintained mufflers that reduce equipment noise emission levels at the project site. Internal combustion powered equipment shall be equipped with properly operating noise suppression devices (e.g., mufflers, silencers, wraps) that meet or exceed manufacturer specifications. Mufflers and noise suppressors shall be properly maintained and tuned to ensure proper fit, function, and minimization of noise.
- C. Portable and stationary site support equipment (such as generators, compressors, rock crushers, and cement mixers) shall be located as far as possible from nearby noise-sensitive receptors.

- D. Impact tools shall have the working area/impact area shrouded or shielded, with intake and exhaust ports on power equipment muffled or suppressed. This may necessitate the use of temporary or portable, application specific noise shields or barriers if construction noise levels exceed the San Diego Municipal Code property line sound level threshold.
- E. Construction equipment shall not be idled for extended periods (e.g., 15 minutes or longer) of time in the immediate vicinity (i.e., within 25 feet) of noise-sensitive receptors.
- F. A disturbance coordinator shall be designated by the general contractor, which shall post contact information in a conspicuous location near the entrance of the project construction site, prior to start of any construction activities so that it is clearly visible to nearby receivers most likely to be disturbed. The coordinator shall manage complaints resulting from the construction noise, by instituting modifications to the construction operations, construction equipment or work plan to ensure compliance with the San Diego Municipal Code standards, where complaints are valid and substantive. These modifications will implement one or more of the following: administrative controls (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances of sensitive receptors); engineering controls (upgraded existing noise controls, such as installing better engine exhaust mufflers or improving existing noise abatement); install temporary barriers, barrier back sound curtains, and/or acoustical panels around working construction equipment and, if necessary, around the project site boundary.
- G. Recurring disturbances shall be evaluated by a qualified acoustical consultant retained by the project proponent to ensure compliance with applicable standards.

**MM-NOI-2 Mechanical Equipment Noise Reduction Measures.** Prior to issuance of building permit, Mitigation Monitoring Coordination shall verify that mechanical noise levels are minimized to meet applicable City of San Diego (City) noise thresholds through equipment selection, project-site design, and construction of localized barriers or parapets. Selection of mechanical equipment shall consider radiated outdoor sound pressure levels and efficiency as the primary criteria. Outdoor mechanical equipment shall be located so that line-of-site from the equipment to the adjacent noise-sensitive receiving property line is blocked by intervening building elements or structures. Should the selection and placement of mechanical equipment exceed 40 dB from 10:00 PM to 7:00 AM, localized noise barriers for equipment located at grade, or rooftop parapets, shall be constructed around the heating, ventilation, and air-conditioning equipment so that line-of-site from the noise source to the property line of the adjacent noise-sensitive receptors is blocked. To ensure compliance with the San Diego Municipal Code, efficacy of the mechanical equipment location or intervening barrier shall be demonstrated through a noise analysis performed by a qualified acoustical consultant that shall be submitted to the satisfaction of the City Development Services Department prior to the issuance of building permits for the project.

**Tribal Cultural Resources**

**MM-TCR-1** Prior to issuance of any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, Owner/Permittee shall implement the conditions as detailed in **MM-HR-1** and **MM-HR-2** Historical Resources (Construction Monitoring).

**Public Utilities**

**MM-UTL-1:** A fair-share contribution for the reconfiguration/retrofit of the Carmel Mountain High Water Pump Station would be required prior to the issuance of the first building permit for Unit 9.

DRAFT

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AMENDMENTS TO THE GENERAL PLAN TO REDESIGNATE PORTIONS OF LAND LOCATED AT 14050 CARMEL RIDGE ROAD FROM PARK, OPEN SPACE & RECREATION TO RESIDENTIAL AND COMMERCIAL EMPLOYMENT, RETAIL & SERVICES AND AN AMENDMENT TO THE CARMEL MOUNTAIN COMMUNITY PLAN TO REDESIGNATE PORTIONS OF LAND FROM PRIVATE RECREATION-GOLF COURSE TO LOW-MEDIUM RESIDENTIAL, MEDIUM RESIDENTIAL, OPEN SPACE, OPEN SPACE – PARK, AND COMMUNITY COMMERCIAL, FOR THE TRAILS AT CARMEL MOUNTAIN RANCH – PROJECT NO. 652519

WHEREAS, NUWI CMR, LLC, a Delaware Limited Liability Company, requested an amendment to the General Plan to change the designated land uses for an approximately 164.5-acre site located at 14050 Carmel Ridge Road from Park, Open Space & Recreation to Residential and Commercial Employment, Retail & Services uses; and an amendment to the Carmel Mountain Ranch Community Plan (Community Plan) to change the designated land use from Private Recreation-Golf Course to Low-Medium Residential (6-29 du/ac), Medium Residential (30-43 du/ac), Open Space, Open Space-Park, and Community Commercial uses as part of the redevelopment of an 18-hole golf course with up to a total of 1,200 multi-family homes (including 15 percent of the dwelling units as deed-restricted affordable units), two commercial parcels, and approximately 103-acres of open space including approximately 5 miles of publicly-accessible trails and 7.87 acres of publicly-accessible parkland known as the Trails at Carmel Mountain Ranch project (Project); and

WHEREAS, the Project site is legally described as: Parcel 1 of Parcel Map No. 15309, Parcels 1 and 2 of Parcel Map No. 15726, Parcel 1 of Parcel Map No. 15727, Parcels 1 and 2 of Parcel Map No. 15758, Parcel 4 of Parcel Map No. 15862, Parcels 1 and 2 of Parcel Map No. 16314, Parcels 1 and 2 of Parcel Map No. 16337, Parcel 1 of Parcel Map No. 16479, Parcels 1, 2, and 3 of Parcel Map No. 16647,

Parcel 1 of Parcel Map 16893, Parcel 1 of Parcel Map No. 16770, Parcel 7 of Parcel Map No. 14678, Lot 4 of Carmel Mountain Ranch Unit No. 15 according to Map thereof No. 11681, Lot 101 of Carmel Mountain Ranch Unit No. 2 according to Map thereof No. 11321, Lot A of Carmel Mountain Ranch Unit No. 5A according to Map thereof No. 11527, Lot A of Carmel Mountain Ranch Unit No. 16 according to Map thereof No. 11906, Lot 11 of Carmel Mountain Ranch Unit 19 according to Map thereof No. 13061, and Lot 12 of Carmel Mountain Ranch Unit 19 according to Map thereof No. 13061, in the City of San Diego, County of San Diego, State of California; and

WHEREAS, amendments to the Community Plan require an amendment to the General Plan due to the Community Plan being part of the Land Use Element of the General Plan; and

WHEREAS, on \_\_\_\_\_, the Planning Commission considered the proposed amendments, and pursuant to Resolution No. \_\_\_\_\_ voted to recommend the Council of the City of San Diego (City Council) approve the amendments; and

WHEREAS, under Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on \_\_\_\_\_, the City Council held a public hearing for the purpose of considering an amendment to the General Plan and the Community Plan; and

WHEREAS, the City Council has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,



BE IT RESOLVED, by the City Council, that it adopts the amendments to the General Plan and the Carmel Mountain Ranch Community Plan a copy of which is on file in the office of the City Clerk as Document No. RR-\_\_\_\_\_.

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_

Deputy City Attorney

DRAFT



# **Carmel Mountain Ranch**

## CARMEL MOUNTAIN RANCH COMMUNITY PLAN

The following amendments have been incorporated into this ~~November 2005~~ [Community Posting of this Plan](#):

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Carmel Mountain Ranch Community Plan adopted.	July 12, 1984	R-5038	August 14, 1984	R-261374
Environmental Mitigated Negative Declaration No. EMND 87-0300			January 5, 1988	R-270089
Redesignated 27.4 ac of various designations to reflect as-built conditions			January 24, 1995	R-285247
Redesignated 2.63 ac of SA-680 ROW; reclassified segments of Camino del Norte & Paseo Lucido			June 1, 1999	R-291723
Revised the Industrial Element to identify business hotels as a support use with industrial areas			December 7, 1999	R-292572
Redesignated 0.46 ac. from LM to VH density			September 29, 2020	R-313226
<a href="#">Redesignated the former golf course to Residential, Commercial, Park and Open Space uses</a>			Month Day, 2021	R-#####

CARMEL MOUNTAIN RANCH COMMUNITY PLAN

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CITY OF SAN DIEGO

Planning Department

**CONSULTANTS**

This Community Plan was prepared and subsequently amended by the following consultants:

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---

[Atlantis Group Land Use Consultants for -NUW12-CMR, LLC](#)

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# ***Introduction***

## Introduction

### LOCATION

Carmel Mountain Ranch, a 1,489-acre planned community, is located within the [Planned Urbanizing Area of the City of San Diego Growth Management Plan](#) and in the traditional territory of the Kumeyaay, also known as Ipai, Tipai, or Diegueño. The Kumeyaay have a rich cultural history in San Diego County documented in both the archaeological and ethnographic records, representing a continuous human occupation in the region spanning the last 12,000 years. It lies in the northeastern area of the City and has been known by the name Rancho Carmel as well as Carmel Mountain East. It lies east of Interstate 15 (I-15) between the existing communities of Rancho Bernardo to the north and Sabre Springs to the south. It extends east to Crossrock Road, the Poway/San Diego City boundary, and to I-15 on the west. West of I-15 is Rancho Peñasquitos (**Figure 1**).

### SCOPE AND PURPOSE OF THE PLAN

The Carmel Mountain Ranch Community Plan (Plan) provides the framework for development of the Carmel Mountain Ranch community in conformance with the Progress Guide and General Plan for the City of San Diego (General Plan). It combines employment and housing in one community with public and private support systems phased to assure availability at the time of need. The commercial and industrial areas and the park and open space designations are planned to create a balanced community espousing the goals and objectives expressed by the [General Plan for the City of San Diego for North City development](#).

This Plan will incorporate employment opportunities significantly in excess of the number of individual dwelling units constructed within the community. It will provide employment in advance of, and in consort with, housing and help equalize the freeway commuting trend seen in other North City developments. A wide spectrum of housing types are planned, offering appeal for moderate-income households, the elderly and those at the high end of the economic scale.

Implementation of this Plan will include rezoning to provide consistency between adopted community plan, zoning and development regulations. A master rezone for the entire ownership has been processed concurrently with the community plan amendment approval process. Individual subdivision and development submittals will be filed as appropriate to implement the intent of this Plan. Implementation processes are further detailed in the Implementation Element.

City Council adoption of this Plan followed Planning Commission workshops, public hearings and recommendation and City Council Public Hearings. Significant additions, deletions or amendments to this Plan following adoption will require additional public hearings. Development of this Plan shall be done in conformance with City policies.

### BACKGROUND DATA

This Plan offers a more environmentally responsive concept than the previous plans (1971 Carmel Mountain East Plan and 1981 Rancho Carmel Plan) adopted and incorporated into the General Plan. The 1971 Carmel Mountain East Plan proposed a predominantly residential community of 6,200 dwelling units. While this plan was adopted, rezoning did not occur at that time and the area retained its A-I-10 designation ~~(agricultural zoning, permitting division into ten-acre parcels.)~~

Subsequent to adoption of the 1971 Carmel Mountain East Plan, a Phase Development Plan for Carmel Mountain East was prepared (November, 1972) as a response to City Council Policy 600-18. Development was proposed in three five-year increments. The plan was not adopted by the City Council. The EIR prepared in 1976 for the project raised a number of considerations which were then addressed in the 1981 Rancho Carmel Community Plan and its associated environmental impact report. The 1981 Rancho Carmel Community Plan proposed development of a balanced community comprised of residential, industrial, commercial and recreational land uses. Construction was to be phased over approximately 25 years resulting in the development of 7,185 dwelling units with a potential residential population of 14,000 persons, and guaranteed a minimum of 7,100 employment opportunities created by the industrial and commercial uses on site.

