

***Public Facilities and
 Services Element***

Public Facilities and Services Element

ObjectiveGOAL

To allow for sensible accommodation of, and effective financing for, public facilities and services concurrent with community growth and to ensure that existing public facilities (police and fire protection, utilities, etc.) shall not be adversely impacted by the population increase resulting from development.

Implementation will be through the followingPOLICIES:








1. Establishment of services appropriate to community needs in timeliness, accessibility, quantity and kind.
2. Construction of a library and fire station within the community to serve a regional need.
3. Encouragement of police department involvement in the planning and development process to maximize the opportunity for persons to live and work in a crime-free community.

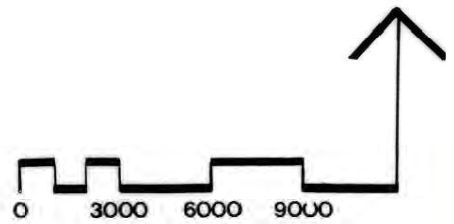
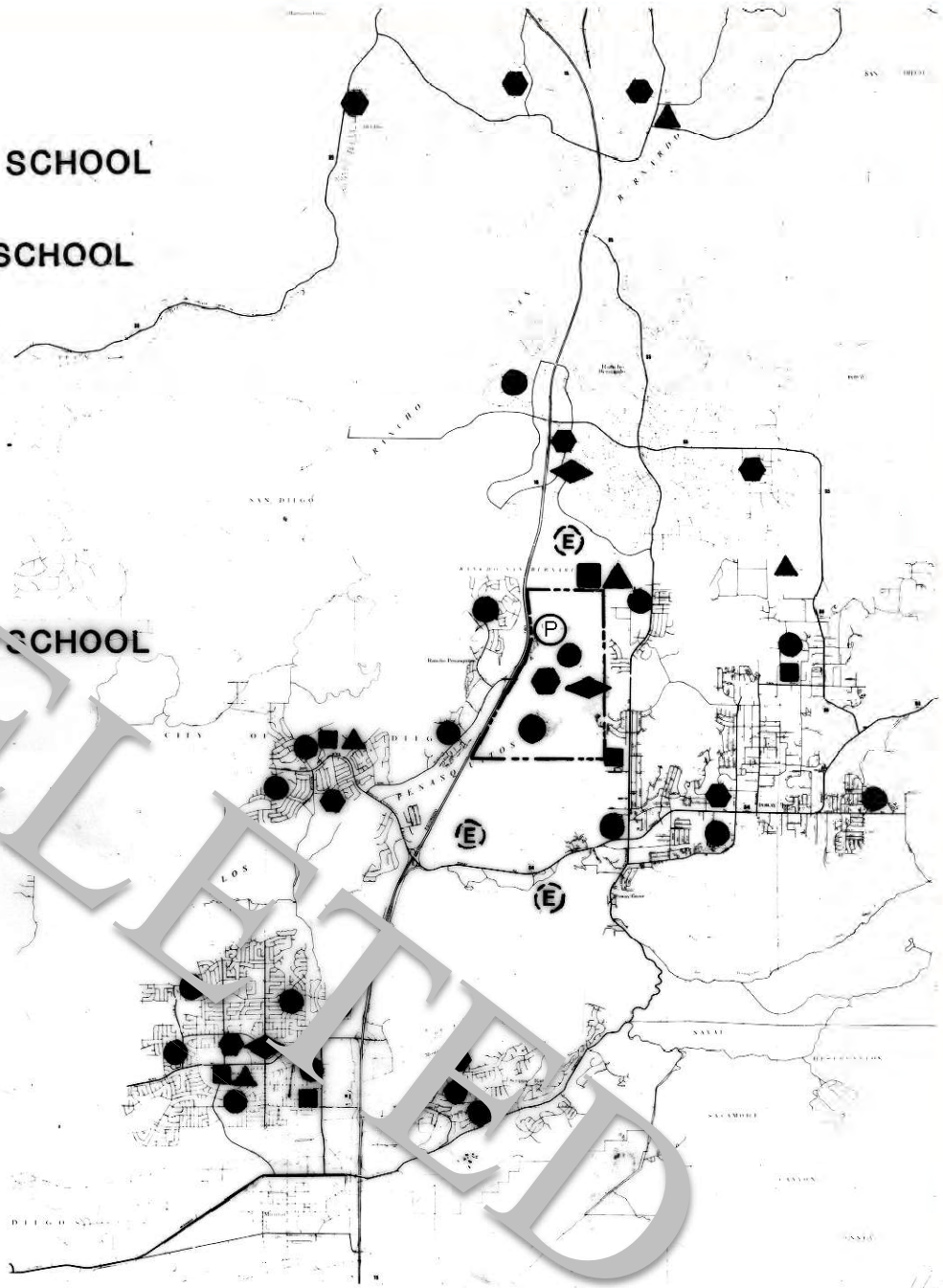
PROPOSALS

1. Some sanitary sewer transportation capacity will be from the city of Poway. Service will be on the westerly side of the ridge from joint usage of the 24-inch 0.8 trunk sewer up Chicarita Creek to Carmel Mountain Ranch. Areas on the easterly side of the community ridge will sewer by gravity to an existing trunk sewer in Pomerado Road and then westerly in a proposed trunk sewer near Poway Road to I-15.
2. Adequate water is available from a 24-inch main on Rancho Peñasquitos northwest of Carmel Mountain Ranch. Three pump stations have been constructed to adequately serve the various pressure areas. This system is planned to cross tie with the Rancho Bernardo system to the north. In accordance with EIR provisions and the open space directive of this Plan, water-conservation will be addressed by use of drought and fire-resistant vegetation.
3. Solid waste generated by Carmel Mountain Ranch ~~will be~~ transported to the West Miramar Landfill. Ultimate development could require two or three new residential refuse collection routes and one new truck.
4. Carmel Mountain Ranch (Master Developer) will cooperate with SDG&E for possible inclusion of potential lateral park and/or open space areas within an existing 150-foot easement at the southeast of the site. A horse trail may be located partially within the easement. Gas and electric service will be provided by SDG&E. Advance planning will assure adequate capacity for service. Electric distribution and gas lines will be underground. Electric transmission lines may be overhead or underground.
5. Storm drain waters will drain by gravity in streets, natural watercourses and underground systems to peripheral channels and leave the site. The ~~approved golf course open space~~ within Carmel Mountain Ranch Unit 22 has been designed to provide detention basins to protect the city of Poway from increased run-off.

5.6. A regional post office facility was added to the community in 1992, in the regional commercial center.

6.7. [Fire Station 42 opened in 1988 on World Trade Drive. The Carmel Mountain Library opened in 1997 on World Trade Drive.](#)

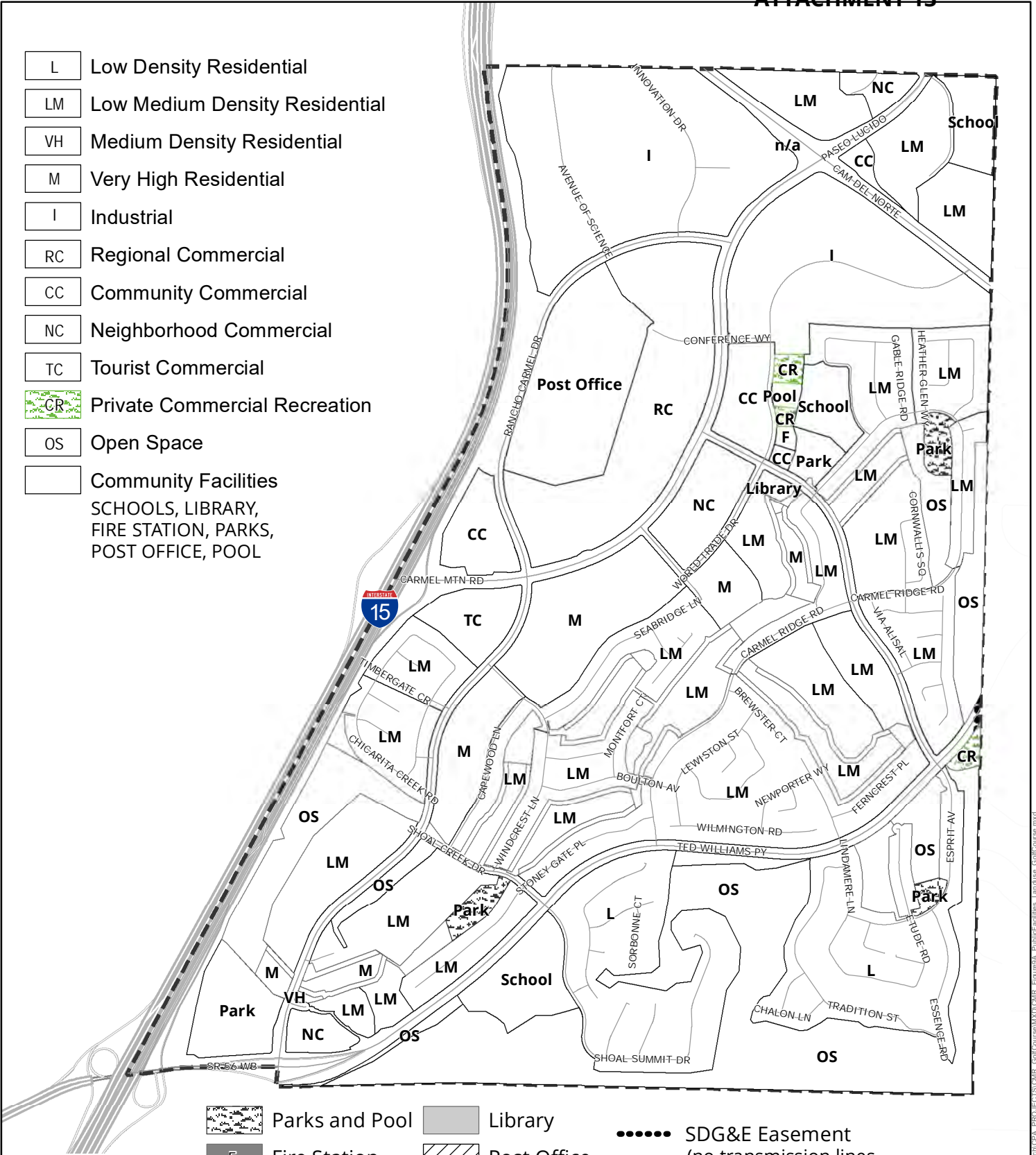
-  ELEMENTARY SCHOOL
-  JUNIOR HIGH SCHOOL
-  HIGH SCHOOL
-  FIRE STATION
-  LIBRARY
-  PROPOSED ELEMENTARY SCHOOL
-  POST OFFICE



Regional Public Facilities
Carmel Mountain Ranch Community Plan

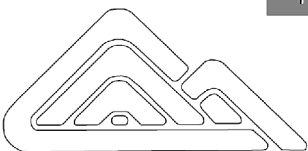
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FIGURE

- L Low Density Residential
- LM Low Medium Density Residential
- VH Medium Density Residential
- M Very High Residential
- I Industrial
- RC Regional Commercial
- CC Community Commercial
- NC Neighborhood Commercial
- TC Tourist Commercial
- CR Private Commercial Recreation
- OS Open Space
- Community Facilities
SCHOOLS, LIBRARY,
FIRE STATION, PARKS,
POST OFFICE, POOL

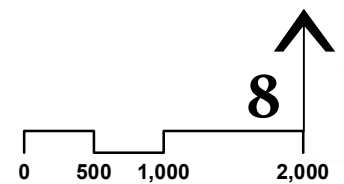


- Parks and Pool
- Library
- F Fire Station
- Post Office

..... SDG&E Easement
(no transmission lines
currently in easement)



Public Facilities/Land Use Carmel Mountain Ranch





Transportation Element



Transportation Element

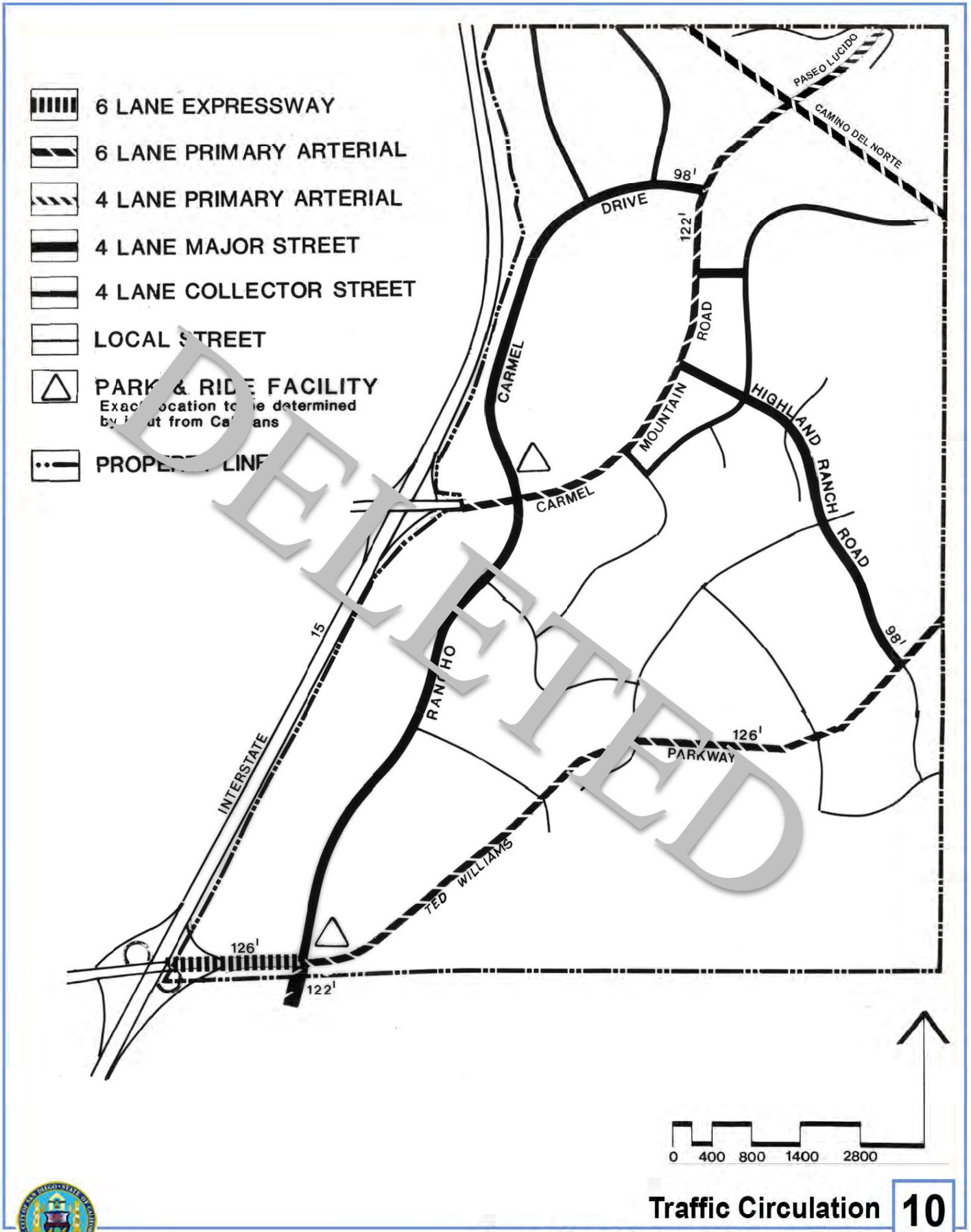
ObjectiveGOAL

To incorporate adequate means for multi-modal circulation within the community integrated with city and regional circulation and transportation planning.








Attainment of this [objective-goal](#) can be achieved by recognition of existing and projected circulation patterns and identification of Carmel Mountain Ranch needs. [The specifics are:](#)

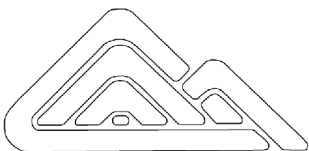
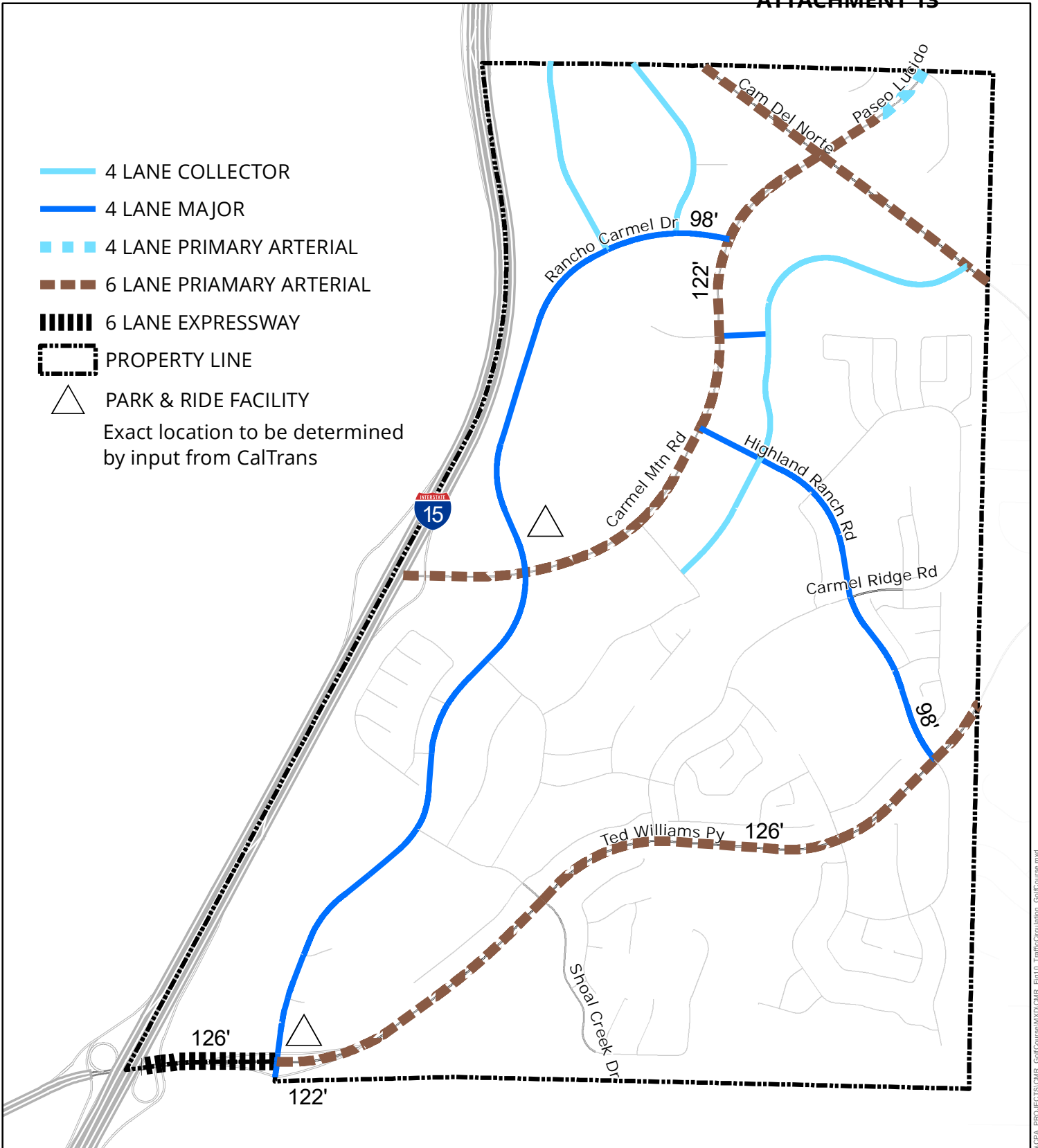
POLICIES

1. Provide employment opportunities in Carmel Mountain Ranch to reduce commuter traffic.
2. Coordinate completion of proposed interchange expansions with Caltrans for relief of future I-15 access congestion.
3. Provide circulation routes consistent with long-range City circulation plans.
4. Provide full right-of-way widths on the land use plan in accordance with projected buildout traffic volumes. (Figure ~~s-910~~and)
- ~~5. Interchange design will give priority treatment to buses and high occupancy vehicles.~~
- ~~6.5.~~ Design transportation facilities sensitive to topographic and aesthetic characteristics.
- ~~7.6.~~ Support construction of Ted Williams Parkway ~~and SA-680~~ with the necessary intersections and interchanges east of I-15.
- ~~8.7.~~ Design circulation patterns which separate externally generated traffic from residential areas and provide driveway access onto local residential streets and major streets where feasible.
- ~~9.8.~~ Offer pedestrian and bicycle systems which connect development elements, access open space areas and public transportation facilities to minimize conflict with vehicular traffic patterns (Figure ~~145~~).
- ~~10.9.~~ Support development of public transportation, carpools and bikeways within and without Carmel Mountain Ranch in adherence with citywide programs.
- ~~11.10.~~ Provide parking to meet ordinance requirements.
- ~~12.11.~~ Support designation of park-and-ride facilities within the community, adjacent to high-capacity public transit routes.
- ~~16.12.~~ Cooperation with public and private groups for the implementation of a light rail transit system in the I-15 corridor with stationing at Carmel Mountain Road near the Regional Center.
- ~~17.13.~~ Provide adequate traffic control devices and street illumination to ensure safety.

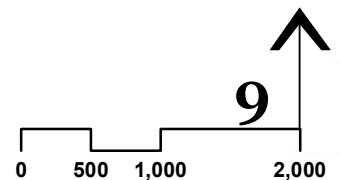


Traffic Circulation **10**
 Carmel Mountain Ranch Community Plan **FIGURE**

-  4 LANE COLLECTOR
-  4 LANE MAJOR
-  4 LANE PRIMARY ARTERIAL
-  6 LANE PRIMARY ARTERIAL
-  6 LANE EXPRESSWAY
-  PROPERTY LINE
-  PARK & RIDE FACILITY
Exact location to be determined
by input from CalTrans



Traffic Circulation Carmel Mountain Ranch



CARMEL MOUNTAIN RANCH COMMUNITY PLAN

Community Circulation Needs

1. Freeway Access

Interstate 15 provides access from metropolitan San Diego (see Proposal 1 below). The Carmel Mountain Road, Camino Del Norte and Ted Williams Parkway interchanges each provide direct access to Carmel Mountain Ranch. ~~Improvements made to the I-15 corridor will be necessary for long-term growth; in September, 1998, the San Diego Metropolitan Transit Development Board, North San Diego County Transit Development Board, California Department of Transportation District 11, and the San Diego Association of Governments issued their joint I-15 Corridor Major Investment Study Draft Phase 2 Report which discusses the development of additional freeway auxiliary lane improvements, HOV lanes, priority treatment for buses and car pools and a potential bus rapid transit system for the I-15.~~ A two-lane reversible High-Occupancy Vehicle (HOV) express lane for buses and carpools in the I-15 median as far north as ~~Ted Williams Parkway SR-78~~, has been constructed. San Diego Metropolitan Transit District Corporation, North County Transit and County Transit System provide both regular and express bus service along I-15.

~~2. Trip Generation~~

~~Using other development areas as a guide, Carmel Mountain Ranch may be expected to generate 176,642 average daily trips (Figure 11) upon total projected community buildout, distributed as follows:~~

- ~~1. 32,600 average daily trips (ADT) from proposed industrial development;~~
- ~~1. 56,600 ADT from the regional shopping center;~~
- ~~1. 6,000 ADT from tourist commercial;~~
- ~~1. 28,276 ADT from neighborhood and service commercial;~~
- ~~1. 6,400 ADT from office commercial; and~~
- ~~1. 45,322 ADT from residential development.~~
- ~~1. 2,620 ADT from recreation and community facilities (parks, schools, fire, library and golf course).~~

~~3. Trip Distribution~~

~~Carmel Mountain Ranch's impact on the existing I-15 would be substantially less than a wholly residential development of similar magnitude and will be accommodated with the recent improvement of the freeway to eight-lane standards and four managed lanes.~~

~~4. Capacity Requirements~~

~~An analysis of capacity requirements has been prepared using traffic volumes from the 1984 computer study. The following proposals are a result of this analysis:~~

- ~~a. Right-of-ways of sufficient flexibility to permit dual left- or right-turn capability at critical intersections and interchanges.~~
- ~~b. Appropriate installation of traffic control devices.~~
- ~~c. Widening of Camino del Norte SA-680 to six lanes to Pomerado Road (completed).~~

- d. Dedication, as required, of a 126-foot right-of-way and interchange for the portion of Ted Williams Parkway within Carmel Mountain Ranch and through to Pomerado Road.

444. Other Needs

Projected needs of pedestrians and bicyclists will be accommodated (~~See Figures 134 and 145.~~) Convenient public transit service to key employment, commercial and recreational areas in the San Diego region is discussed in item 7 below.

PROPOSALS

Transportation plans for Carmel Mountain Ranch will be integrated with community and public agency plans. Improvement costs will be funded in accordance with the Amended Financing Plan or, where appropriate, from Caltrans funds.

Figure 10-9 shows approximate roadway locations; ~~Figures 102 and 113~~ show typical cross-sections. Circulation is designed to offer streets of sufficient flexibility to accommodate special intersection design, dual left- and right-turn capacity and appropriate traffic control devices. Intersections will be constructed to accommodate projected volumes from development of regional commercial facilities.

1. Interstate 15

Interstate 15 (I-15) is a major link between North City development and the Central City. Its effective use as a transportation link between the North and the Central City depends on all interchange traffic flowing freely and efficiently. Based on projected ADT for the planning area, two interchanges and one high-occupancy vehicle (HOV) connection have been planned in Carmel Mountain Ranch to efficiently meet the traffic flow requirements. The interchanges at the crossing of I-15 with ~~Camino del Norte SA-680~~ and with Carmel Mountain Road have been constructed. The HOV connection is at Ted Williams Parkway and I-15.

2. Ted Williams Parkway

This route has undergone several ~~proposed~~ changes. The San Diego Association of Governments (SANDAG) ~~is updating~~updated the Regional Transportation Plan (~~draft plan dated October 1983~~) in November 2019. ~~The proposed draft plan designates~~ Ted Williams Parkway between ~~I-5 and Route 125 as a regional connector and proposes construction sometime between 1996-2005~~. At present, Caltrans shows it being funded after 1995. I-15 and Pomerado Road in Poway was completed in 1998.

Traffic projections call for a 126-foot right-of-way and an interchange at the intersection of Ted Williams Parkway and I-15. The full right-of-way has been provided, where required, for Carmel Mountain Ranch. Construction of Ted Williams Parkway is essential for an efficient regional highway network and for efficient external access to Carmel Mountain Ranch. Ted Williams Parkway was built as a primary arterial along the same corridor and with the same road profile called for by Caltrans' proposed route.

In connection with the approval of the tentative map(s) for Unit 14, the location of the eastern terminus on the Carmel Mountain Ranch property of Ted Williams Parkway (SR-56) was determined with consideration given to the location of the alignment desired by the City of Poway, Caltrans, and the then owner of the adjacent property within the city of Poway.

3. Camino del Norte

In April 1964, the county of San Diego adopted a plan to develop a six-lane expressway (SA-680) that would serve the north county area. 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. In 1999, the City of San Diego amended the Carmel Mountain Ranch Community Plan to redesignate excess right-of-way once reserved for an interchange and to identify Camino del Norte as a six-lane primary arterial. A 126-foot right-of-way has been dedicated along Camino del Norte which is improved to six lanes as it crosses Carmel Mountain Ranch.

4. Carmel Mountain Road

The extension of Carmel Mountain Road easterly of I-15 to north of [Camino del Norte SA-680](#) is a primary arterial with a 122-foot right-of-way. This facility is improved from I-15 north of [Camino del Norte SA-680](#). From the west, the existing Carmel Mountain Road intersects with I-15 in a Diamond interchange, ~~which may be inadequate~~. Construction of Carmel Mountain Road through Carmel Mountain Ranch is complete, including incorporation of Class II bikeway striping and signing. The bike route along Carmel Mountain Road is part of the community network.