The 1981 Rancho Carmel Community Plan and accompanying EIR were approved March 16, 1981, and incorporated in the General Plan. The City next approved two planned development permits—a PID (Planned Industrial Development) for the northwestern industrial park, and a PCD (Planned Commercial Development) for the regional commercial center. ~~By 1994, the commercial property was almost built out, and the northwestern Industrial Park was about 75 percent occupied. A Conditional Use Permit (CUP) for a golf course was approved; the course has been in use for a number of years.~~

A change of ownership in 1983 resulted in a re-evaluation of the 1981 Rancho Carmel Community Plan. As a result, revisions to the plan were proposed to respond to market and environmental concerns. The proposed changes included: an increase of industrial acreage, a 25 percent reduction in residential units, an increase of open space and recreation areas and a relocation of land uses to create a town center with an urban mixture of commercial and public uses. The community plan amendment was approved by the City Council in 1984.

The 1984 Carmel Mountain Ranch Plan replaced the 1981 Rancho Carmel Plan with a new plan more responsive to ~~today's and tomorrow's current~~ concerns. Addressing the environmental concerns of the draft EIRs of 1976 and 1981, this Plan demonstrated sensitivity to impacts and incorporated those concerns into the guidelines for the Plan: a Mitigated Negative Declaration was prepared (see Community Environment, Design and Conservation Element).

A Conditional Use Permit (CUP) for the golf course was approved in 1986; the golf course was in use until 2018.

Implementation of the 1984 plan again resulted in the need to make minor modifications to the community plan in 1988. Those changes included: relocation of the golf course clubhouse; the addition of a driving range per approved CUP #84-0114.l; redesignation of 0.9 acres of neighborhood commercial use and 0.9 acres of golf course to create a new 1.8-acre parcel for community commercial use (Unit 38); redesignation of the land use for Unit 4B from tourist commercial/hotel use to low-medium density residential use and redesignation of Unit 4A from low-medium residential use to neighborhood commercial. In addition, the 1988 Plan amendment included revision of the acreage, unit yield and boundary configuration of several parcels to conform to tentative or subdivision maps (see **Tables 1 and 2**). Final mapping of the parcels resulted in changes due to the inclusion of adjoining roads in the map boundaries, grading design and accurate survey information.

By 1994, the commercial property was almost built out, and the northwestern Industrial Park was about 75 percent occupied. The 1994 amendment included: 1) the designation of a portion of old Unit 33 as the site for a community swimming pool (new Unit 52), 2) adjustments in the buildout figures

CARMEL MOUNTAIN RANCH COMMUNITY PLAN

to reflect a further reduction of approximately 400 units due to lesser buildouts of individual subdivisions (resulting in a cumulative decrease of over 600 units from the 1983 plan), 3) elimination of neighborhood park no. 3 (old Unit 52) in order to reflect the reduction in units, 4) transfer of development rights from the community pool site (new Unit 52) to Unit 23 and expansion of Unit 23 into the area of old Unit 52 that ~~is being~~ was changed to reflect elimination of the park, 5) a rezoning of Unit 34 from CO (and a land use designation of office commercial) to CA-RR (with a land use designation of community commercial), with a commensurate decrease in the allowable square footage, 6) a swap of Units 38 (currently a 1.8-acre community commercial site) and 54 (currently a one-acre site designated for a branch library), in order to provide a larger site for the branch library; and 7) other minor updates to reflect existing patterns of development, including location of a regional post office facility as part of the regional shopping center in Unit 30.

The 1999 amendment changed the land use designations on each corner of the Camino Del Norte (SA 680) and Carmel Mountain Road/Paseo Lucido intersection. In 1964, the county of San Diego adopted a plan to develop a six-lane expressway. Portions of the expressway were to be developed along Camino Del Norte, with a diamond interchange at the intersection of Camino Del Norte and Carmel Mountain Road/Paseo Lucido. In December 1996, the county deleted this expressway from their General Plan under General Plan Amendment #96-CE1. As a result of the county's decision, the excess right-of-way once reserved for an interchange was re-designated. The 2.6-acre eastern quadrant (Unit 39) was redesignated from [Camino Del Norte SA-680](#) right-of-way to community commercial. The northern quadrant was re-designated to low-medium residential and the western and southern quadrants were redesignated to industrial land use.

[A second amendment in 1999 revised the Industrial Element to identify business hotels as a support use within industrial areas.](#)

The 2019 amendment changed the land use designation of a [0.46](#)-acre site at the northeast corner of Rancho Carmel Drive and Provencal Drive. This site, a former park and ride facility, was redesignated from LM (Low Medium) to VH (Very High) density residential.

[The 2021 amendment redesignated ten of the eighteen former golf course holes, and the clubhouse site, for residential use \(including affordable housing\) and a commercial site. The amendment provided for additional park land, and designated open space on eight of the eighteen former golf course holes. The amendment also provided additional bicycle and pedestrian connections and 15 percent affordable housing.](#)

## EXISTING CONDITIONS

### 1. On-Site

- Topography offers prominent hillside vistas from surrounding communities and from I-15. On-site there are four ecological communities, delineated on **Figure 2**.
- The largest ecological community is grassland that has been heavily grazed and exhibits a balance not reflective of natural grassland in the San Diego area.
- Hillside and slopes within the site support a second community of sage scrub. Some of the flora is endemic to the San Diego area.

- At the higher elevations in the southern portion of the site there exists some chaparral and evidence of past gravel pit mining operations.
- The fourth community identified on the site is riparian and lies along Chicarita Creek east of I-15 in the southern portion of the site. Marshland can also be identified here.
- Environmental consideration for landslide potential in several areas is reflected in the site planning. A total of 23 archaeological sites are located within the project. Nineteen of the sites already have been identified as insignificant (Westec, 1984). All sites have been mitigated.
- ~~By 1998, major portions~~1999, all anticipated development had been constructed, including 4,995 residential units, as well as the retail, office, industrial and institutional projects of the community were graded and occupied. All major roads within the project, including Carmel Mountain Road, Ted Williams Parkway, and ~~SA-680~~Camino del Norte are completed.
- ~~The golf course is operational, the~~The riparian corridors are complete, ~~the two industrial parks combined are approximately 95 percent complete, and all of the residential projects are occupied. Major retail commercial facilities have been provided, including a Costco, Home Depot and grocery stores.~~ Institutional facilities such as a regional post office, fire station, community park, neighborhood park, community swimming pool, library and ~~and two~~two elementary schools are available.
- The golf course ceased operations in 2018.

## 2. Off-Site

- Neighboring communities (shown on **Figures 1 and 3**) have preceded Carmel Mountain Ranch with urbanization. These communities exhibit diverse social and economic characteristics.
- The city of Poway, to the east, is a rural residential community of approximately 50,000 residents. The community is predominantly residential with more than 90 percent of the housing consisting of single-family, low-density units.
- North of Carmel Mountain Ranch is the developed community of Rancho Bernardo. It has about ~~1718,800-000~~ dwelling units. The community is predominantly residential with most of the units being single-family dwellings. High quality business and industrial opportunities are existing and proposed.
- Escondido, six miles north of the project, is a city with a population of approximately ~~120153,000~~ and offers a significant range of employment opportunities.
- The Rancho Peñasquitos community, located west of I-15, has a population of 49,800± in 16,000 dwelling units. It offers a broad housing mix from the earlier existence of multiple dwellings and recent building of predominantly single-family units. It reflects a higher than average median income but lacks an employment base.

CARMEL MOUNTAIN RANCH COMMUNITY PLAN

- The community of Sabre Springs, to the south of Carmel Mountain Ranch, is planned to offer 4,100 dwelling units in low to medium densities. The community will have 114.5 acres designated for business or commercial usage.
- Miramar Ranch North, south of Sabre Springs, is under development as a separate community. It is planned to incorporate about 4,500 residential units and 48 acres of industrial business park and commercial development.
- Further to the south, Scripps Miramar Ranch has a population of 20,700 in predominantly single-family dwelling units. It has a higher than average median family income. The Plan includes high quality business and industrial parks.
- Mira Mesa, to the southwest, has a population of about ~~7176,000~~, ~~almost all~~ over 56 percent of who reside in single-family dwelling units. Residents fall into the average median income level. The community offers employment opportunities in the many industrial and commercial parcels along Miramar Road and Mira Mesa Boulevard.
- Marine Corps Air Station (MCAS) Miramar (formerly Miramar Naval Air Station) is an additional employer in the area. The 1993 Base Closure and Realignment Committee recommendation to shut down MCAS El Toro and MCAS Tustin resulted in the relocation of the Marines to San Diego in October 1997, ~~after a 50-year hiatus~~. In ~~2001~~ 1998, the MCAS Miramar population consisted of over 15,000 active-duty military service members, 1,500 reserve-duty military members and their families and ~~800~~ civilian contractors. ~~This number is anticipated to grow significantly as the Marines settle into their new home.~~

**COMMUNITY GOAL**

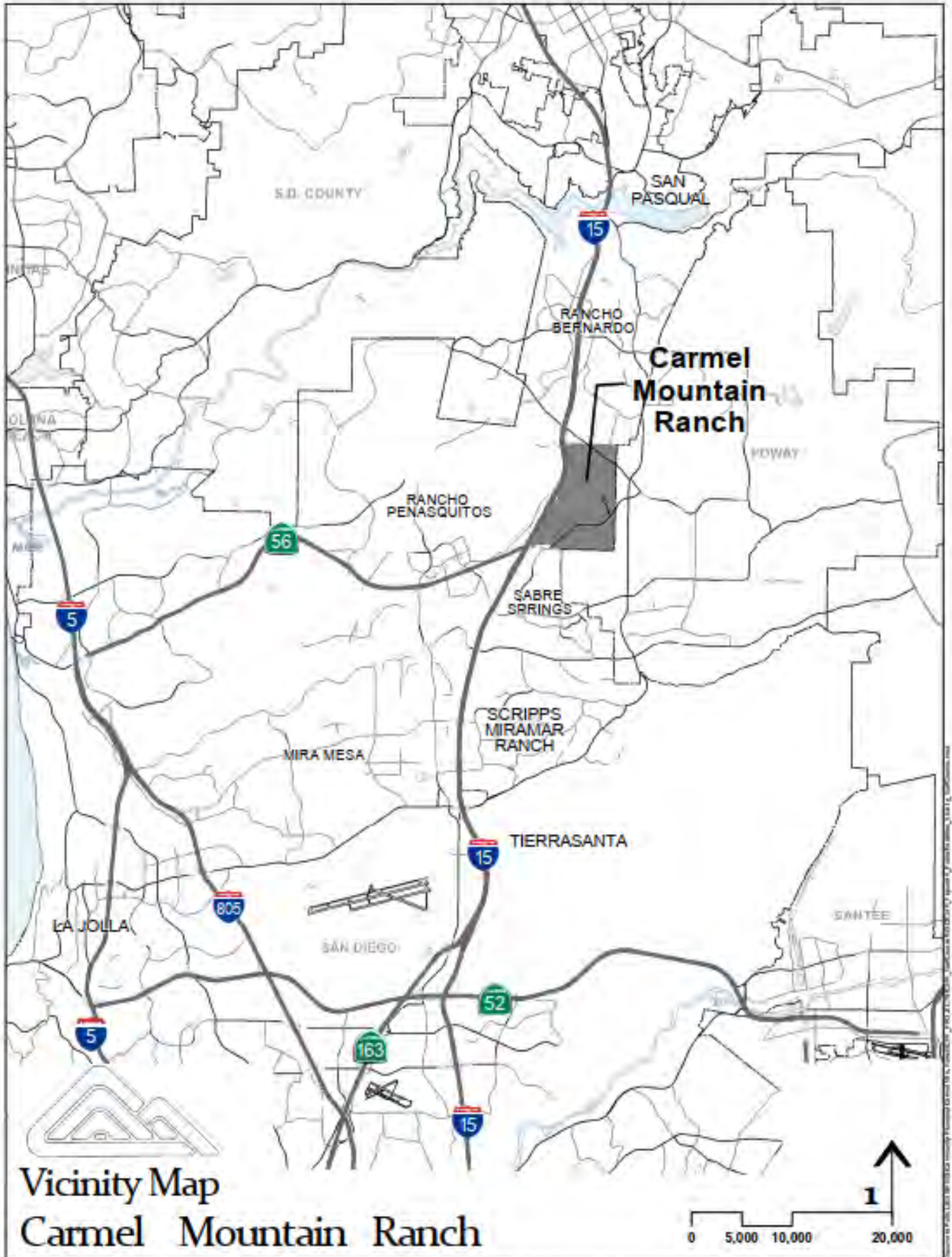
The major goal for the development of Carmel Mountain Ranch is establishment of a balanced community where the many daily trips to work, shopping and services are internal. This proposal will more efficiently utilize I-15 by reversing the commuter traffic trend. Attainment of this goal will be through implementation of the following policies:

1. Development of industrial and commercial facilities, which is anticipated to provide total job opportunities in excess of total planned residential units.
2. Provision of convenient commercial development to meet shopping, service and recreation needs.
3. Accommodation of a variety of residential options through a diversity of product types and economic appeal, including affordable housing.
4. Incorporation of adequate means for multi-modal circulation within the community integrated with City and regional transportation planning.
5. Incorporation of parks, trails, recreation and open space linked by pedestrian and bike paths to meet the needs and desires of users. An 18-hole championship golf course will provide additional recreational opportunities, as well as visual open space, for the entire community.
6. Provision for sensible accommodation of, and effective financing for, public facilities and services, concurrent with community growth.

7. Inclusion of educational and religious institutions offering programs to meet local community needs.



CARMEL MOUNTAIN RANCH COMMUNITY PLAN





**LITHOLOGICAL UNITS**

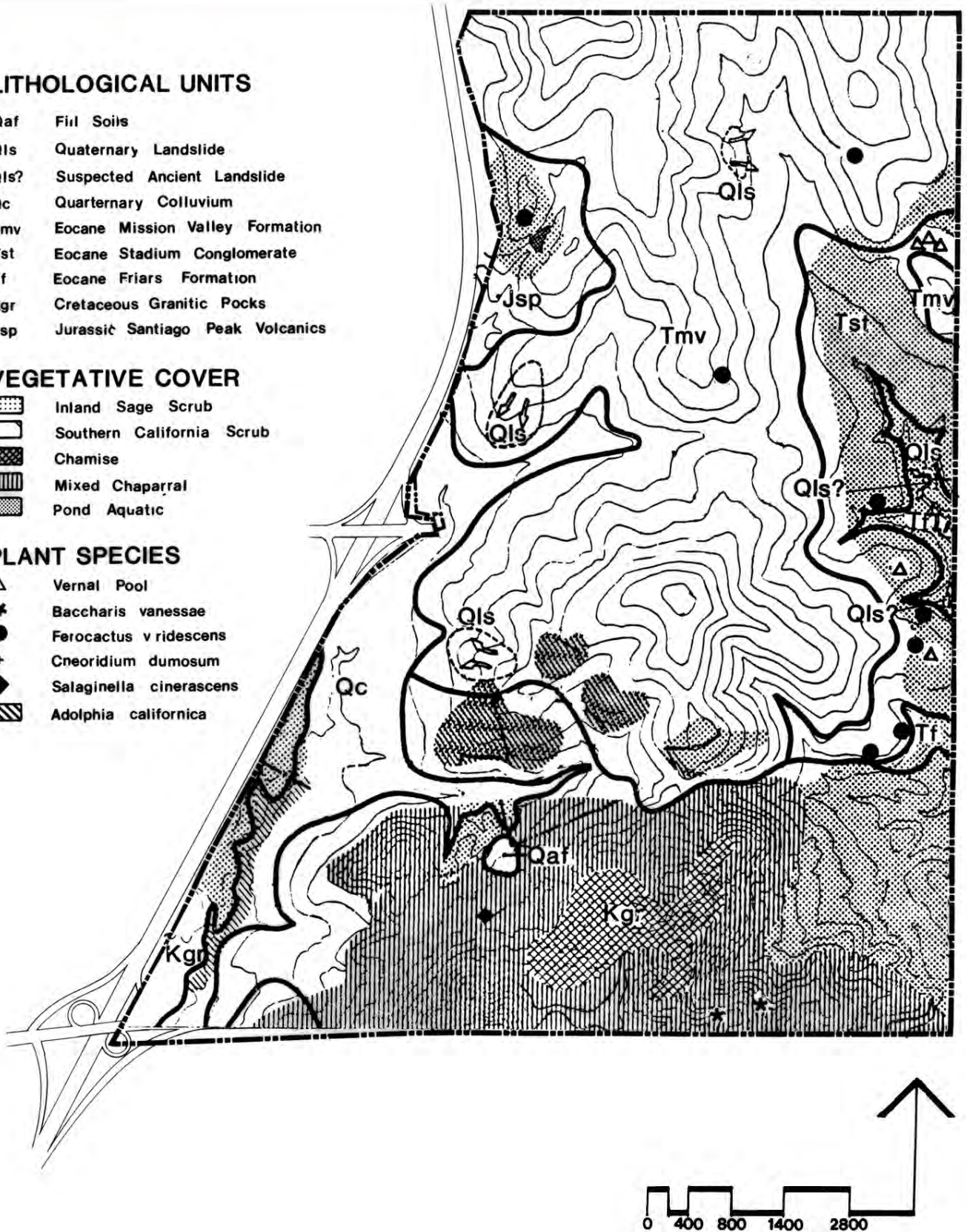
- Qaf Fil Soils
- Qls Quaternary Landslide
- Qls? Suspected Ancient Landslide
- Qc Quarternary Colluvium
- Tmv Eocene Mission Valley Formation
- Tst Eocene Stadium Conglomerate
- Tf Eocene Friars Formation
- Kgr Cretaceous Granitic Pocks
- Jsp Jurassic Santiago Peak Volcanics

**VEGETATIVE COVER**

-  Inland Sage Scrub
-  Southern California Scrub
-  Chamise
-  Mixed Chaparral
-  Pond Aquatic

**PLANT SPECIES**

-  Vernal Pool
-  *Baccharis vanessae*
-  *Ferocactus v. ridescens*
-  *Cneoridium dumosum*
-  *Salaginella cinerascens*
-  *Adolphia californica*





# *Plan Elements*

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## Plan Elements

The overall land use plan for the Carmel Mountain Ranch community encompasses parcels designated for residential, commercial, industrial, recreation, open space and support facilities as shown in **Figures 4-3 and 5-4**, as well as **Tables 1, 2 and 23**.

Land uses have been assigned in a manner sensitive to existing topography with anticipated landform alternations minimized by land use assignments. Use designations show concern for relationships between peripheral parcels and adjacent land uses, and between internal and regional circulation patterns. Transitions between development intensities are provided by land use relationships themselves, streets as buffers or natural buffering features. A special effort has been made to select the land use designations which provide a transition to existing land use patterns outside the plan area.

**Table 1 TABLE 1**  
**Land Use Plan Tabulation by Unit Number and Land Use**

Unit No. <sup>1</sup>	Land Use	Approx. Acres	Dwelling Units	Density DU/AC
1/2	Low-Medium Density Residential	40.0	187	4.7
3	Low-Medium Density Residential	15.9	70	4.4
4 (Por.)	Low-Medium Density Residential	8.4	162	19.3
4 (Por.)	Very-High Density Residential	0.5	50	100
5	Low-Medium Density Residential	26.9	105	3.9
6	Low-Medium Density Residential	25.9	205	7.9
7	Low-Medium Density Residential	14.9	338	22.7
8	Low-Medium Density Residential	15.2	262	17.2
9	Low-Medium Density Residential (Mobile Homes)	14.3	108	7.6
10/11/12 <sup>2</sup>	Low-Medium Density Residential	49.9	331	6.6
13	Low-Medium Density Residential	20.2	148	7.3
14	Low-Medium Density Residential	23.1	145	6.3
15/15A <sup>2</sup>	Medium-Density Residential	52.1	986	18.9
16	Low-Medium Density Residential	27.4	164	6.0
17	Low-Medium Density Residential	21.1	127	6.0
18	Medium-Density Residential	10.8	277	25.7
19	Low-Medium Density Residential	12.3	120	9.8
20	Low-Medium Density Residential	75.0	438	5.8
21	Low-Medium Density Residential	18.5	260	14.0
22	Low-Density Residential	92.2	362	3.9
23	Low-Density Residential	60.4	200	3.3
30A	Regional Commercial	69.6	—	—
30B	Post Office	49.0	—	—
31	Community Commercial	11.1	—	—
32	Neighborhood Commercial	16.4	—	—
33A/33B	Private Commercial Recreation Center (inc. childcare center)	3.4	—	—
34	Community Commercial	11.5	—	—
35	Tourist Commercial	12.7	—	—
36	Neighborhood Commercial	3.3	—	—
37	Neighborhood Commercial	4.5	—	—
38	Community Commercial	1.0	—	—
39 <sup>3</sup>	Community Commercial	2.6	—	—
40	Industrial Park	111.5	—	—
41	Industrial Park/R&D	69.0	—	—
50	Community Park	18.3	—	—
51	Elementary School	10.0	—	—
52	Community Pool	1.3	—	—
<u>53</u>	<u>Fire Station</u>	<u>1.0</u>		
<u>54</u>	<u>Library</u>	<u>1.8</u>		
<u>55</u>	<u>Neighborhood Park</u>	<u>4.8</u>		
<u>56</u>	<u>Elementary School</u>	<u>9.9</u>		
57	School Expansion	10.0	—	—
<u>60A/60B<sup>4</sup></u>	<u>Golf Course and Driving Range</u> <u>Low Medium Residential</u>	<u>175.0</u> <u>8.0</u>	<u>—75</u>	<u>—9.4</u>
<u>The Trails<sup>5</sup></u>	<u>Low Medium, Medium, Commercial, Parks and Open Space</u>	<u>164.5</u>	<u>1200</u>	
<u>61<sup>4E</sup></u>	<u>Other Open Space</u>	<u>146.7</u> <u>151.3</u>	—	—
—	Major Circulation	76.1	—	—
—	I-15 ROW	22.0	—	—
—	SR-56 Interchange	10.0	—	—
—	Camino Del Norte ROW	9.4	—	—
Total		<b>1,489.0</b>	<b>5,1206,320</b>	

CARMEL MOUNTAIN RANCH COMMUNITY PLAN

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1. There never were any Units 24-29, 42-49, 58, or 59 in the community plan.
2. In some instances, because of the density range allowed under the City's zone classifications, the density allowed on the specified parcels under the proposed zone classifications could exceed the density allowed under the community plan. The density of the specified parcels shall be controlled so as not to exceed the community plan's designated maximum density by means of a PRD or other method acceptable to the City.
3. Unit 39 was added as part of the 1999 community plan amendment.
4. Unit 60 is the former driving range, approved for 75 dwelling units.
5. See Table 2 for The Trails at Carmel Mountain Ranch
46. Open space includes natural areas, the SDG&E easement, slopes adjacent to Unit 5, and the slope banks at the elementary school sites (Unit 51 and 56). This figure does not reflect graded open space areas included within individual residential, industrial, and commercial parcels. Approximately 12.5 acres of the open space acreage figure has been graded. The remaining 134.2 acres will be undisturbed.