5. Other Important Roads

Significant roadway systems have been planned to minimize the amount of grading needed to accommodate them. They are located in response to existing landforms and projected traffic volumes. Their construction will be phased with development for the land areas they serve.

a. Rancho Carmel Drive. The right-of-way (98 feet) is provided for a major street from Ted Williams Parkway to Carmel Mountain Road. It continues north around the shopping center and post office sites, separating it from the industrial parcel to the north. This road reconnects to Carmel Mountain Road at a three-way intersection. Rancho Carmel Drive will connect to Sabre Springs Parkway to the south, providing a link between the two communities.

b. Highland Ranch Road. A right-of-way (98 feet) is provided for this major street that intersects into Carmel Mountain Road opposite the regional shopping center (Unit 30 on **Figure 45**). This width extends from Carmel Mountain road across Carmel Ridge Road, easterly to an intersection with proposed Ted Williams Parkway. This street provides residential and some commercial access.

c. World Trade Drive. An 84-foot wide right-of-way serves the industrial area (Unit 41, **Figure 45**) located just east of Carmel Mountain Road and south of [Camino del Norte SA-680](#). This collector continues on to form an intersection with Highland Ranch Road and provides access to the community commercial area of the town core.

6. Residential Streets

Local collectors are presently designated with 60-foot rights-of-way and will follow the approximate alignments shown in **Figure 910**. Their design will minimize conflict between non-compatible circulation modes and provide for on-street parking as needed. ~~Completion of these~~

~~routes will correspond with residential development and occupancy phasing.~~ Their alignments are an integral part of the concept of defensible neighborhoods.

7. Public Transportation

In support of public transportation, an integrated transit service for Carmel Mountain Ranch and the metropolitan area is proposed:

- a. Park-and-ride facilities are to be sensitive to shared usage with contiguous land uses. ~~Two facilities are provided within the community. One~~ parking lot with 125 parking spaces is located in the regional commercial area ~~and the other lot, which includes 75 parking spaces, is located at the southern tip of Unit 4 near the intersection of Ted Williams Parkway and Rancho Carmel Drive.~~
- b. Coordination with San Diego Metropolitan Transit System and Caltrans to ensure inclusion and expansion of fixed route service corridors for bus service into Carmel Mountain Ranch. Routes 20 provides bus service and Route and 860 f235 provides expressrapid bus service to Carmel Mountain Ranch from downtown San Diego, and Route ~~990290~~ provides Rapid express bus service from ~~Hillcrest to~~ Carmel Mountain Ranch to downtown.
- c. Development of park-and-ride facilities to integrate with San Diego Metropolitan Transit System's terminal locations at the Rancho Penasquitos/Sabre Springs Transit Center east of I-15 and south of Ted Williams Parkway in Sabre Springs.
- d. Support the extension of high-occupancy vehicle lanes (HOV) north of SR-56 to serve communities along the I-15 corridor.
- e. Support and encourage the development of a light rail or bus rapid transit system within the I-15 corridor.

8. Non-Motorized Transportation

Pedestrian and bicycle circulation has been master planned to link residences with community facilities, services and open space and to link neighborhoods to one another (see **Figure 124**). The specific implementation of the objectives will be through:

- a. Safe, accessible pathways and/or sidewalks within neighborhoods, through open spaces, public utility easements and along roadways. The cart paths that were built for the golf course will be re-purposed or reconstructed as pedestrian and bicycle paths.
- b. Class II bicycle lanes on important streets, separated by striping from the motorized roadway per **Figure 135**.

A hiking/equestrian trail was provided in the natural open space in the southern portion of the community to provide a connection between proposed trails in the city of Poway and Peñasquitos Canyon. Both hiking and equestrian use will be provided on one trail. The trail is approximately 15 feet wide and is unpaved and minimally graded with a maximum gradient of ten percent.

9. Parking









Residential on-street vehicular parking (including recreational vehicles) will be regulated through City ordinances, ~~agreements with the master developer~~ and/or through appropriate homeowner

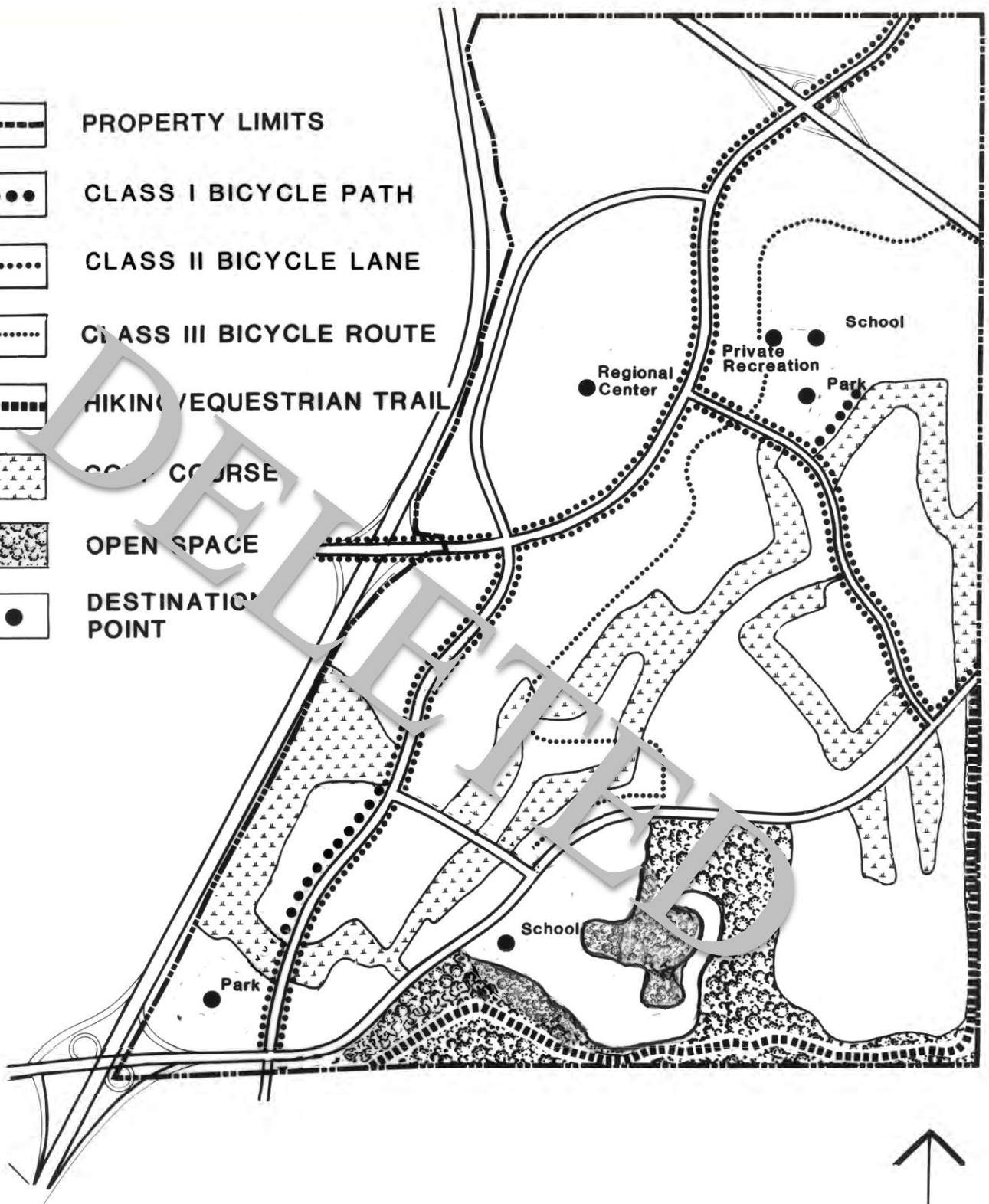
association covenants, conditions and restrictions (CC&Rs). Sufficient on and off-street parking will be included in all development areas to meet City of San Diego requirements.

10. Traffic Signals

Traffic signals, signs and lighting will be provided in the normal sequence of development to assure maximum safety.

Special consideration will be given to areas frequented by children and areas where hiking and biking recreation areas are crossed by motor vehicles.

-  PROPERTY LIMITS
-  CLASS I BICYCLE PATH
-  CLASS II BICYCLE LANE
-  CLASS III BICYCLE ROUTE
-  HIKING/EQUESTRIAN TRAIL
-  GOLF COURSE
-  OPEN SPACE
-  DESTINATION POINT



Bikeways and Trails

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EXISTING

— CLASS II - Bike Lane

PROPOSED

— CLASS I - Bike Path

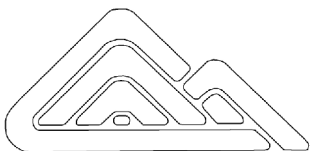
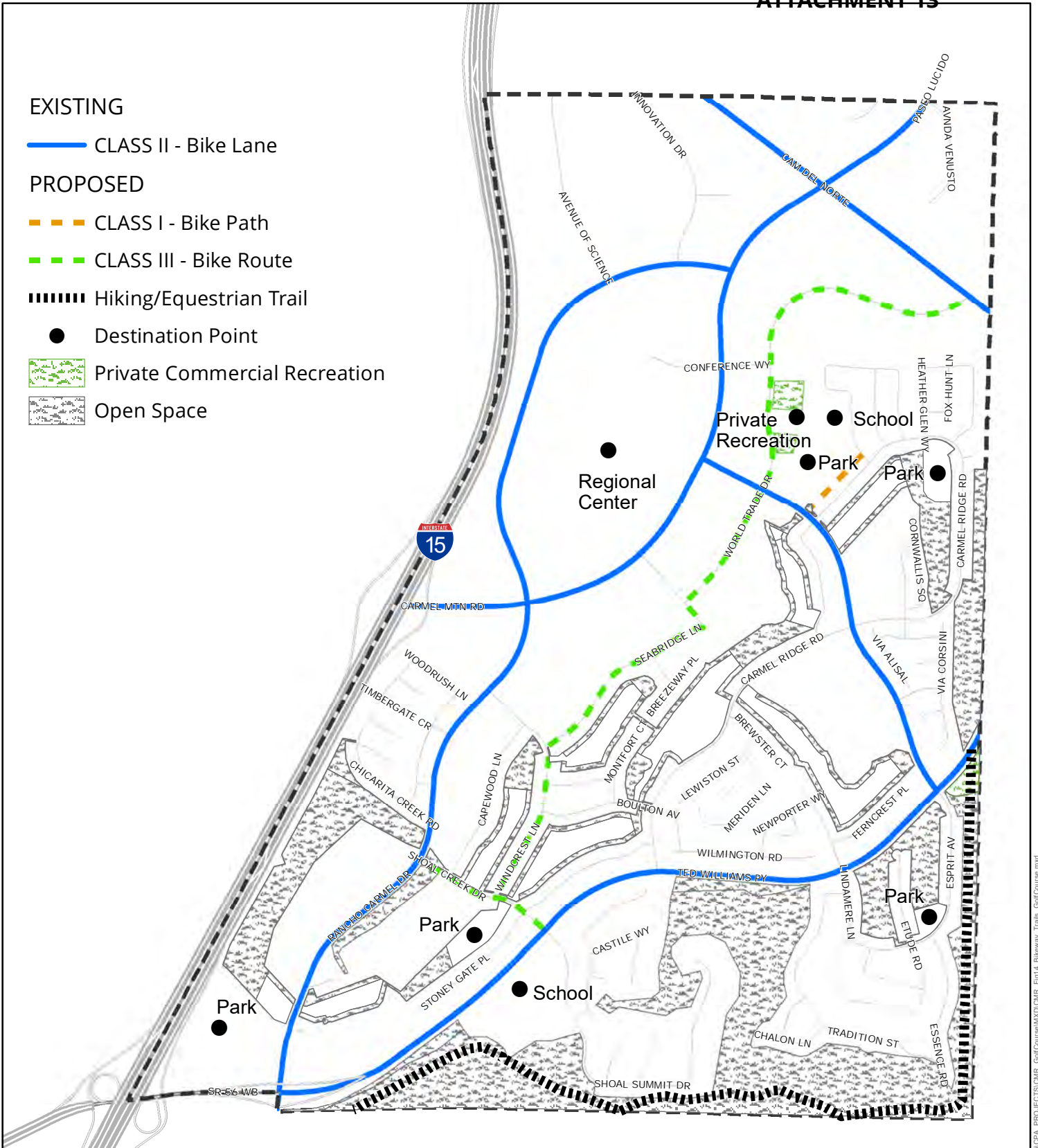
— CLASS III - Bike Route

▬▬▬▬▬ Hiking/Equestrian Trail

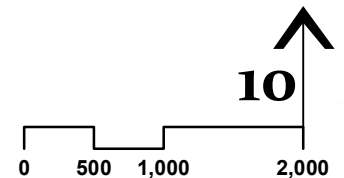
● Destination Point

Private Commercial Recreation

Open Space



Bikeways and Trails Carmel Mountain Ranch





Social Needs Element

Social Needs Element

ObjectiveGOAL

To establish an atmosphere that allows opportunity for human development and interaction between all segments and ages of the community, and provides services, offers programming and guidance for those in need.

PROPOSALS

1. Religious Groups and Facilities

Building sites for religious institutions will be made available through negotiations between the interested groups and the developers. Specific sites are not herein designated to avoid pre-determination of how many, or how few, denominations are welcome. The flexibility of a policy of negotiation with groups seeking sites in the community is preferred. A community goal in these negotiations will be to meet the needs of the greatest number of residents with the least amount of service duplication. An effort will be made to achieve shared usage in buildings and facilities. Multi-sharing by time use differences will be strongly encouraged.

~~The City of San Diego Zoning Ordinance permits churches in the A-I-10 zone and all multifamily residential zones as an allowable use; a conditional use permit (CUP) is necessary to site churches in single-family residential zones. Churches are not permitted in the industrial and commercial zones proposed within the community.~~

Religious facilities will be encouraged to offer meeting rooms, childcare facilities and social programs that maximize their use and meet the social needs of the community. Siting of these facilities on a community-wide level will assure compatibility with adjacent land uses, traffic circulation patterns, and parking concerns.

2. Community Programs

Several community associations exist in Carmel Mountain Ranch. These include the Carmel Mountain Ranch/Sabre Springs Community Council, which advises the City of San Diego on land use and planning issues. In addition, there is a master business association and a master homeowners association and a landscape maintenance advisory board. These groups are instrumental in setting up lines of communication between societal segments through the formation of subgroups that deal with problems arising within the community or between the community and its neighbors.

***Community
Environment,
Conservation and
Design Element***



Community Environment, Conservation and Design Element

This element establishes a community identity for Carmel Mountain Ranch through a consistent focus on topographic character and landscaping. The guidelines presented in this chapter address the implementation of the community theme, the treatment of environmental resources, the grading design for urbanized areas, design compatibility within the community and with adjacent developments, streetscape design and site planning considerations.

ObjectiveGOAL

To ensure a healthy, safe environment that balances development with preservation of environmental elements and natural resources and assures high design standards for each development zone

which will be achieved through the followingPOLICIES:

Preservation of unique natural environments in accordance with relevant EIR mitigation measures.

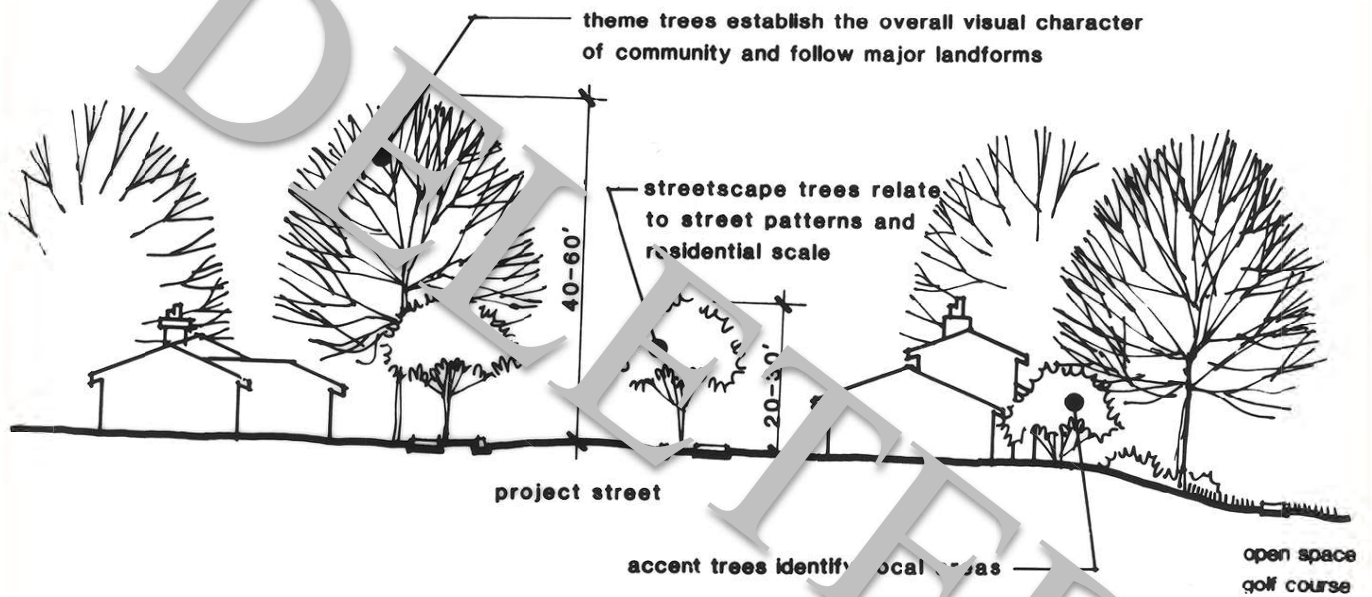
1. Employment of aesthetic and appropriately functional signs, fences, street lighting and street furniture which reinforce defensible spaces.
2. Incorporation of passive and active solar technology where appropriate to achieve energy efficient developments.
3. Landscaping choices employing indigenous species and low water demand flora to reduce the irrigation demands of the community while minimizing water run-off and erosion.

PROPOSALS

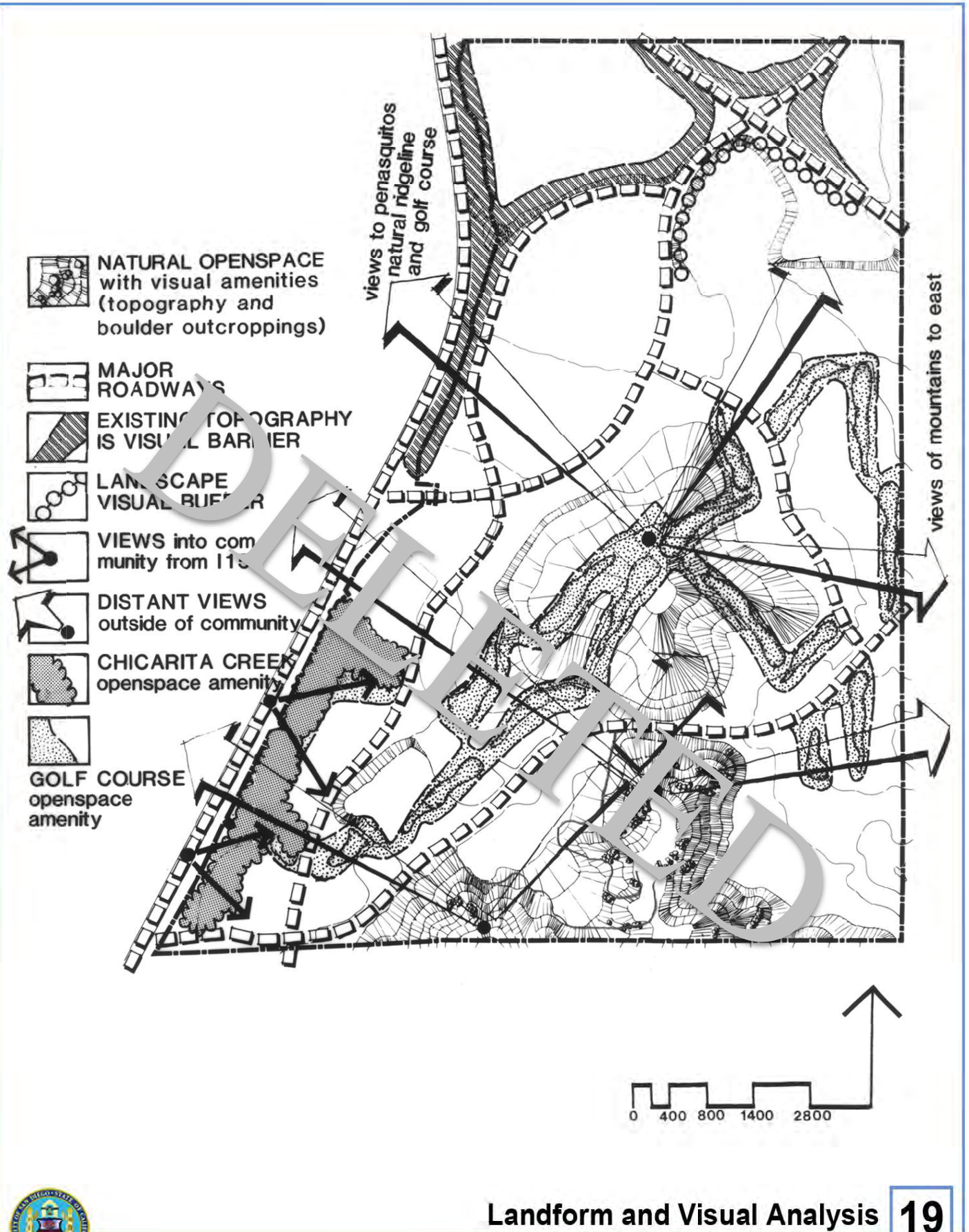
1. Community Theme

A community theme has been developed for Carmel Mountain Ranch to establish a distinctive identity for this new community along the I-15 corridor. The theme incorporates the extensive use of boulders, stone material, topographic relief and landscaping throughout the community to create an attractive image that will integrate the existing character of the site with the planned urban development. Additionally, the theme will provide a sense of community for Carmel Mountain Ranch residents, employees and visitors, and differentiate the community from surrounding developments in a distinct yet complementary manner.

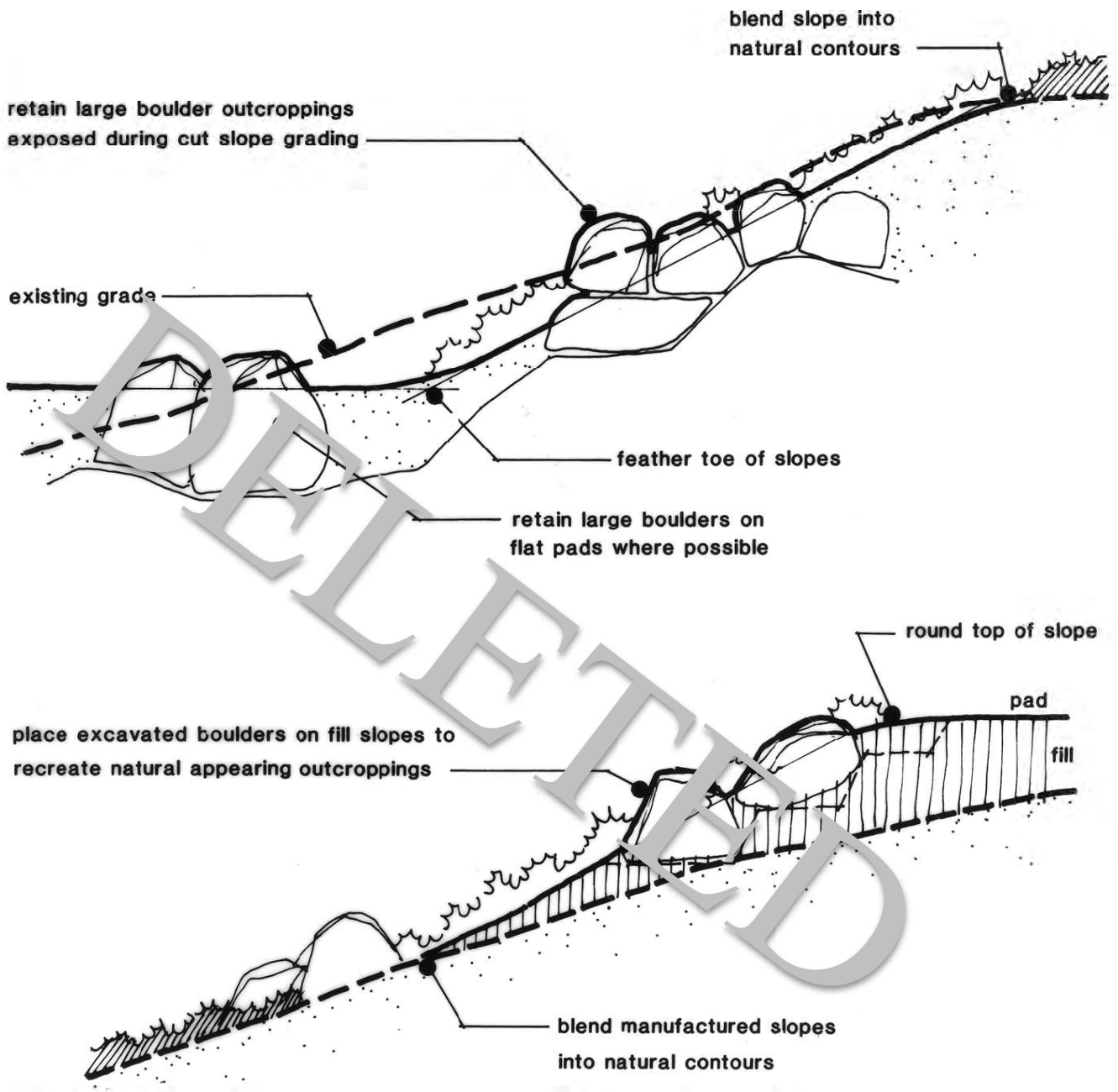
Carmel Mountain Ranch will be an urban community of variable topography set against a backdrop of steep terrain. The landscape concept developed for Carmel Mountain Ranch (**Figure 146**) will enhance the character of the community. The concept proposes the use of a specific palette of trees and understory plant material (**Appendix, Table 1**) in designated areas (**Figure 157**) to reinforce the topographic relief between development areas, to accentuate the visual character of Chicarita Creek and to complement the urban uses within the community. Upon ultimate development of the site a progressive view of Community Tree Patterns (**Figure 157**) the community will show the ridgelines punctuated with pines and other evergreen conifers, transitioning into the native oaks as one moves toward lower ground.