**Table 2 TABLE**  
**Land Use Plan Tabulation by Unit and Lot Number**

<u>Unit No. Lot No.</u>	<u>Dwelling Units</u>	<u>Developed (acres)</u>	<u>Buffer (acres)</u>	<u>Open Space (acres)</u>	<u>Park (acres)</u>	<u>Total (acres)</u>	<u>Density</u>	<u>Proposed Land Use</u>
<u>Unit 1</u>						8.72		
1	66	5.1					12.9	Low Med Res
2-4			2.8	0.8				Open Space
<u>Unit 2</u>						9.9		
1	87	4.2					20.9	Low Med Res
2-5			2.7	3.1				Open Space
<u>Unit 3</u>						1.4		
1				1.4				Open Space
<u>Unit 4</u>						25.3		
1				25.3				Open Space
<u>Unit 5</u>						2.8		
1	78	2.3					34.1	Medium Res
2			0.5					Open Space
<u>Unit 6</u>						5.8		
1	128	3.4					37.4	Medium Res
2-3			2.4					Open Space
<u>Unit 7</u>						6.5		
1					3.44.0			Open Space
2				3.12.5				Open Space
<u>Unit 8</u>						10.9		
1	98	6.9					14.2	Low Med Res
2-4			3.5	5.4				Open Space
<u>Unit 9</u>						19.8		
1	300	11.1					27.0	Low Med Res
2-6			3.2	5.4				Open Space
<u>Unit 10</u>						15.3		
1	200	10.1					19.9	Low Med Res
2-3			5.3					Open Space
<u>Unit 11</u>						0.9		
1				0.9				Open Space
<u>Unit 12</u>						6.1		
1				6.1				Open Space
<u>Unit 13</u>						9.3		
1					1.9			Open Space
2				7.4				Open Space
<u>Unit 14</u>						1.9		
1		1.9						Private Comm Rec
<u>Unit 15</u>						13.6		
1				13.6				Open Space
<u>Unit 16</u>						19.9		
1	123	4.8					25.9	Low Med Res
2-6			2.4	10.28.9	2.63.9			Open Space
<u>Unit 17</u>						6.3		
1	120	3.3					36.5	Medium Res
2		0.3						Community Commercial
3			2.3	0.5				Open Space
<b>Totals</b>	<b>1,200</b>	<b>53.42</b>	<b>25.10</b>	<b>78.176.283.2</b>	<b>7.99.8</b>	<b>164.42</b>		
<b>Public ROW</b>						<b>0.3</b>		
<b>Subtotal</b>	<b>1,200</b>					<b>164.5</b>		
<b>Table 1 Total</b>	<b>5,120</b>					<b>1,324.5</b>		
<b>Community Plan Total</b>	<b>6,320</b>					<b>1,489.</b>		

**Table 3 TABLE 2**  
**Land Use Analysis**

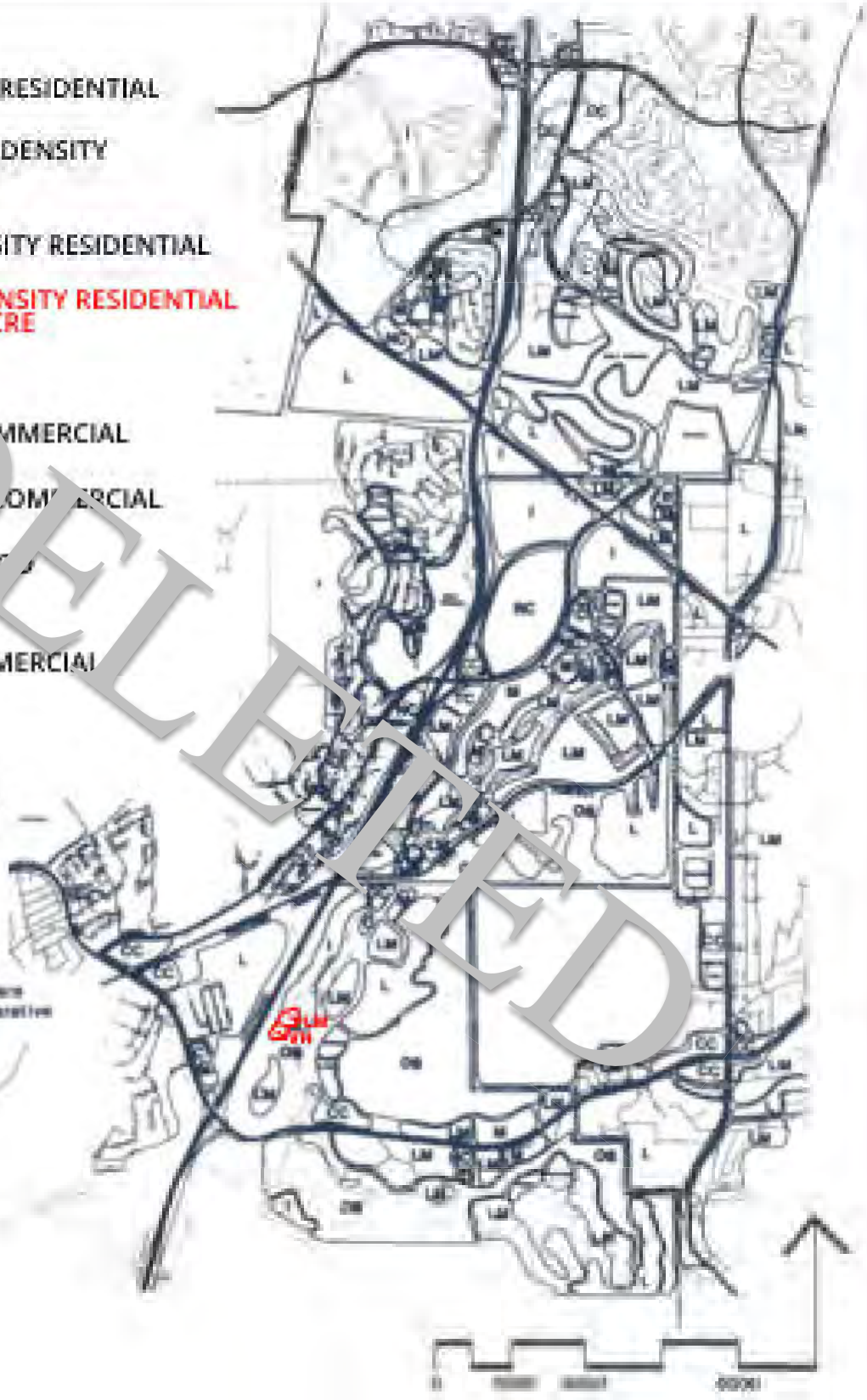
Land Uses	Gross Acres	Dwelling Units	Percent
Roads	117.5		7.9%
I-15 ROW	22.0		
Ted Williams Parkway SR-56 Interchange	10.0		
Camino Del Norte	9.4		
Major Circulation	76.1		
Industrial/R&D	180.5		12.24%
Commercial	<del>135.0</del> 137.2		9.1% 9.32%
Regional	69.6		
Neighborhood	<del>24.2</del> 24.5		
Service or Community	26.2		
Tourist Commercial	12.7		
Commercial Recreation Center	<del>2.3</del> 4.2		
Community Facilities	<del>82.8</del> 81.7		5.6% 5.5%
Schools	<del>31.0</del> 29.9		
Post Office	49.0		
Fire Station	1.0		
Library	1.8		
Parks and Recreation	<del>347.2</del> 295.9		23.2% 19.8%
Park and Pool	<del>25.5</del> 32.3		
Golf Course	175.5		
Other Open Space and other areas <sup>*1</sup>	<del>146.2</del> 263.6		
Residential	<del>626.0</del> 676.2	4,995-6,320	42.0% 45.4%
Low-Density (0-5 du/ac)	152.6	562	
Low-Medium (6-29 du/ac)	<del>410.0</del> 451.2	<del>3,120</del> 4,119	
Medium (30-43 du/ac)	<del>62.9</del> 71.9	<del>1,263</del> 1,589	
Very-High (75 - 109 du/ac)	0.5	50	
<b>Total</b>	<b>1,489.0</b>	<b>4,995-6,320</b>	<b>100.0%</b>

<sup>\*1</sup> Other open space includes natural areas, buffer lots, golf course lots not redeveloped, the SDG&E easement, and graded open space adjacent to Unit 5 and Unit 56.



- L LOW DENSITY RESIDENTIAL
- LM LOW MEDIUM DENSITY RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- VH **VERY HIGH DENSITY RESIDENTIAL  
75 - 109 DU/ACRE**
- I INDUSTRIAL
- RC REGIONAL COMMERCIAL
- CC COMMUNITY COMMERCIAL
- NC NEIGHBORHOOD COMMERCIAL
- CR PRIVATE COMMERCIAL RECREATION
- TC TOURIST/ COMMERCIAL
- COMMUNITY FACILITIES
- OS OPEN SPACE

NOTE: Land use categories are generalized for comparative purposes.