Community Theme Tree Concept
Carmel Mountain Ranch Community Plan

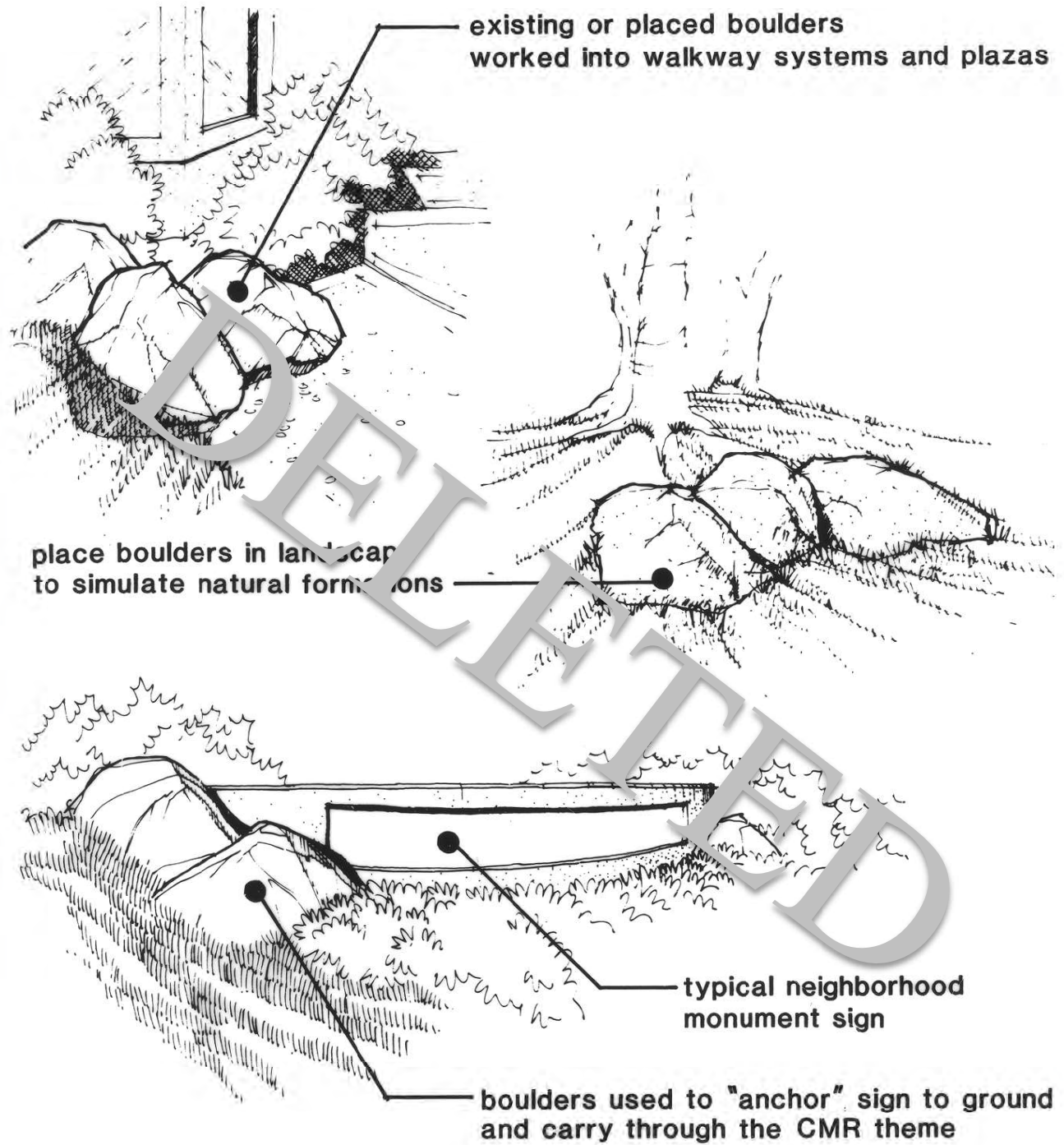


Landform and Visual Analysis
Carmel Mountain Ranch Community Plan



Treatment of Boulders During Grading Operations

Carmel Mountain Ranch Community Plan



Use of Boulders as Major Landscape Elements

Carmel Mountain Ranch Community Plan

21

FIGURE

Groves of sycamore and cottonwoods will dominate in low-lying areas and valleys, providing a dramatic contrast to the conifer. Riparian vegetation including willows and sycamores will intersperse the banks of Chicarita Creek. Broad, lawn-edged avenues lined with London Plane trees will create a “campus-like” setting for the regional shopping mall and town center. Colorful plantings will be used to accent focal areas. The community tree patterns and understory vegetation will define neighborhood units that will blend into a total unified community theme.

Guidelines to establish the community theme include:

- a. The community theme trees listed in **Table 1, (Appendix)** will represent a significant portion of the trees used in the designated landscape zone and can be used on slopes, building lots and along streets.
 - b. A minor understory of trees should be used in conjunction with the major community trees to create a neighborhood theme, accentuate focal areas and relate to residential scale and street patterns ~~(Figure 18)~~.
 - c. Natural boulders and stone material should be used in the landscape on slopes, parkways and street medians as a component of the community theme. Fieldstone walls, cobblestone paving and other stone materials should be used to the extent feasible to carry the theme into the built environment.
 - d. Landforms along parkways and medians should be contoured and modulated to reflect the theme of topographic variety within the community.
2. Environmental Resources

Environmental resources will be sensitively handled in the design planning for the community. The dominant resources within Carmel Mountain Ranch include topography, boulders and rock outcroppings, geologic concerns, biological resources (vegetation, Chicarita Creek, vernal pools), archaeological and paleontological resources and views.

- a. **Landform/Topography.** The topographic character of the site will be retained by preserving the more scenic areas on site as natural open space and by incorporating special grading and landscaping design guidelines within the urbanized area of the community.

Approximately ~~101.3~~247.9 acres of the site will be preserved as open space in a natural condition. The majority of this acreage, located in the southern half of the site ~~(Figure 19)~~, is comprised of rugged, chaparral covered hills. In addition to preserving the land, retention of this area as open space will conserve native vegetation, wildlife habitat and scenic resources. Guidelines addressing the interface of urban development and natural open space are provided in item **4. Design Compatibility**, below. Guidelines provided in item **3. Landform and Grading**, below, outline methods to retain the natural site character within the built environment.

- b. **Geological Features.** Beautiful boulders and rock outcrops are scattered across the southern half of the site. A substantial amount of this resource will be preserved as part of the natural open space within the community. Much of the rock material that will be removed for urbanization should be reused within the landscaping for Carmel Mountain Ranch whenever

possible (~~Figures 20 and 21~~) identified geologic concerns will be mitigated for the safety and enrichment of the community environment.

- c. **Biological and Hydrological Resources.** Chicarita Creek flows along the southwest perimeter of Carmel Mountain Ranch. Although the creek is a naturally intermittent drainage way, it contains water year round due to urban run-off from Rancho Peñasquitos. The creek is presently comprised of scrub and freshwater marsh habitat and has a low visual profile.

This Plan proposes to maintain and enhance Chicarita Creek in conjunction with ~~golf course~~ and public parkland ~~and open space~~ uses. As shown in **Figure 2216**, Chicarita Creek meanders along the ~~easterly~~ edge of the ~~golf course~~-15 freeway and public park to a point where ~~it will flowflows~~ under Ted Williams Parkway and into Sabre Springs. Riparian vegetation including willows, cottonwoods, sycamores and understory plantings will be grouped along the stream course in an informal, naturalistic pattern. Areas of freshwater marsh habitat and concentrations of *Aldolphia californica* will intersperse the riparian plantings. A variety of birds and wildlife species are anticipated to proliferate within the enhanced creek habitat.

A supplemental study addressing the revegetation and enhancement of Chicarita Creek has been approved by the City and is on file with the City. The Plan imposes the following guidelines for Chicarita Creek:

1. Use only appropriate plants native to coastal Southern California for revegetation (recommended plant palette included in the Plan).
 2. Create vertical and horizontal plant diversity.
 3. Incorporate both mixed and pure stands of trees.
 4. Create an irregular edge rather than straight shoreline or border between habitat types to maximize the interface between habitat types.
 5. Create wildlife nodes or areas of concentration where vegetation is especially dense and extensive.
 - 1-6. Use specialized plantings to serve as barriers to human access in wildlife nodes, or in areas with little or no buffer between the wetlands and development. Specialized plantings should consist of brambly species or those with a thicket-like growth from that will discourage human access. This should occur at the interface of the marsh with Units 1 and 2 (Residential Development) and Unit 50 (Public Park).
 - 2-7. Implementation of the enhancement plan for Chicarita Creek ~~should result~~ resulted in the preservation of sensitive resources, accentuation of the visual prominence of the creek, as well as, enrichment and diversification of the wildlife habitat.
 - 3-8. The developer has complied with the City's vernal pool preservation program through the donation of funds for off-site mitigation for the impact to on-site vernal pools.
- d. **Archaeological and Tribal Cultural Resources.** ~~In-field s~~Surveys of Carmel Mountain Ranch ~~hasve~~ indicated the presence of 23 ~~recorded~~ archaeological ~~and tribal resources~~ sites ~~within the property~~ and the potential for paleontological resources. A mitigation program has been developed for the sensitive resources within Carmel Mountain Ranch and is discussed in the **Cultural Resources Element**.

- e. **Visual Resources.** Portions of Carmel Mountain Ranch are highly visible to motorists along I-15. Views of the property currently expose previously graded commercial and industrial areas in the northern portion of the property, with gently rolling hills ascending to rugged, rock covered terrain in the south. Panoramic views of off-site areas are visible from the upper elevations of the property ~~(Figure 19)~~.

Ultimately, the view of Carmel Mountain Ranch ~~will be~~ predominantly urban in appearance. Views from the freeway and major interior roads ~~will~~ converge on a variety of focal points throughout the community. Representative views ~~will~~ include the architecture of development arranged upon a varying topography, landscaped areas, ~~the golf course~~ open space and rugged natural terrain. Distinctive architecture and attractive landscaping should be used in these areas to ensure interesting and aesthetic views. Guidelines for highly visible areas are included below in item 4. **Design Compatibility.**

3. Landforms and Grading

The intent of the community grading concept ~~will be~~ to relate the proposed development to topography and natural features in order to retain the character of the landform as much as is feasible. Thus, even in a graded state, the proposed development will maintain the major topographic character of valley floors, hillsides and hilltops.

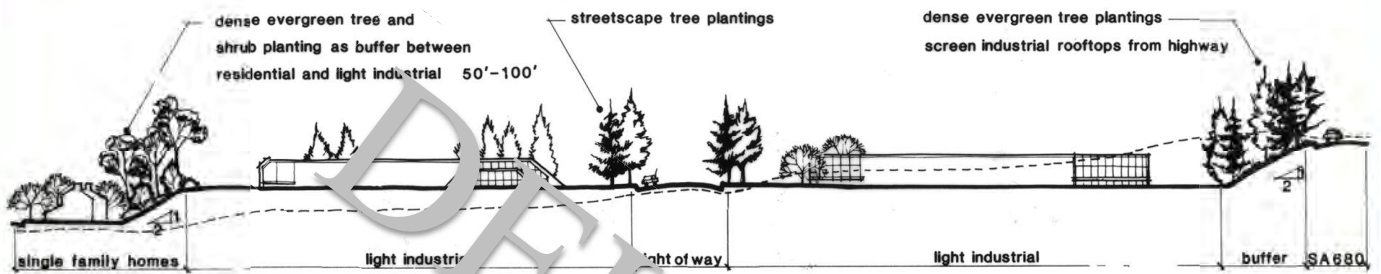
The following measures should be employed to reduce the impact of necessary grading and to produce a more aesthetically pleasing development.

- a. **General Guidelines.** Utilize daylight cut and fill methods where feasible to decrease grading ~~(Figure 1723)~~.
1. In general, manufactured slopes should be a maximum grade of 2:1, and no more than 50 feet in height. Exceptions to this standard include the manufactured slopes along Ted Williams Parkway and within Units 41, 22, 23, 20, 5, 5A, 6, 6A and 9. Special design guidelines for these slopes are discussed under separate headings in this section.
 2. Manufactured slopes should be rounded at top and toe of slope to simulate natural contours ~~(Figure 2317)~~. Manufactured slopes should also be blended and contoured to relate to the natural terrain along the daylight line.
 3. Grading operations should be phased to decrease erosion potential.
 4. Cut slopes in highly rocky areas, to the extent feasible, should have a rough, irregular surface to provide a more naturalistic appearance.
 5. Cut and fill slopes will reflect the natural hillside forms as much as possible. Smooth flowing planes will be the goal.
 6. Level terrain areas such as parkways, medians and landscaped open space can be recontoured to create interesting forms.
 7. A contoured landform can be simulated through the use of landscaping techniques. In particular, the arrangement of plant materials, as well as the use of vegetation with varying heights, can create the effect of a horizontally and vertically undulating slope terrain (see **Figure 2418**). In addition to landscaping techniques, slopes can be undulated

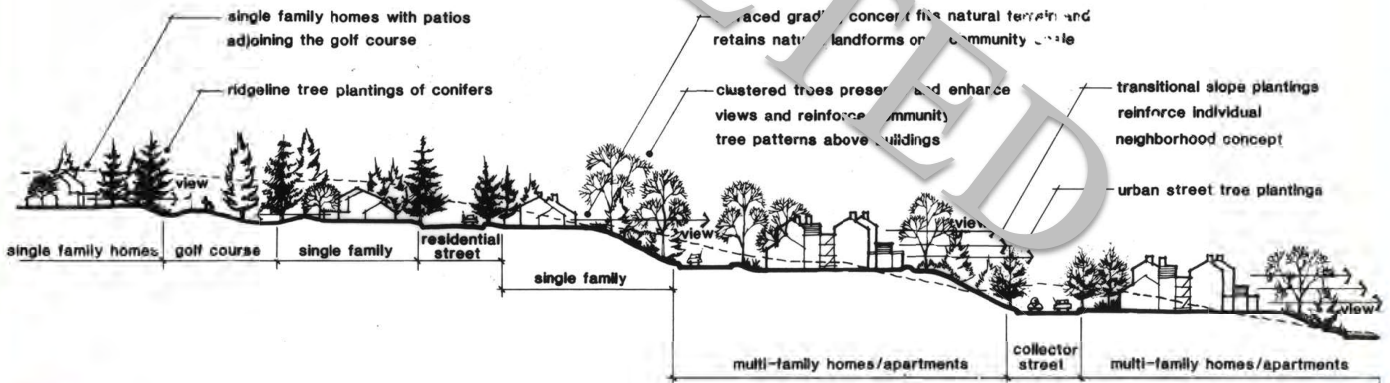
by grading where feasible. This can be accomplished by varying slope ratios in areas such as at intersections and the interface of various land uses with open space. Hillside homes will be blended with the terrain utilizing these landscape techniques.

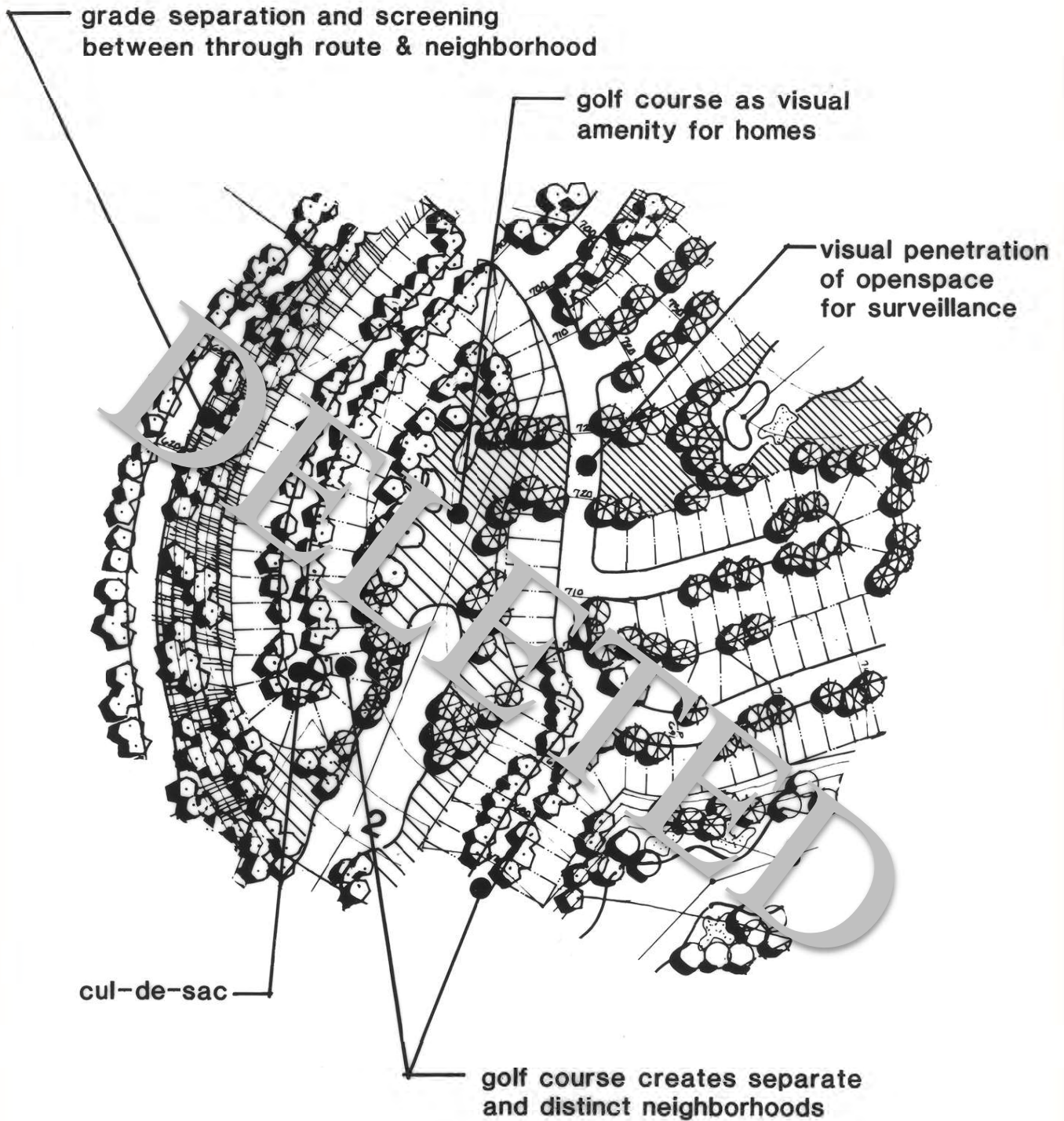
8. Boulders should be incorporated into the landscaping of slopes to retain the natural character of the site ~~(see Figure 20)~~.
 9. All slopes shall be planted with a combination of groundcovers, shrubs and trees to ensure slope stability, reduce erosion potential and improve visual appearance. A recommended plant palette for slope planting is provided in **Table 2, Appendix**.
 10. Groundcovers and some shrubs should be hydroseeded to ensure a quick vegetative cover of slopes and to reduce erosion.
 11. Additional shrubs and trees should be planted from containers.
 12. The use of a variety of plant species, as well as fast and slow growing plant material, will ensure an attractive short-term and long-term landscape character.
 13. Graded areas adjacent to natural, ungraded terrain should be planted with native and naturalized plant species as provided in **Table 2, Appendix**, to provide a subtle blending to the two areas.
 14. Supplemental irrigation should be used on all newly planted slopes; but may be discontinued once vegetation is established if the plant material is drought tolerant.
 15. Development and addition of landscape materials in natural, steep hillside areas will be minimized and designed to retain natural drainage patterns.
 16. Grading will be performed in conformance with the Land Development [Control Ordinance Code](#) to ensure proper drainage, slope stability and ground cover revegetation. An extended maintenance period (length of time to be determined on an individual project basis) should occur for slope areas exceeding 50 feet and for steep slopes (1.5:1 and 1:1) to ensure successful revegetation.
 17. All buildings will be planned outside of areas subject to flooding.
 18. Maintenance of manufactured slopes is discussed in the **Implementation Element**.
- b. Manufactured Slopes Equal To or Greater Than 50 feet.** Some of the slopes in or adjacent to Units 41, 22, 23, 5, 5A, 15 and 15A.
1. Unit 41: A 50-foot vertical separation is likely at the western perimeter of this parcel along Carmel Mountain Road.
 2. Unit 22: Two cut slopes ranging from 50 to 60 feet may be necessary at selected locations along the western perimeter of the parcel.
 3. Unit 23: The variable topography in this area may require two interior slopes of 50 feet and two fill slopes ranging from 70 to 100 feet.

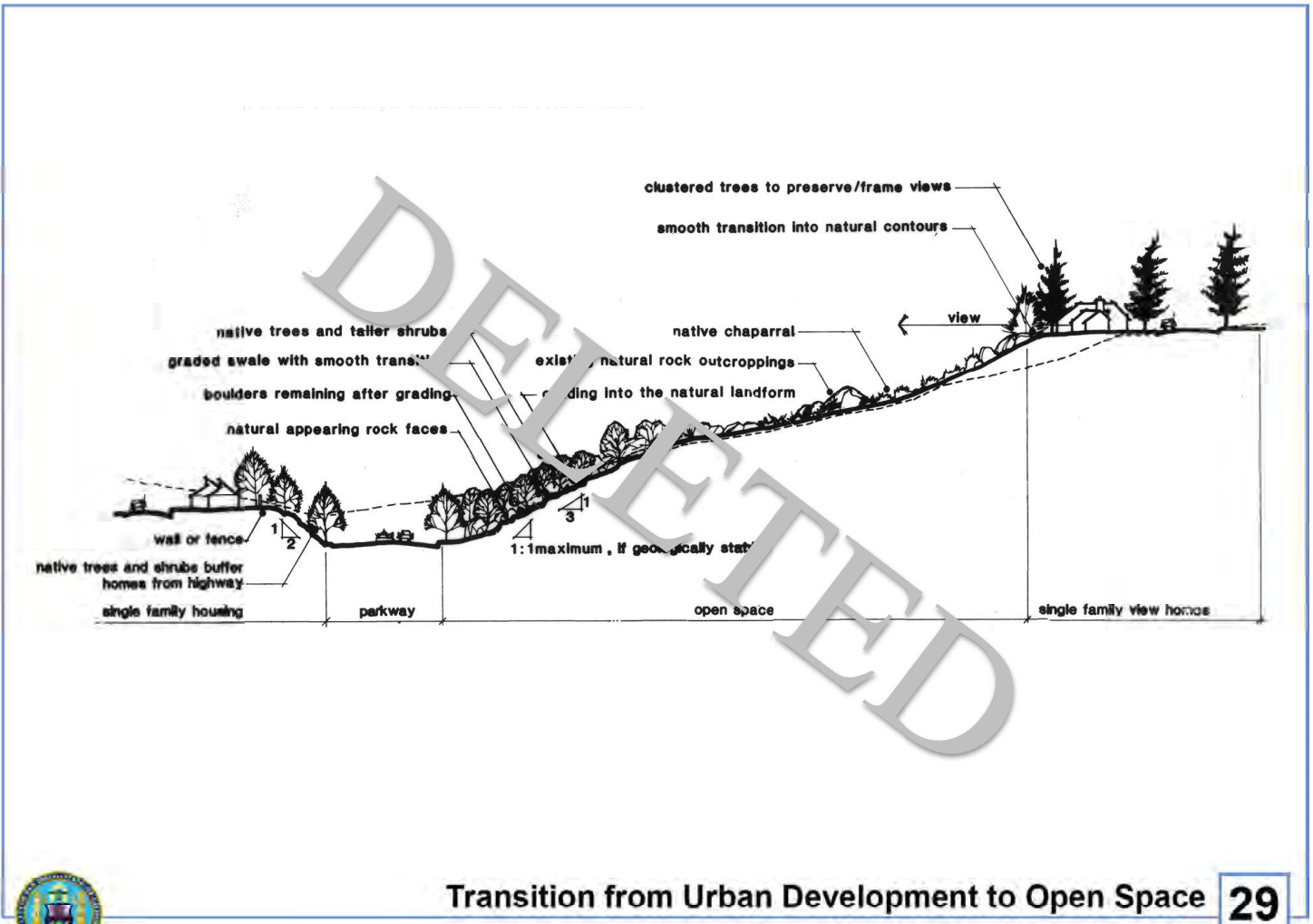
Transition From Industrial Park to Residential Neighborhood



Transition Between Residential Neighborhoods







Transition from Urban Development to Open Space

Carmel Mountain Ranch Community Plan

1.4. Unit 5: A vertical separation ranging from 50 to 60 feet is anticipated between Units 5 and 6.

4.5. Units 15 & 15A: A vertical separation of 50 feet is anticipated between Units 15, 15A, and 16. In addition to the general guidelines provided above, the following measures are recommended to reduce the scale of tall manufactured slopes:

5.6. Slopes should be heavily planted and utilize a variety of plant species and plant heights to modulate the appearance of the slope (**Figure 2519**).

7. Trees should be planted near the base of slopes to de-emphasize the scale of slopes.

8. If stable rock is uncovered during grading, slopes may be steepened to 1.5:1 and 1:1 to reduce the height of cut, as well as provide an interesting visual feature.

- c. Grading along Ted Williams Parkway.** Ted Williams Parkway was realigned from its previously designated location to reduce the grading that was necessitated to construct the road. Although grading for the arterial has been reduced, cut slope banks averaging 50 to 70 feet in height have occurred since 2:1 slopes are required for construction. Use of the following design guidelines reduced the impact of these slopes (**Figure 20**).

4. Design Compatibility

Carmel Mountain Ranch has a character resulting from its topography, vegetation and visual relationship of the area to its environs. Development of Carmel Mountain Ranch will seek to perpetuate and accentuate this character. The proposed landscape concept will reinforce this objective and provide a unifying theme throughout the community by the consistent use of the community tree palette, boulders and stone material. Strong design statements will be made in major areas of the community. Chicarita Creek and the Regional Center are highly visible from I-15. They will establish a community statement melding the urban with the open setting. The rise of the land beyond them will enable internal land uses to be a backdrop for the community. The choice of building heights will be geared to the silhouette of the terrain: higher buildings are planned on lower ground, particularly within the Town Center area.

Environmental resources characteristic of hillsides—such as views of and from hillsides and natural drainage channels—will be retained to the extent possible. The rhythm of the hillside topography and profiles will be complemented by the rooflines and rhythm of building silhouettes.

- a. Transitional Elements between Community Land Uses.** While the community theme will provide a unified appearance throughout Carmel Mountain Ranch, particular attention should be given to the treatment of adjoining land uses within the community, as well as the interface of Carmel Mountain Ranch with surrounding communities. Compatibility between adjoining land uses can be enhanced through architectural design, building materials and landscaping. In some situations, however, it may be more appropriate to separate adjoining land uses through transitional elements such as grade separations, berms, landscaped setbacks, screens, fences and walls, open spaces and wide streets. The following examples illustrate the use of typical transitional elements that should be used in Carmel Mountain Ranch.

~~2.1. Figure 27 depicts a transitional treatment between~~ Buffering is provided between Unit 41 (industrial use) and Units 10 and 11 (low-medium residential use). ~~Buffering is provided between the two parcels~~ by a grade separation that ranges from ten to 40 feet. The embankment should be landscaped to reduce the scale of the slope and enhance the visual separation between the parcels. Because the 40-foot grade separation does not extend along the entire interface of the two parcels, buffering should be augmented by the combined use of landscaping and walls or fences. These buffering techniques can also be used to provide a transition between residential neighborhoods of contrasting density.

~~3.2.~~ To ensure implementation of adequate buffering, a PID was processed for Unit 41. Landscape, berm and wall treatments will reflect a color palette and material choices that will have an important part in merging the common elements of adjacent areas. Their added dimension will be to environmentally buffer circulation noise from open space, parks and residential areas. These will become an integral part of the design sensitivity planned for transitional zones.

~~4.3.~~ The transition between ridgetop development and low-lying development should be utilized to blend the interface of urban areas with natural open space. The top of slopes should be rounded and graded terrain and should be blended into the natural contours. Native and naturalized plant material should be used to soften the transition and to harmonize with the existing native plant species. Natural rock should be retained in open spaces and placed on man-made slopes, where feasible, to simulate a naturalistic appearance.

b. High Visibility Areas. The following guidelines should be used to ensure interesting and aesthetic views of areas visible from the freeway and major roads:

1. Landscaping along the roads should be grouped to frame views and create view windows to specific areas of the community. The landscaping along roads and within development areas should not totally screen buildings, but rather provide intermittent views of the development.
2. In situations where land uses are located below the grade of a road, views should be directed to long-range background areas rather than foreground views which focus on roof tops.
3. Views of parking areas should be screened by landscaped berms or dense planting.
4. When major roads will be located at or below grade development, parkways and slopes should be well landscaped with diverse and colorful plant materials to enhance views. Careful attention to architectural detailing should be emphasized for buildings which will be highly visible from roads.

c. Compatibility with Adjacent Communities. The functional relationship with the adjacent communities of Rancho Bernardo, Sabre Springs and Rancho Peñasquitos, and the city of Poway is important in the development of Carmel Mountain Ranch. Major roads within the community, including Carmel Mountain Road, Ted Williams Parkway, ~~SA-680~~/Camino del Norte and Rancho Carmel Drive, will connect to roads in adjacent communities. Buffers between internal and external land uses will be employed when needed and blend compatible

land uses when appropriate (e.g., between Carmel Mountain Ranch housing and similar housing in Poway and between Unit 40 Industrial and industrial planned for Rancho Bernardo). Transitional elements such as berms, walls and fences, open space and landscaping should be used where appropriate.