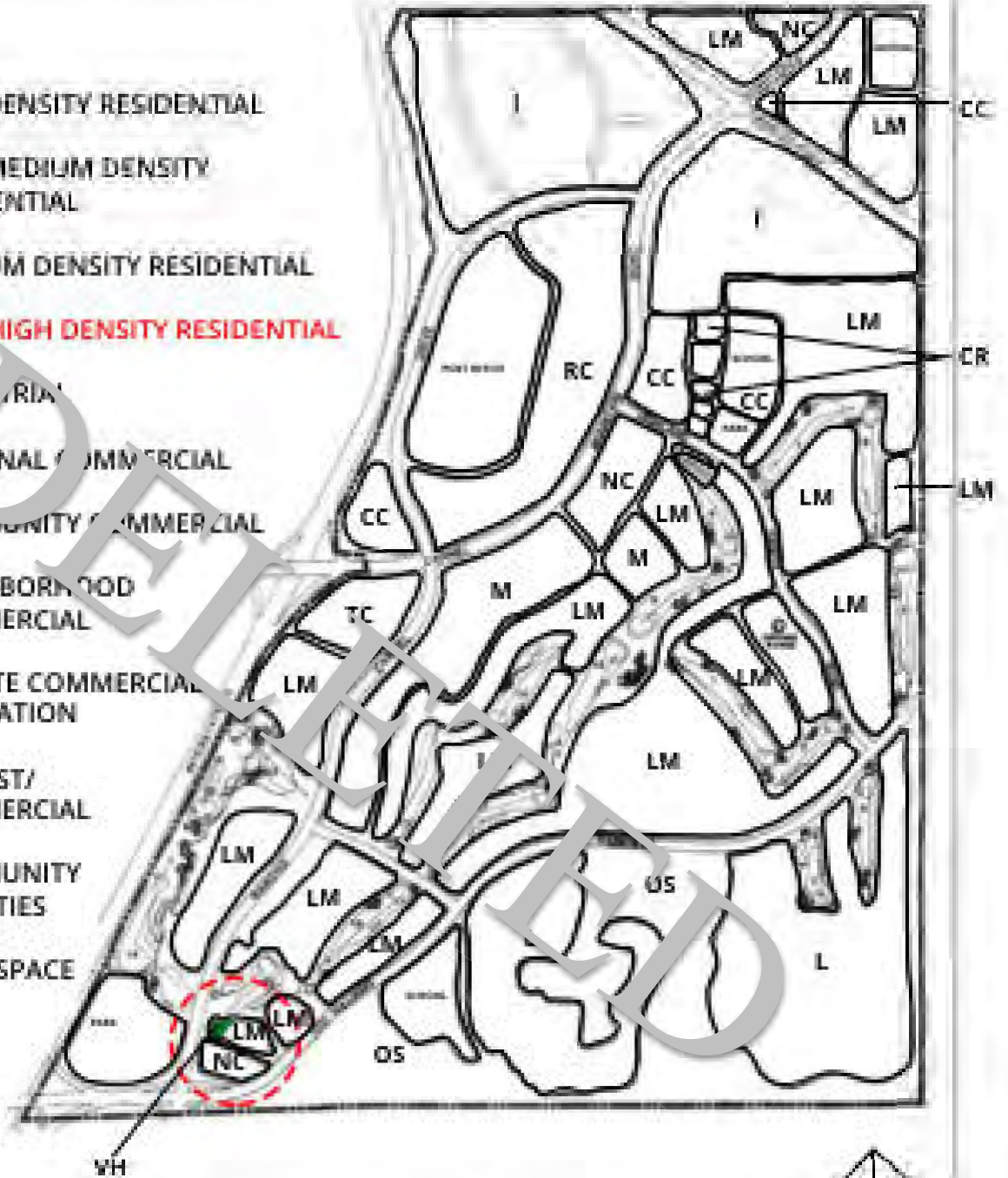


**PROPOSED  
Regional Land Use**

**3**  
FIGURE



- L LOW DENSITY RESIDENTIAL
- LM LOW MEDIUM DENSITY RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- VH **VERY HIGH DENSITY RESIDENTIAL**
- I INDUSTRIAL
- RC REGIONAL COMMERCIAL
- CC COMMUNITY COMMERCIAL
- NC NEIGHBORHOOD COMMERCIAL
- CR PRIVATE COMMERCIAL RECREATION
- TC TOURIST/ COMMERCIAL
- COMMUNITY FACILITIES
- OS OPEN SPACE

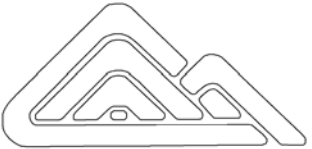
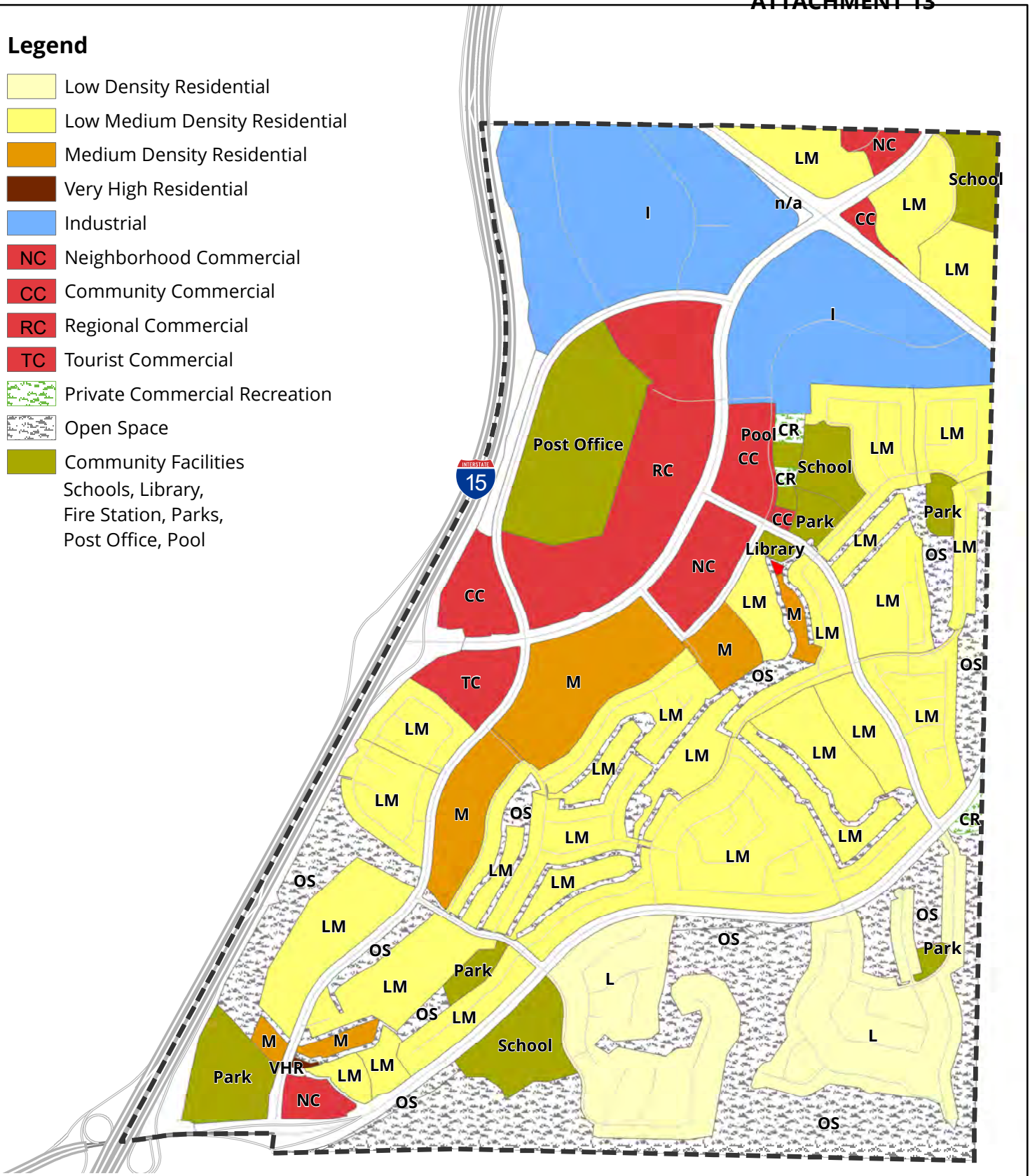


**PROPOSED  
Land Use Plan 4**

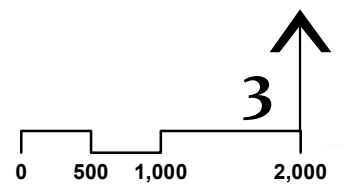
Carmel Mountain Ranch Community Plan (2008)

**Legend**

- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Very High Residential
- Industrial
- NC Neighborhood Commercial
- CC Community Commercial
- RC Regional Commercial
- TC Tourist Commercial
- Private Commercial Recreation
- Open Space
- Community Facilities  
Schools, Library,  
Fire Station, Parks,  
Post Office, Pool



Land Use Plan  
Carmel Mountain Ranch





***Commercial and  
Industrial Element***

## Commercial and Industrial Element

### ObjectiveGOAL

Development of facilities to provide total job opportunities in excess of total planned residential units and provision of convenient commercial development to meet shopping, service, and recreation needs of a balanced community are central to Carmel Mountain Ranch development.

### POLICIES for attainment of this goal:

1. Include commercial/industrial/office development as the initial phase of the Plan so that employment opportunities are available concurrently with residential occupancy, and housing opportunities are available concurrently with job generation. (See Implementation Element, Phasing for details.)
2. Incorporate retail centers to meet the needs of ~~the projected 101,000+existing and future consumers~~ ~~(General Plan, 1995 projected household population for North San Diego)~~.
3. Locate traffic-generating development in proximity to circulation corridors capable of handling the volume.
4. Plan the industrial park/office area to allow for incorporation of commercial and social uses (e.g., restaurants, athletic clubs and daycare centers) thereby minimizing the need for automobile trips into other areas of the community.
5. Provide for one business-serving hotel within the industrial park/office area to serve the needs of corporate tenants within the area.
6. Plan traffic patterns, between the industrial area on site and the Rancho Bernardo Business Park to the north, to integrate them into one transportation network.
7. Locate and transitionally buffer sites to ensure compatibility with abutting land use designations.
8. Provide for sufficient small commercial sites to offer accessible retail, leisure and service facilities for future users.
- ~~9. Utilize Planned Industrial Development (PID) and Planned Commercial Development (PCD) zoning overlays, where needed, with the total planning of the community (see Figure 35).~~  
Encourage passive and active energy conserving designs in industrial and commercial buildings and site layouts.

~~10.9.~~

### PROPOSALS

1. Employment Acreage Balance

This Plan proposes ~~312.9~~ 317.7 acres for commercial and industrial or office land uses. The number of jobs available in the community should far exceed the number of residential units; that is to say, a balanced community has been created in terms of the employment/housing balance.