5. Street Treatment and Urban Design

Tree-lined streets and boulevards will direct motorists, bicyclists and pedestrians through Carmel Mountain Ranch and contribute to the aesthetic appearance of the community. A variety of streetscape elements, including signage, will be used to enhance the appearance and function of the community circulation system. The streetscape design will also contribute in establishing individual identities for residential neighborhoods and the industrial and commercial centers. ~~Representative streetscape designs are illustrated in Figures 30, 31 and 32.~~

a. Streetscape Design. Design guidelines for the streetscape include:

1. The street scene design elements (street character, community and neighborhood entrances, street furniture, signage and lighting) will be compatible with environmental and design objectives. Both will reinforce elements of public safety design.
2. A harmonious design should be used along all major streets in the community.
3. Community theme trees should be accented by an understory of turf, groundcover and shrubs along parkways and street medians.
4. Mounded turf and landscaped berms should be used where appropriate to reflect the topographic character of the community.
5. Boulder groupings and outcroppings should be utilized in the streetscape to the extent feasible.
6. Residential hillside streets will follow natural contours and give a sense of the pre-development landforms to the extent feasible.
7. Landscaped pockets or parkway strips will be aesthetically and safely incorporated into lengthy streets combining design sense with wise traffic planning.
8. Any fences or walls constructed along the roadway should be uniform in design and materials for the length of each project and should harmonize with other buildings, walls and fences visible from the road. While high walls should be minimized, the use of berms is encouraged to add to the open feeling.
9. Sidewalks may vary in their relative placement to the curb and to street trees in the parkway.
10. Car, bicycle, and pedestrian travel along community streets should be safe and meet City design standards.
11. Bicycle and pedestrian markings will be incorporated at all crossings where traffic studies determine them to be necessary. Intersections will include ~~wheelchair—curb~~ [pedestrian curb ramps](#).

12. Landscaping should be set back at the intersections to preserve sight distances.

b. Community Entry Concept. The major entry to Carmel Mountain Ranch occurs on Carmel Mountain Road at the western perimeter of the community ~~(see Figure 33)~~. The entry concept for the community incorporates the following features:

1. Stone monument identifying the name of the community.
2. Attractive landscaping incorporating several of the community theme trees, an understory of shrubs and colorful plantings and low, grass-covered berms.
3. Boulder groupings and outcroppings.
4. Distinctive architecture for buildings within the foreground view of the entrance.

~~4.—Framed long-range view of hillside and community development. Secondary community entries have been located on Ted Williams Parkway at the eastern and western perimeter of the community (Figure 33). Distinctive signage and attractive landscaping reflecting the community theme has been incorporated at these entrances.~~

c. Community Signage. A unified system of signs consistent with the community design character has been developed for Carmel Mountain Ranch. A hierarchy of signs and design guidelines are addressed in the Carmel Mountain Ranch Special Sign District Guidelines, (Ordinance 0-16456). These guidelines address all uses of signage within the project, including permanent and temporary signage for both the public and private use areas. Signage is designed to serve a functional, as well as aesthetic purpose, generating harmony with diverse architectural styles and complementing the public use areas of the community.

A hierarchy of permanent Community Identification Signs are addressed in the Carmel Mountain Ranch Special Sign District for the principal, secondary and minor entries. These signs will provide transitions for people entering and passing through the development.

Community, neighborhood and special use area identification signage are also addressed to identify the use areas within the development. These areas include: Regional Center Town Center, Financial Center, and the Industrial, Residential, Park and Recreational areas. These permanent Community Identification Statements will be composed of a blend of landscape and signage elements. The Carmel Mountain Ranch Special Sign District guidelines include the consistent use of the Carmel Mountain Ranch logo and/or name.

A system of temporary signs is defined in the Carmel Mountain Ranch Special Sign District for the project. These signs include the consistent use of the Carmel Mountain Ranch identification logo and name ~~(see Figure 34)~~. Color, number, size, location, placement and illumination will be controlled and regulated by criteria which provide for a diversity of sign types serving the marketing needs of the community. Such temporary signage includes:

1. Community Identification Signs
2. Directional Signs
3. Commercial and Industrial Marketing Signs

4. Residential Subdivision Marketing Signs
5. On-site Future Facility and Future Development Signs
6. On-site Construction and Project Signs
7. Real Estate Sales and Leasing Signs

Guidelines governing residential subdivisions sales and marketing signs should be defined. For example: Directional signs for sale of subdivisions outside of the community should be prohibited. Subdivision directional signs within the community should be incorporated into a cooperative system. These may be placed in median strips and setback areas.

6. Design Considerations

- a. **Site Planning.** Precise site planning should consider the total context of the site: views; building pads and streets; the placement of buildings on lots; the relationships to adjoining sites; the creation of spaces; service functions; and the treatment of yards, slopes and transitions to natural open space. Siting of buildings should maximize views from industrial and commercial, as well as from residential projects. Views of projects from roadways, nearby development and adjacent communities should also be considered in site planning. Site planning will be done on the large scale to accomplish views across the community from external vantage points and assure that important community statements are visible and lesser ones become obscured in the total scene.

For residential projects, site conditions may dictate flexibility in siting units and project designs accommodating difficult terrain. The use of variable setbacks and variable lot sizes may be appropriate in best fitting residential development to the land. These measures would be particularly suitable for Units 22 and 23. Usable open spaces for common recreational usage, as well as private outdoor spaces, are encouraged in attached development that are not located adjacent to some type of open space (i.e. parks or ~~golf courses~~trails). Planning will create defensible neighborhoods by the street layouts and by land use separation of incompatible elements.

- b. **Noise Considerations.** Design features to attenuate noise impacts from projected vehicular traffic on major roads (adjacent to and within the community) will be considered during site planning. Noise attenuation can be achieved through the proper siting of buildings, berms and walls, provisions of noise insulation in buildings, or other mitigation measures.
- c. **Architecture.** Architecture will play an important role in creating an aesthetic visual appearance for Carmel Mountain Ranch. The building design of structures within a development should possess both similar architectural styles and visual variety. The backsides of buildings on relatively high areas facing into lower areas and along roadways should be well detailed and interesting. Buildings should be diverse in height, mass, and roofline and should have shadow relief and visual interest.

Special care should be taken in roof design and selection of roofing materials, particularly in hillside areas and in low creekside areas where roofs will be especially visible.

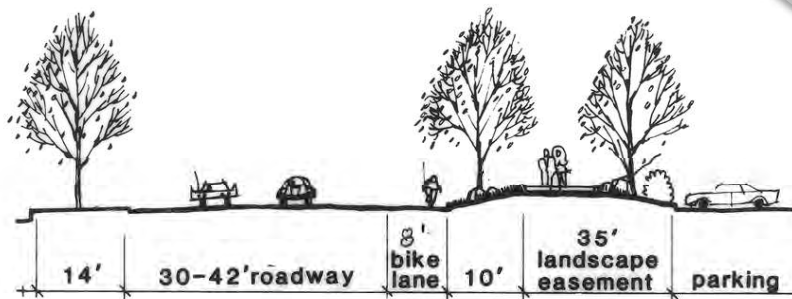
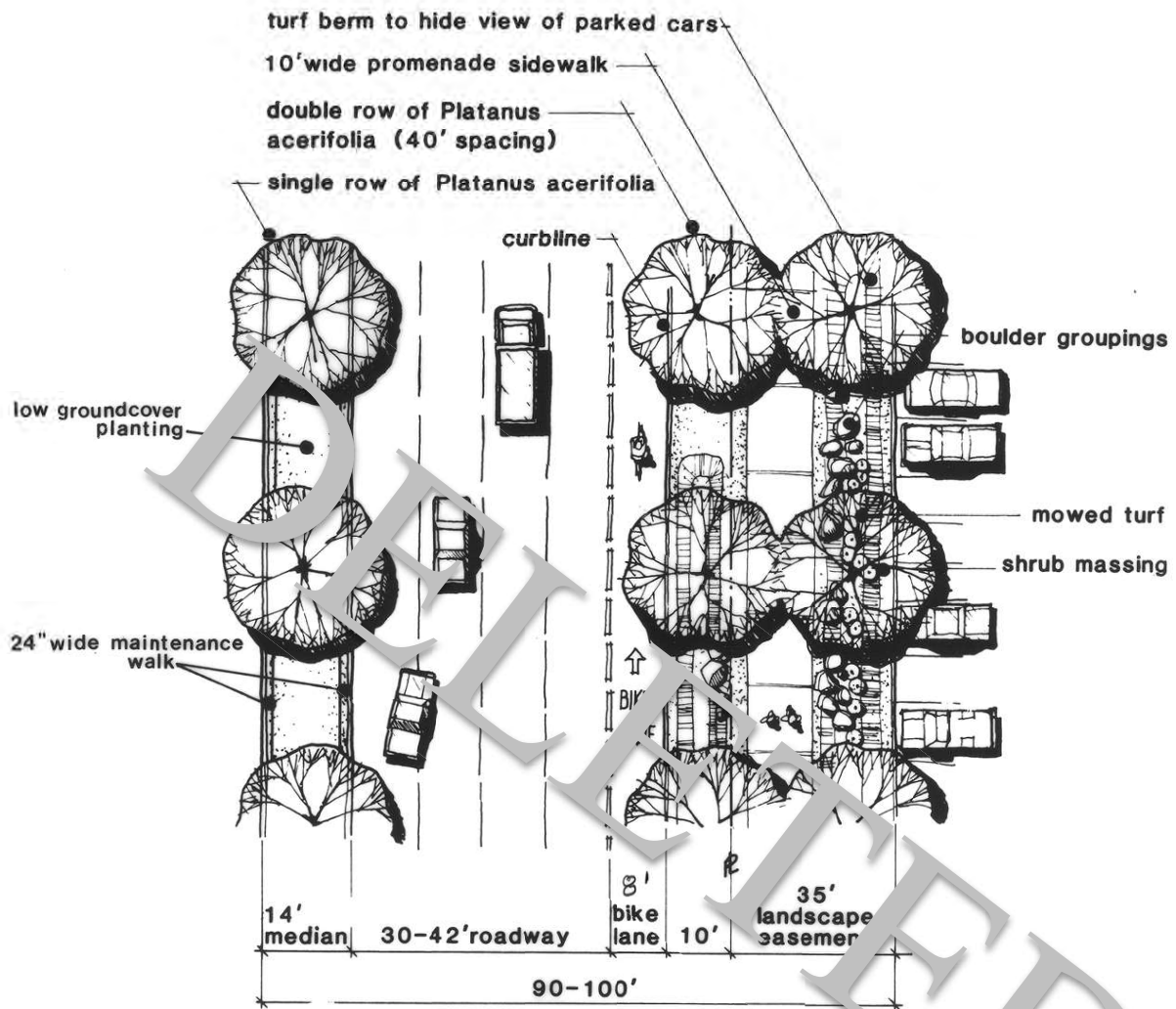
- d. **Conservation Practices.**

Opportunities for energy conservation, particularly the use of active and passive solar systems, should be maximized by site planning. Pertinent site factors include site size, size orientation in relation to sun and breezes, and solar access in regard to slopes, landscaping and building or roof orientation.

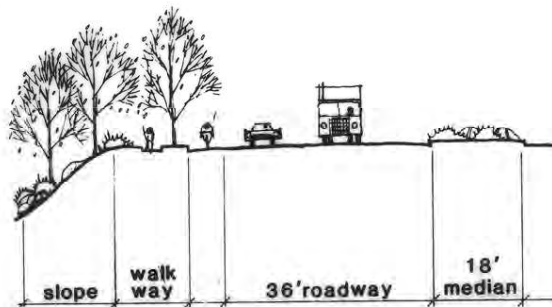
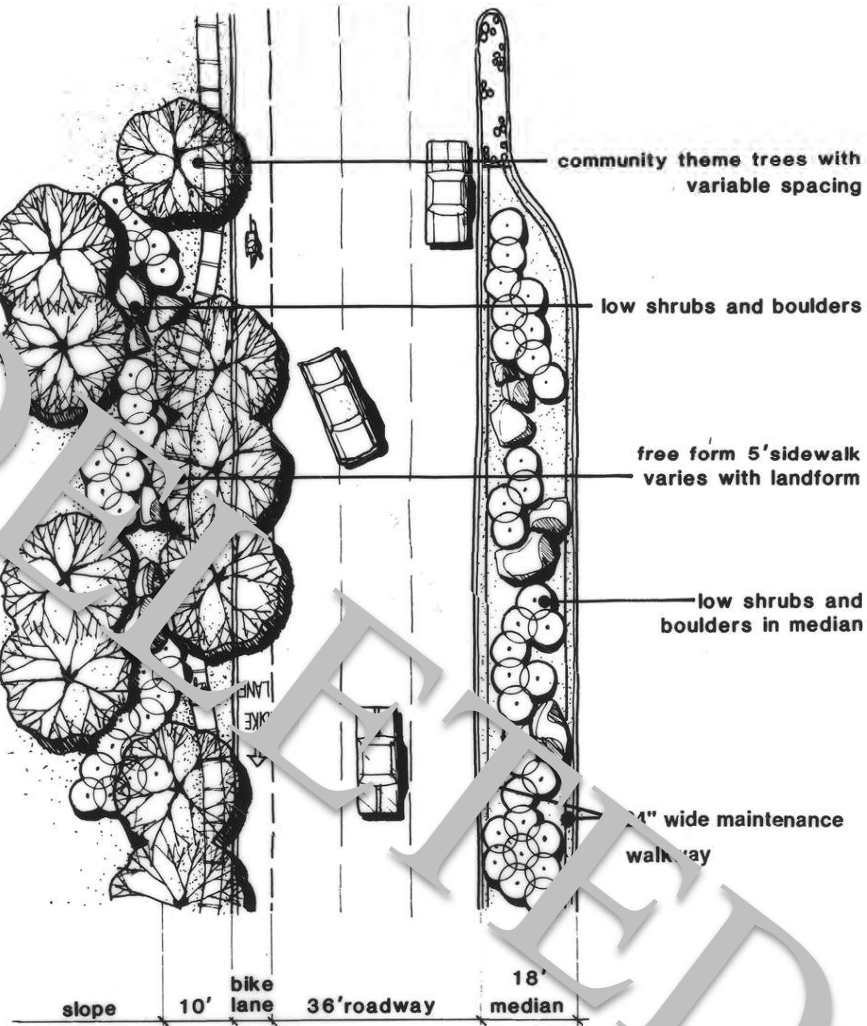
Building design should incorporate energy conservation practices to the extent feasible. This includes energy conservation in the design and construction of heating, ventilating and air conditioning systems; water heating; window treatments; insulation and weather stripping; and lighting. Where practical, buildings or roofs ought to be oriented according to passive solar energy concepts.

Water conservation should be considered in the selection of mechanical equipment and plumbing designs characterized by low water requirements and efficient utilization of water.

In addition, landscape design and choice of plant materials should emphasize low water requirements and minimize water runoff. Landscape watering systems should supply water efficiently, minimizing waste. An example is the use of automatic sprinklers with a soil moisture override. Utilization of drought-resistant plants and native and natural vegetation landscaping is encouraged.