## 2. Industrial/Commercial Sites

- a. Industrial/Office Park (Units 40, 41 on **Figure 54**). A 111.5-acre parcel at the southeast corner of the intersection of Camino Del Norte and I-15 is currently zoned and mapped for approximately 1,600,000 square feet of industrial park development under a Planned Industrial Development Permit from the City of San Diego. Approximately 190,000 square feet of the industrial park have approved Conditional Use Permits to develop medical facilities within this industrial park. Roadways have been designed to facilitate traffic between this area and the contiguous industrial area to the north.
- b. One business-serving hotel, specifically designed to accommodate business travelers, may be developed within the office park. This type of hotel caters to a corporate clientele that have an average stay of seven to ten days. Rooms are typically suites and often incorporate kitchenettes. Amenities provided with the hotel may include exercise facilities and business centers. On-site restaurants, retail shops, or meeting rooms open to the general public, may not be included with this type of hotel. A business-serving hotel at this location would provide lodging for business and corporate travelers and business support personnel working with companies within the office park and other nearby areas.
- c. A 69.0-acre parcel south of Camino Del Norte and adjacent to Carmel Mountain Road is zoned for industrial park use (including a combination of research-development and office uses). This area will be developed much like the existing industrial park area. An approved PID permits 970,250 square feet of additional floor area.
- d. It was decided by the county of San Diego that right-of-way once reserved for a proposed diamond interchange at Camino Del Norte and Carmel Mountain Road/Paseo Lucido would no longer be needed. The property on the west and south quadrants of the intersection was redesignated for industrial land use. Additional traffic and environmental studies will be required if this former right-of-way area is ever proposed to be developed.
- e. Regional Commercial Center (Unit 30 on **Figure 54**). Siting of the proposed 69.6-acre regional center gives ready access to both I-15 and SA-680 without impacting residential streets. The site is already graded and fully improved with services under a Planned Commercial Development Permit from the City of San Diego. A regional post office facility was added in 1992, covering 49 acres immediately adjacent to the regional shopping center. This facility's acreage has been counted under community facilities rather than commercial.
- f. Unit 39 was designated for community commercial development after it was decided by the county of San Diego that right-of-way once reserved for a proposed diamond interchange at Camino Del Norte and Carmel Mountain Road/Paseo Lucido would no longer be needed. Unit 39 is located to the east of the Camino Del Norte and Carmel Mountain Road/Paseo Lucido intersection.
- g. Tourist Commercial (Unit 35 on **Figure 54**). One parcel totaling 12.7 acres is zoned for hotel or related tourist/commercial uses. Unit 35 will relate to the regional commercial center and has been located at the gateways to the community.

h. Private Commercial Recreation (Unit 33 on **Figure 54**). Two parcels, totaling approximately 3.4 acres in size, are proposed as part of a private commercial recreational complex north and south of the community pool. These facilities are located in the Town Center area and will provide health and recreational opportunities for both future workers and residents of the Carmel Mountain Ranch community. A daycare center has been constructed on the southerly site, north of the fire station. The site of the former golf course maintenance yard has retained a Private Commercial Recreation designation.

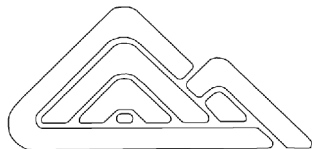
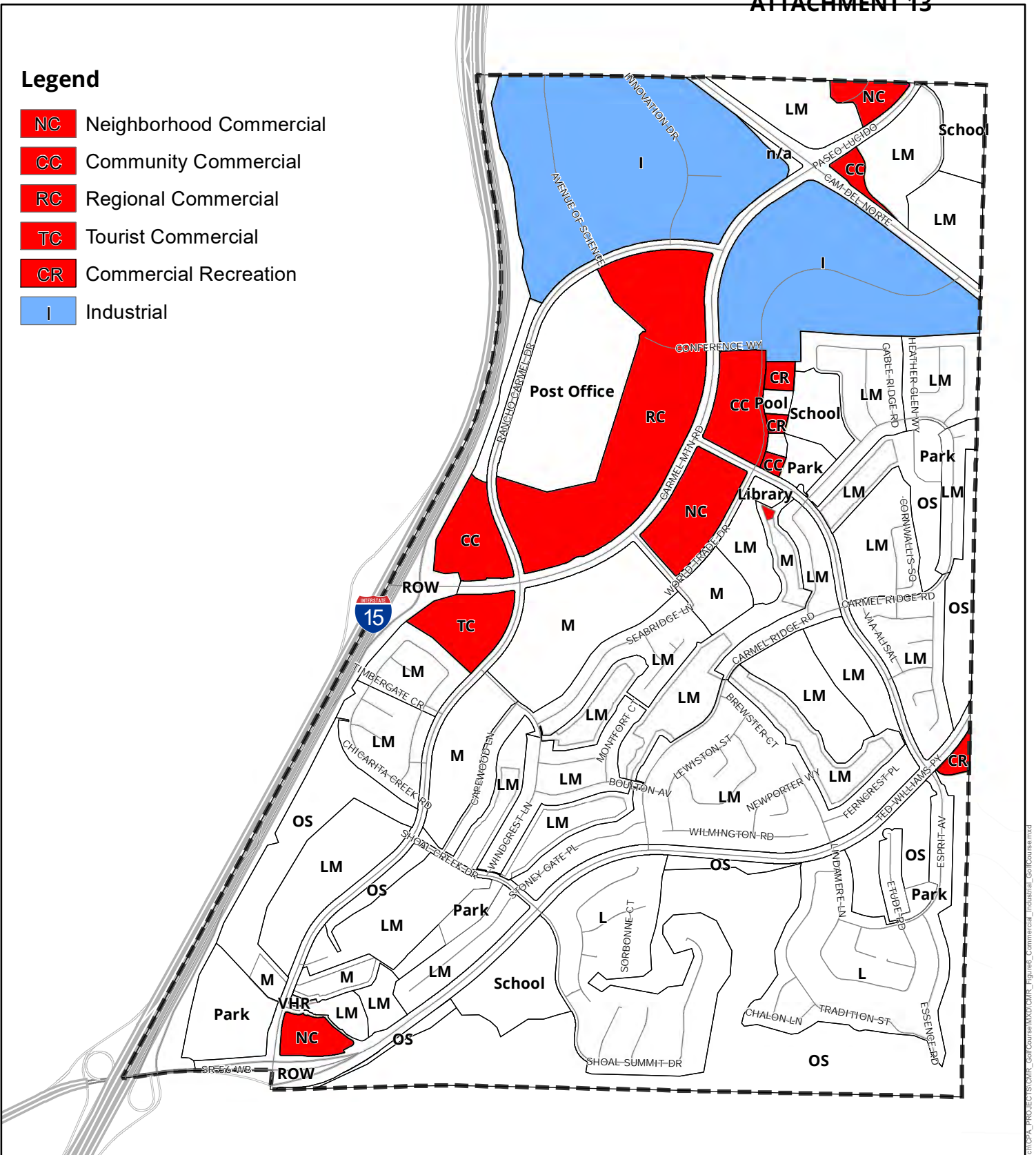
### 3. Development Design

Functional and aesthetic guidelines establishing design criteria for the commercial, industrial and residential element of Carmel Mountain Ranch, are included in the Community Environment, Conservation and Design Element. ~~This~~ These criteria should be reviewed by the City planning staff as a function of ~~PID, PRD and PCD~~ the implementation of the Plan. The guidelines are sensitive to the following:

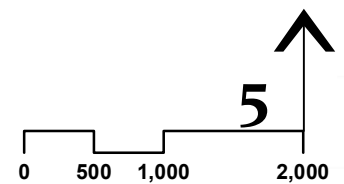
- a. Choice of materials and color palette should marry the parcels visually to the site.
- b. Compatibility of architectural style with signage and street furniture of parcel entry statements and internal design themes.
- c. The silhouette and elevations of buildings will be harmonious with adjacent land uses in massing.
- d. Buffers and visual screening, an integral part of site planning, will incorporate landscaping, berms and walls into the total design. The Town Center will have an urban focus. Pedestrian orientation and plazas designed with special events in mind will provide opportunity for eating, shopping, relaxing, or just strolling in close proximity to major employment centers.
- e. Active and passive energy and water conservation measures will be incorporated in site planning and architectural design.

**Legend**

- NC Neighborhood Commercial
- CC Community Commercial
- RC Regional Commercial
- TC Tourist Commercial
- CR Commercial Recreation
- I Industrial



# Commercial and Industrial Element Carmel Mountain Ranch





# ***Housing Element***



## Housing Element

### ObjectiveGOAL

~~The central objective is to~~ Accommodate a variety of residential options through a diversity of project types and economic appeal.

### Guidelines for attainment of this objective include:POLICIES

1. Incorporate ~~Planned Residential Development (PRD)~~ zoning overlays on designated attached ownership unit neighborhoods ~~(see Figure 35)~~ to ensure design compatibility.

2. ~~Apply d~~Design Gguidelines that ~~apply~~ to residential development within the former golf course.

~~8.3.~~ Design residential development so as not to adversely affect surrounding land uses and topography.

~~9.4.~~ Have residential site planning sensitive to natural environmental concerns.

~~10.5.~~ Establish a sense of neighborhood by the use of physical transitions, natural or created, by separation of internal circulation patterns, with entry statements and architectural theme treatments. Use this as a means of reinforcing the concept of defensible neighborhoods.

~~11.6.~~ Encourage the development and maintenance of individual neighborhood landscape treatments. These treatments will reinforce natural environments and features and will serve to blend the effects of urban development with the landscape.

~~12.7.~~ Seek means of creative financing or product offerings (ownership and rental) to enable inclusion of a reasonable percentage of moderate cost housing in the community. Incorporate a mobile home zone as an affordable neighborhood that will represent two percent of the total community dwellings.

~~13.8.~~ Design neighborhoods specifically suited to elderly life-styles that meet their unique needs by housing, street and open space designs.

~~14.9.~~ Encourage utilization of the principles of crime deterrent design and defensible neighborhood for all residential developments.

~~15.10.~~ Residential standards will be those of the ~~City of San Diego Land Development Code unless they differ from and/or the approved development permit~~PRD ordinances and then the PRD regulations will be conformed with.

It ~~is~~was the stated intention of the original developers to provide affordable housing within the community of Carmel Mountain Ranch. Affordable housing ~~shall be~~was defined as- housing available to households having an income less than 120 percent of the median household income in San Diego (for example through product type or financing arrangement). All rental units and subsidized rental ownership units (subsidized by federal, state or local programs) ~~will be~~were deemed to satisfy this requirement for affordable housing. The developers ~~intend~~intended to ~~proceed with the phasing (per the Public Facilities Plan) of the community and~~ commit to build ten percent of the total project's residences as affordable units. It ~~is~~was upon the sole discretion of the developers to seek local, state or federal programs for the funding of particular affordable housing projects within Carmel Mountain

Ranch. The developers ~~may also choose~~ chose to build market rate rental units or joint venture with industry to provide affordable housing ~~for employees~~ within the Carmel Mountain Ranch community plan area.

Areas designated for residential development on the former golf course are subject to the City's Affordable Housing Regulations.

**PROPOSALS**

1. Population

The ~~4,995-6,320~~ residential units are estimated to generate a population of approximately ~~12,000~~ ~~157,000~~ persons. ~~This number was projected from SANDAG's population figures extracted from the federal 1990 census data.~~ An average of ~~2.35-70~~ persons are anticipated for each dwelling unit within Carmel Mountain Ranch based on SANDAG's 2019 estimated population figures.

2. Community Balance

A balanced community encompasses a variety of housing types related to acreage/density numbers. A wide range of densities with creative site planning will provide a broad economic offering within the community. The extent to which this will achieve the goals of City Council Policy 600-19 will be dependent upon final approval of densities and housing types.

To meet the City's proposed mobile home enabling legislation, 108 mobile home units have been incorporated into the Plan. This housing falls in the category of low-medium density at 7.6 units per acre. It will respond to a demand for affordable housing. The planned dwelling unit count is:

Residential Category	Density	Number of Units	Percent of Housing
Low-Density	0-5 DU/GA	562	<del>12%</del> 9%
Mobile Homes <u>(Low Medium)</u>	6-8 DU/GA	108	2%
Low-Medium Density	6-29 DU/GA	<del>3,062</del> 4,011	<del>61%</del> 64%
Medium-Density	30-43 DU/GA	<del>1,213</del> 1,589	<del>24%</del> 25%
Very High Density	75-109 DU/GA	50	1%
Total Dwelling Units		<del>4,995</del> 6,320	100%

3. Density Range

a. **Low-Density** (0-5 dwelling units per gross acre) consists of single-family detached or attached product types. Various lot sizes and configurations are possible under this designation and they will be created in response to topography and to the circulation needs of the area. Open space will be integrated into many neighborhood designs. Low-density is designated on **Figure 5-4**, for Units 22 and 23. Approximately ~~119~~ percent of the proposed dwelling units will fall within this density range

b. **Low-Medium Density** (6-29 dwelling units per gross acre) consists of single-family detached or attached product types and mobile homes as shown on **Figure 5-4** for Units 1-14, 16, 17 and 19-21, and Trails Units 1, 2, 8-10 and 16. ~~There are approximately 411 acres allocated for this category and of all units proposed are incorporated herein.~~ Variety in lot size and configuration and the open space provisions will respond to the landforms and the overall neighborhood designs. Flexible lot size and clustering within this density classification allows

for sensitive response to environmental considerations and to the marketing climate. Approximately 66 percent of the proposed dwelling units will fall within this density range.

The land area of Unit 7 was increased after it was decided by the county of San Diego that right-of-way once reserved for a proposed diamond interchange at Camino Del Norte and Carmel Mountain Road/Paseo Lucido would no longer be needed. Additional traffic and environmental studies will be required if this former right-of-way area is ever proposed to be developed. Unit 7 is located to the north of the Camino Del Norte and Carmel Mountain Road/Paseo Lucido intersection.

- c. **Medium-Density** (30-43 dwelling units per gross acre) will consist of multifamily attached development in low- to mid-rise product types as depicted on **Figure 5-4** for Units 15, 15A and 18 and Trails Units 5, 16 and 17. Location of these parcels is close to high circulation routes which can facilitate movement of large numbers of people. Clustering and stacking provide the density called for in the site plan. Rental units may be incorporated into these density categories. Approximately 2625 percent of the proposed units (1,343) are to be medium-will fall within this density range. They will occupy approximately 62.9 acres.
- d. **Very High Density** (75-109 dwelling units per gross area) will consist of multifamily attached development in a mid-rise product type as shown on **Figure 5-4** for a portion of Unit 4. The location of this higher density parcel is close to public transit, commercial and recreational opportunities consistent with the City of Villages General Plan strategy. Approximately 1 percent of the proposed units will fall within this density range.

#### 4. Development Design

The Plan's sensitivity to environmental resources, existing landforms and compatibility of land use elements are basic to the site design. Additional considerations are:

- a. Natural boulders and rock outcroppings will be incorporated, where feasible, into the landscape treatment of grading and land development to provide a community identity.
- b. Individual neighborhoods will be clustered to maximize views of the natural environment.
- c. The color palette and material choices will be selected through the use of the community design element (Community Environment, Conservation and Design Element) and as a function of the PRD process, or the Master Planned Development Permit process and Design Guidelines, where applicable.
- d. Residences will be compatible in scale with adjacent development by the use of transitional design elements and density progression.
- e. Community neighborhoods will be planned to accommodate adjacent circulation where interdependence and compatibility will be served by so doing (i.e., a pedestrian connection is planned to facilitate access between Unit 22 and adjacent Poway development for school transportation).







# ***Parks and Open Space***



# ***Element***

---

## Parks and Open Space Element

CARMEL MOUNTAIN RANCH COMMUNITY PLAN**Objective**GOAL

To incorporate parks, ~~A GOLF COURSE~~, recreation and open space linked by pedestrian, hiking and/or bike paths to meet the needs and desires of users.

~~Considerations that make the objective possible are~~POLICES:

1. Development of neighborhood and community parks that adequately meet the needs of residents by location and amenities.
2. Public neighborhood park requirements in some cases will be augmented by private open space and recreation areas; the establishment, maintenance and care of which will be specified in homeowners' covenants, conditions and restrictions (CC&Rs).
3. Encouragement of park designs which allow maximum visibility of facilities from external roadways and easy internal accessibility by emergency vehicles.
4. Encouragement of the joint use of facilities between schools, civic organizations, park groups and other appropriate users.
5. Retention of open space acreage for view easements, noise buffers, or preservation of natural, irreplaceable environments.
6. Linkage of open space and public parks into a continuous network of bike paths and pedestrian trails where it can be done in a manner sensitive to the topography and landforms traversed (**Figure 1413**).
7. Blending of median and right-of-way landscaping with parking facilities, utility easements, trails and open space.
8. Use of drought and fire-resistant vegetation in open space and on public property.
9. Incorporation of ~~the golf course~~open space, as a visual and physical amenity, which will link the natural and physical features of the community into a coherent whole.
10. Engagement of the local Native American community through the integration of indigenous knowledge of the land, history, and cultural elements in public recreation areas and facilities.
11. Establishment of relationships with local Kumeyaay tribes to engage in early design planning and development of tribal-based context for naming and/or renaming of open spaces, parks, recreation facilities, community spaces; and inclusion of tribal imagery landscaping designs, sidewalks, or roads.
12. Collaboration with local Kumeyaay tribal members having traditional ecological knowledge of historical native plant uses and names, to promote educational opportunities for interpretive signage along trails and adjacent open space areas

~~2.~~

**PROPOSALS**

1. Park and Recreational Acreage



As stated in the General Plan, the City's goal for adequate parkland for residents is to provide a range of opportunities for active and passive recreation, adapted to the needs and desires of each neighborhood and community. The proposed ~~347.2~~ 32.3 acres of parkland and 263.6 acres of open space and over five linear miles of trails, plus individual private recreation areas in residential developments, will include over ~~23~~ 19 percent of the community land uses (Figure 87, Table 34).

## 2. Neighborhood and Community Parks

~~32.3~~ 34.2 acres have been located on the basis of topography and residential product types. A 4.8-acre neighborhood park (Unit 55) has been located adjacent to the central elementary school. An 18.3-acre community park (Unit 50) along a portion of Chicarita Creek has also been provided in the southwest corner of the community. These parks will provide the community with a variety of recreational facilities including active play areas, multipurpose courts, picnic areas, pathways and turf areas. The net acreage for the neighborhood and community parks is 4.0 and 13.0 acres, respectively.

The Trails at Carmel Mountain Ranch project proposes to provide up to 9.8 acres of developed park in three locations (Unit 7 Lot 1, Unit 13 Lot 1 and Unit 16 Lot 2) and more than 5 miles of trails that connect the development to accommodate the anticipated increased population from the 1,200 proposed homes.

The location of the Carmel Mountain Community Park (Unit 50) near a freeway corridor allows the addition of night lighting for sport fields. This will extend the hours that the public can use this facility, while minimizing impacts on residential neighborhoods. Additional facilities provided at this park will include a community recreation building. It also provides a staging area for activities which might eventually lead to Peñasquitos Canyon Regional Park and allows the opportunity for shared use of facilities by nearby neighbors in Sabre Springs and Rancho Peñasquitos.

A community pool (Unit 52) on 1.3 acres is located near the intersection of World Trade Drive and Highland Ranch Road, in the major commercial district adjacent to the commercial recreation complex. In late 1992, the developers of Carmel Mountain Ranch provided this site in exchange for a transfer of development rights on Unit 23, a residential area at the south of the community.

## 3. Resource-based Parks

The portion of Chicarita Creek which falls within the community park (Unit 50) is ~~planned as~~ part of the Chicarita Creek revegetation and enhancement plan. It ~~is planned to~~ preserves the significant elements of the natural creek channel and does not permit active recreational facilities.

## 4. Other Recreational Facilities

Private facilities will be included in some residential developments. Swimming pools, cabanas and active sport courts are planned, tailored to the type of resident the neighborhood is trying to attract. The CC&Rs of such developments will provide for the maintenance and financial responsibility of these facilities.

As discussed in the commercial and industrial element, a major private recreational facility is planned for a 3.4-acre site near the Carmel Mountain Ranch Town Center. This facility (Unit 33) could include tennis, racquetball and other health-related facilities; a daycare center is already on a portion of that site.

CARMEL MOUNTAIN RANCH COMMUNITY PLAN

~~An 18-hole championship golf course (175.0 acres) is operational within Carmel Mountain Ranch. The golf course provides additional recreational opportunities. A permanent clubhouse for the golf course has been built near Unit 20. Portions of the golf course are encumbered by an SDG&E easement which contains major transmission lines (see item 6 below).~~

A driving range ~~has also been~~was constructed adjacent to Unit 21, ~~but may be~~a temporary use which could be replaced with residential units similar to development on Unit 21 at a future date. ~~A 75-unit townhouse development was approved in 2006, see Unit 60. However, no units have been allocated to this site in the totals for the community in Table 1.~~

A portion of the golf course ~~is~~was located along Chicarita Creek and ~~therefore has been~~was designed to reinforce the preservation and enhancement of the creek ecology. Preservation of Chicarita Creek in a park or open space setting minimizes the impact urbanization will have on the Los Peñasquitos Creek and lagoon area.

## 5. Open Space

Some areas are best accommodated by retaining their natural open space (approximately ~~229~~ ~~101~~ acres plus 34+ acres in the SDG&E easement). These are areas of steep terrain and unique character, ~~and some of the property previously developed by the golf course that will be~~ ~~naturalized~~. They are incorporated in the Plan for passive enjoyment, buffering and hiking trails. Large open space areas will remain zoned ~~A-10~~ ~~AR-1-1~~ and will be retained in their natural ~~or~~ ~~naturalized~~ state to the extent possible. A Lighting and Landscape Maintenance District was formed to maintain ~~some~~ open space areas of Carmel Mountain Ranch that will integrate with the greater City system.

## 6. San Diego Gas &amp; Electric Easement

It should be noted that although the SDG&E easement is referred to as open space in this Plan, the easement contains the following language: "SDG&E has the right to construct and use one or more lines of towers and/or poles, with wires and cables suspended thereon and supported thereby, including foundations, guys, anchors, crossarms, braces, insulators, grounding wires and all other appliances, fixtures and appurtenances for use in connection therewith; also, underground facilities consisting of, but not limited to, conduits, pads, manholes, handholds and junction boxes with wires and cables placed therein or thereon, for the transmission and distribution of electricity and for SDG&E's telephone, signal and communication purposes, and also for pipelines for any and all purposes."

The easement extends along the southern and eastern perimeter of the Carmel Mountain Ranch Community, from just east of the Ted Williams Parkway/Rancho Carmel Drive intersection, up to the ~~area of the golf course~~ east of ~~the homes facing~~ Carmel Ridge Road.

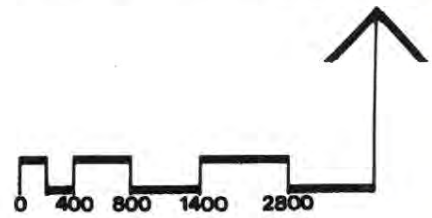
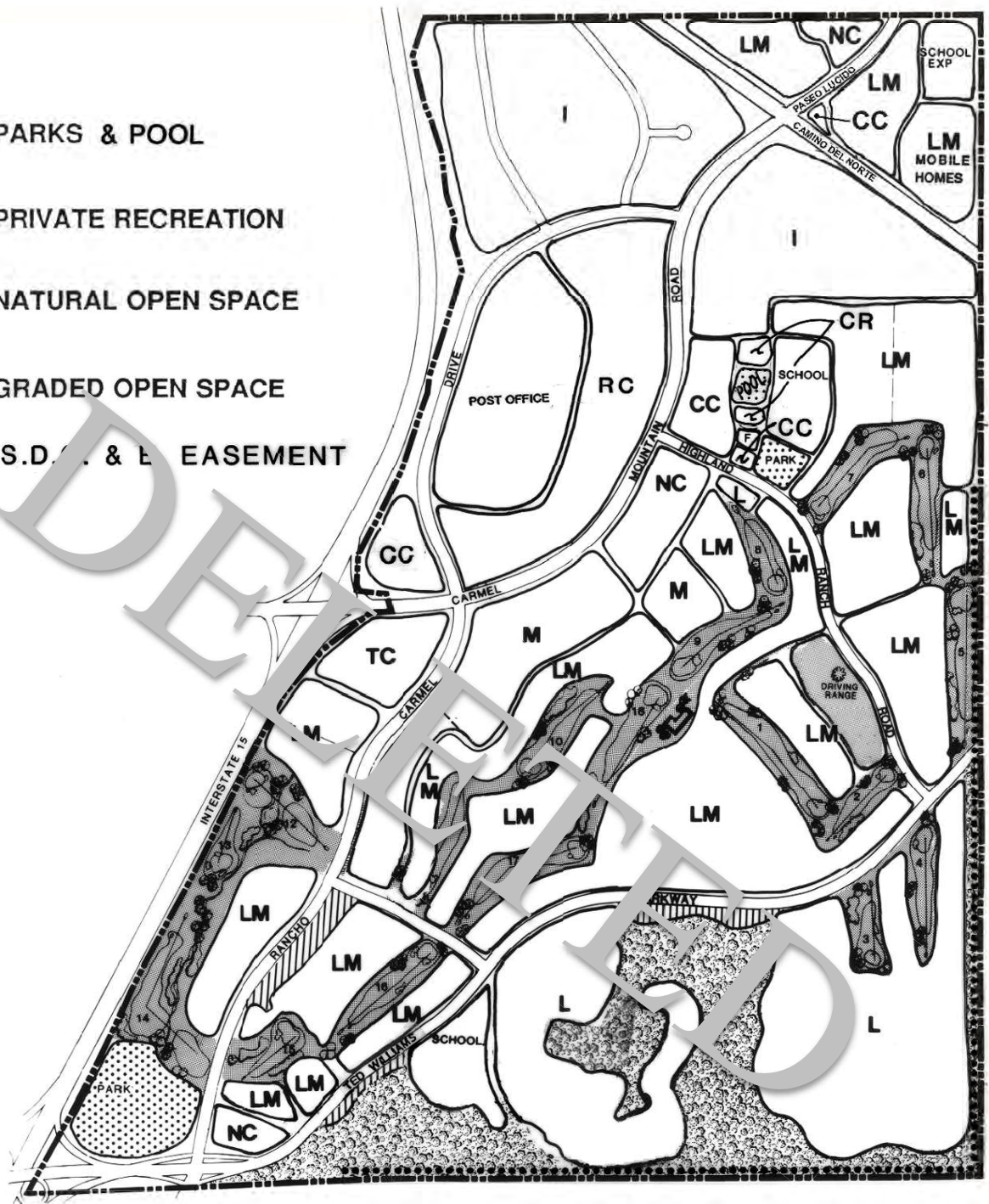
TABLE 3

## recreation and open space

	Unit	Gross Acres	Net Acres	Percent of Total Community Acres
Public Parks				1.7%
Neighborhood	55	4.8	4.0	
Community	50	18.3	13.0	
Pool	52	2.4	2.4	
Private Recreation	33	2.3		0.2%
SDG&E Easement		34.0		2.3%
Golf Course & Driving Range	60A, 60B	175.0		11.8%
Natural Open Space	61	101.3		6.8%
Major Open Space		12.5		0.8%
Slopes				
Totals		348.5	19.4	23.6%

Figure 7 ~~Figure 8~~ Parks and Open Space

-  PARKS & POOL
-  PRIVATE RECREATION
-  NATURAL OPEN SPACE
-  GRADED OPEN SPACE
-  S.D. & E. EASEMENT




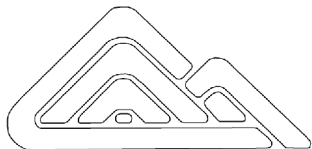
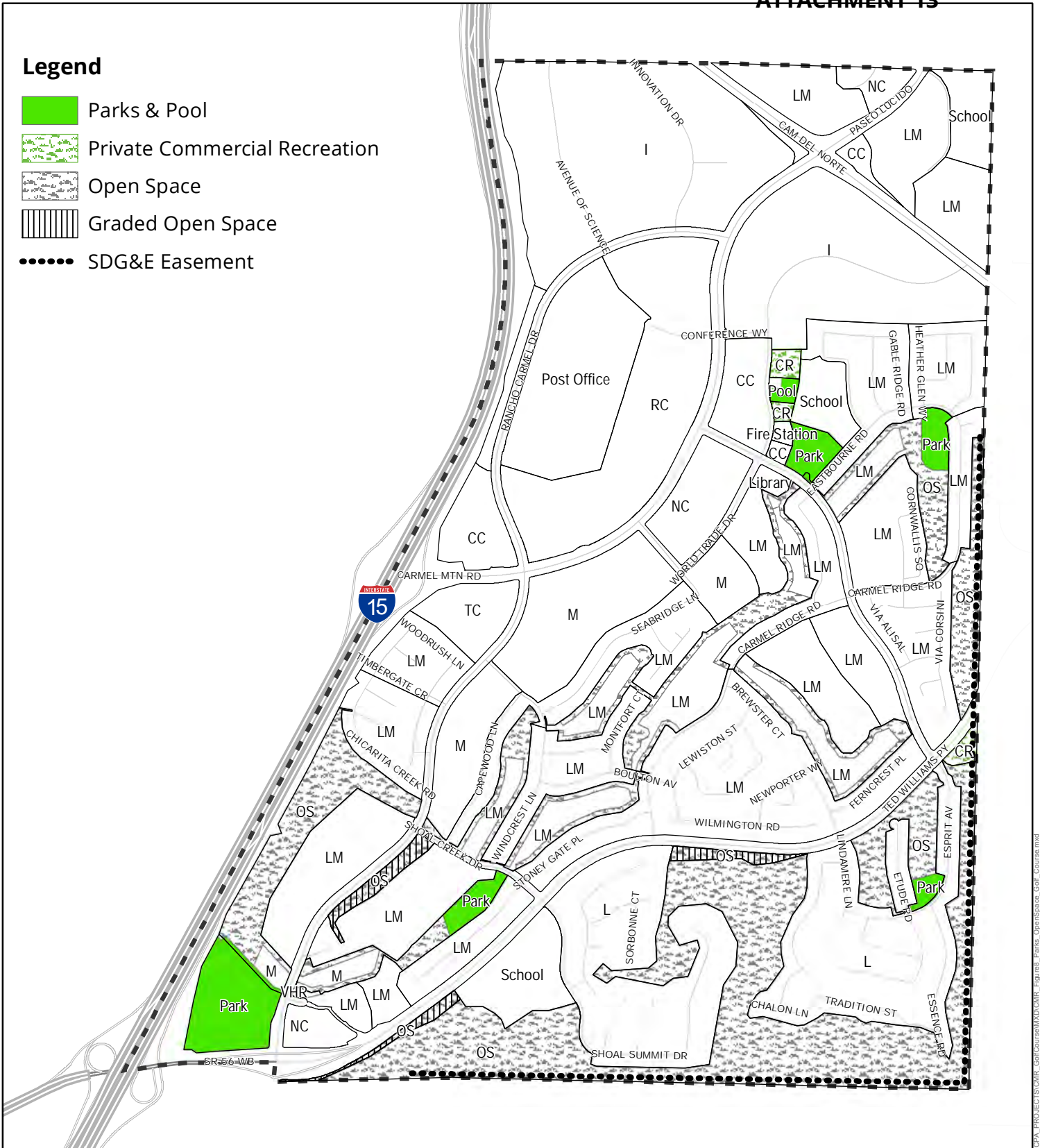
**Parks and Open Space**  
**Carmel Mountain Ranch Community Plan**

**8**  
**FIGURE**

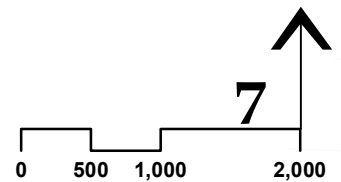


**Legend**

-  Parks & Pool
-  Private Commercial Recreation
-  Open Space
-  Graded Open Space
-  SDG&E Easement



# Parks and Open Space Carmel Mountain Ranch





***School Element***

## School Element

### ObjectiveGOAL

Support education institutions and programs servicing local community needs.

### POLICIES

1. Quality educational opportunities through community interaction and participation with local educational districts.
2. Coordinate public school planning with residential planning to assure facility availability for the school population in a timely manner.
3. Proper location and size of public school sites by early planning for their acquisition and assessment of the cyclical aging pattern of neighborhoods (e.g., in older neighborhoods the age of homes often begins to slow the rise in prices and older adult neighborhoods attract young families again).
4. Development of public school sites in conjunction with neighborhood parks and with neighborhood collector street and trails accessibility.
5. Coordination between the Poway Unified School District and Carmel Mountain Ranch (Master Developer) to monitor pupil generation and verify the need for school sites. ~~Also~~ to determine the extent of developer's financial responsibility prior to initiation of residential construction. ~~(See Plan Alternatives.)~~
6. Consideration and planning of safe pathways and roadways between internal community neighborhoods and internal/external neighborhoods to accommodate school boundaries that cross neighborhood lines. For example, pedestrian access has been provided between Unit 22 and the adjacent middle school in Poway.
7. Harmony between school and neighborhood designs by the coordinated use of materials and colors.
8. Linkage of bikeways to school access routes.
9. Promotion of the use of school facilities by adults for education, cultural, civic and recreational activities to maximize usage of school facilities.
- ~~1-10.~~ Allow the provision of private or cooperatively operated daycare facilities.

### PROPOSALS

Carmel Mountain Ranch is in the Poway Unified School District; however, the mixed residential base and the self-containment of the community may make pupil generation more like an average section from San Diego city than a suburban cross-section. These factors will possibly alter the number of students generated, as will the trend to childless couples and small families. The Poway Unified School District, Carmel Mountain Ranch (Master Developer) and others have established a community facilities district under the Mello-Roos Community Facilities Act to finance school facilities. Three school sites have been designated on the Carmel Mountain Ranch land use plan in response to current planning estimates.

1. Elementary Schools

Two elementary schools are required in Carmel Mountain Ranch. Highland Ranch Elementary School is on a 9.9-acre site (Unit 56) located in the center of the community near the library and neighborhood park (Units 54 and 55). Shoal Creek Elementary School (Unit 51) is on a ten-acre site, located to the south of Ted Williams Parkway, and became fully operational in 1998.

2. Middle and High Schools

Unit 57 has been designated a ten-acre school expansion site and is being used as a parking lot to serve Rancho Bernardo Middle School and Rancho Bernardo High School immediately to the north in Bernardo Heights. This site could be used for classrooms or other school-related facilities in the future as determined by Poway Unified School District.

The Meadowbrook Middle School in Poway may serve a portion of the Carmel Mountain Ranch community. Designs for Unit 22 development have incorporated access from Carmel Mountain Ranch to the middle school.