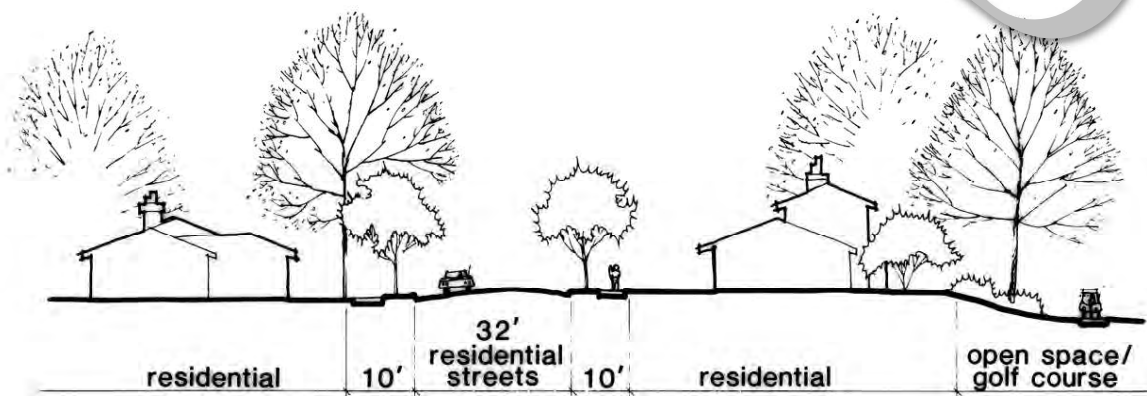
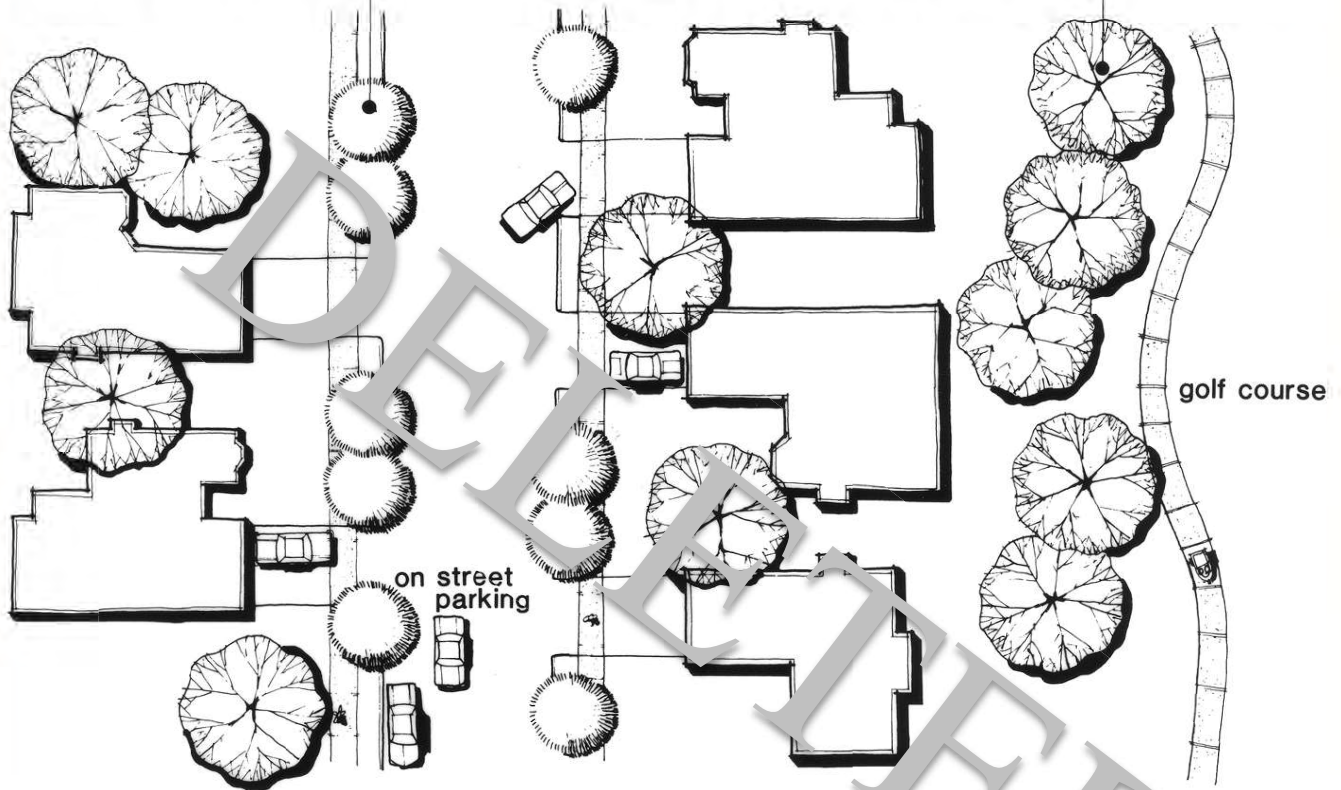


Streetscape Design for Carmel Mountain Road
Carmel Mountain Ranch Community Plan



streetscape trees relate to street pattern and residential scale

theme trees establish the overall character of community

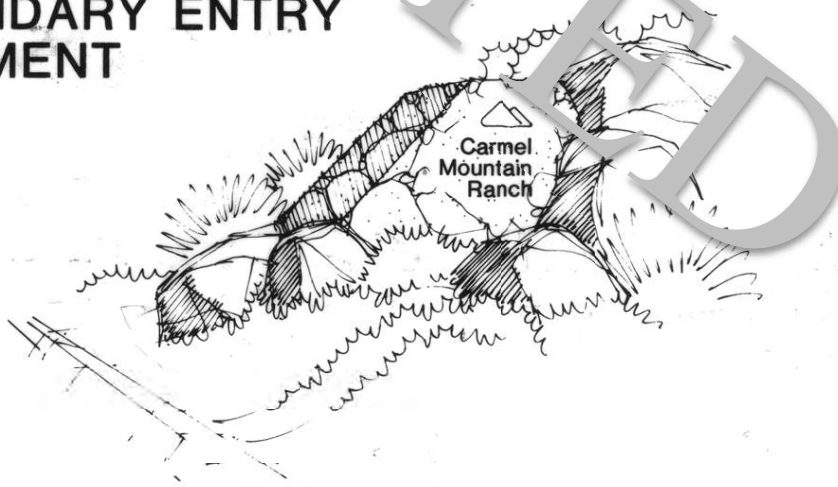


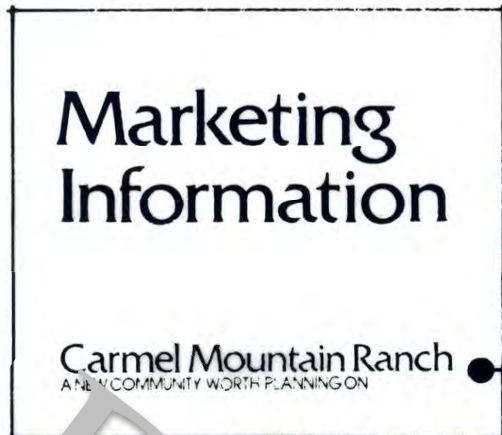
Streetscape Design for Residential Street
Carmel Mountain Ranch Community Plan

MAJOR ENTRY MONUMENT



SECONDARY ENTRY MONUMENT





Carmel Mountain Ranch
A NEW COMMUNITY WORTH PLANNING ON

project identification



embossed logo

stained wood base



Carmel Mountain Ranch
A NEW COMMUNITY WORTH PLANNING ON



Cultural Resources



Element

Cultural Resources Element

Numerous archaeological ~~and Kumeyaay tribal cultural resources findings~~ have been identified within the Carmel Mountain Ranch community ranging from isolated artifacts to extensive midden deposits ~~and bedrock milling features~~. Twenty-three archaeological sites have been identified and ~~evaluated/sampled~~ within the community. Of these, nineteen sites have been determined to be insignificant and ~~thus~~ require no ~~additional/further evaluation or~~ mitigation. The remaining four sites have been determined to be significant and will require ~~some form of~~ mitigation ~~in accordance with the Land Development Manual – Historical Resources Guidelines (April 2001)~~. Three of the sites, all located in the southern half of the community, will require ~~implementation of appropriate~~ mitigation prior to development. The final site ~~will be~~ ~~has been~~ retained in open space ~~as a part of the golf course~~ and ~~will be~~ preserved according to accepted ~~archaeological~~ practices. These ~~overall findings~~ ~~archaeological and tribal cultural resources~~ are believed to be ~~sites that are related to Late Milling/Northern Diegueno activity that may be~~ associated with the ~~Kumeyaay~~ village of ~~Pawai/Pawaii/Paguay Pawaii, as well as, other Late Milling/Northern Diegueño/Ipai San Dieguito sites~~ ~~Pawaii, as well as, San Dieguito sites~~.

~~Under the California Public Resources Code, impacts to archaeological and tribal cultural resources as those described above, should be avoided through project redesign. If the resource cannot be avoided, feasible measures to minimize harm should be taken including implementation of an archaeological Research Design and Data Recovery Program. When tribal cultural resources are present that cannot be avoided, appropriate and feasible mitigation will be determined through the tribal consultation process and incorporated into the overall data recovery program, where applicable, or project-specific mitigation measures will be incorporated into the project. Archaeological and Native American monitoring may be required during construction-related activities. If human remains are encountered, the provisions of California Public Resources Code Section 5097 and State Health and Safety Code (Section 7050.5) will be undertaken.~~

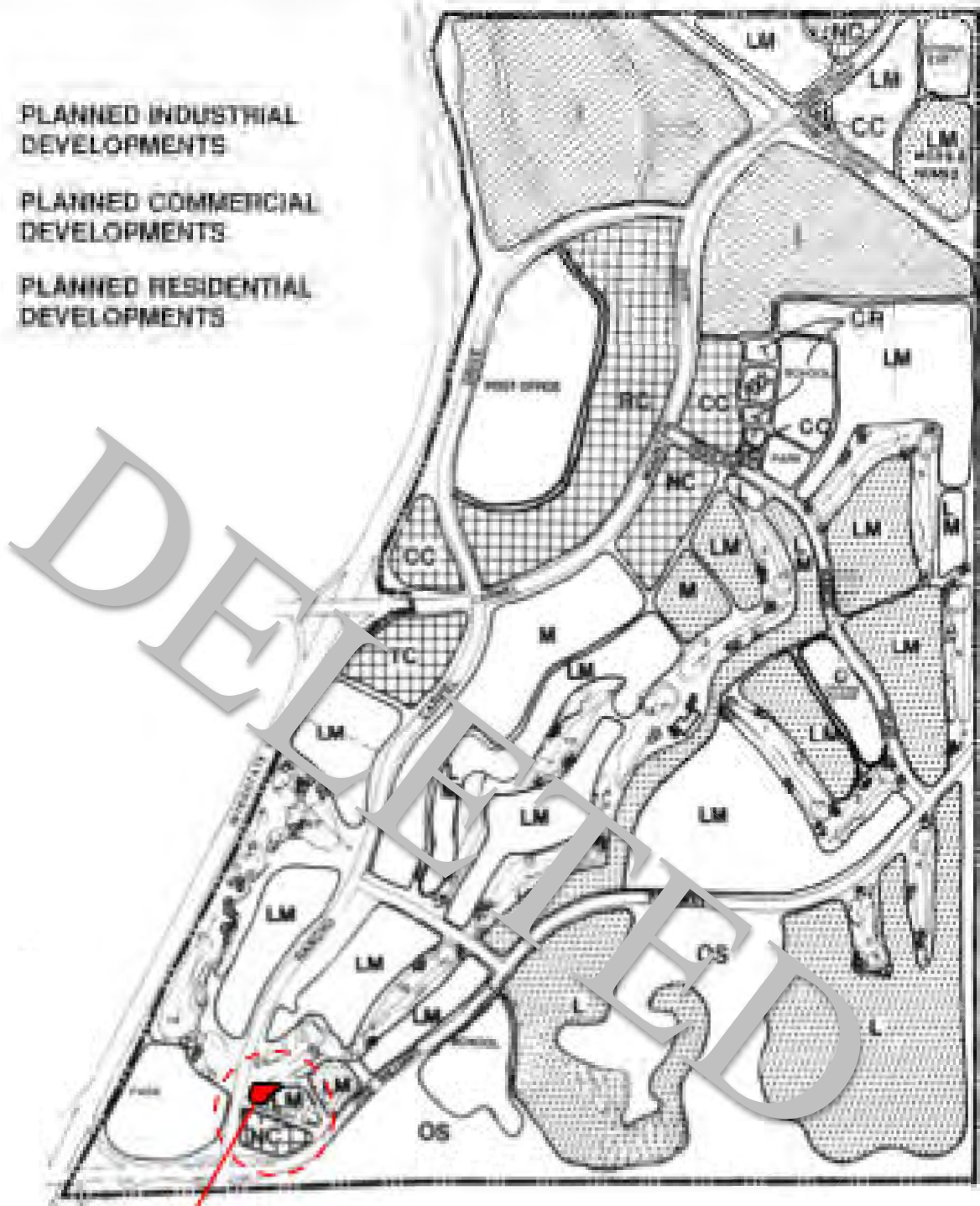
~~Paleontological discoveries will be dealt with handled in accordance with the timeframe between tentative and final map approval provisions of Land Development Code (LDC) Section 142.0151; findings discoveries of fossil remains will be evaluated, recovered and appropriate curated mitigation will be carried out pursuant to the General Grading Guidelines for Paleontological Resources (Land Development Manual Appendix P).Paleontologists' findings will be dealt with in the timeframe between tentative and final map approval; findings of fossil remains will be evaluated and appropriate mitigation will be carried out.~~

Implementation



Element

-  PLANNED INDUSTRIAL DEVELOPMENTS
-  PLANNED COMMERCIAL DEVELOPMENTS
-  PLANNED RESIDENTIAL DEVELOPMENTS



VH

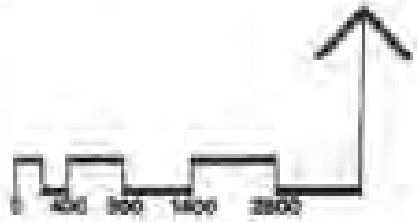
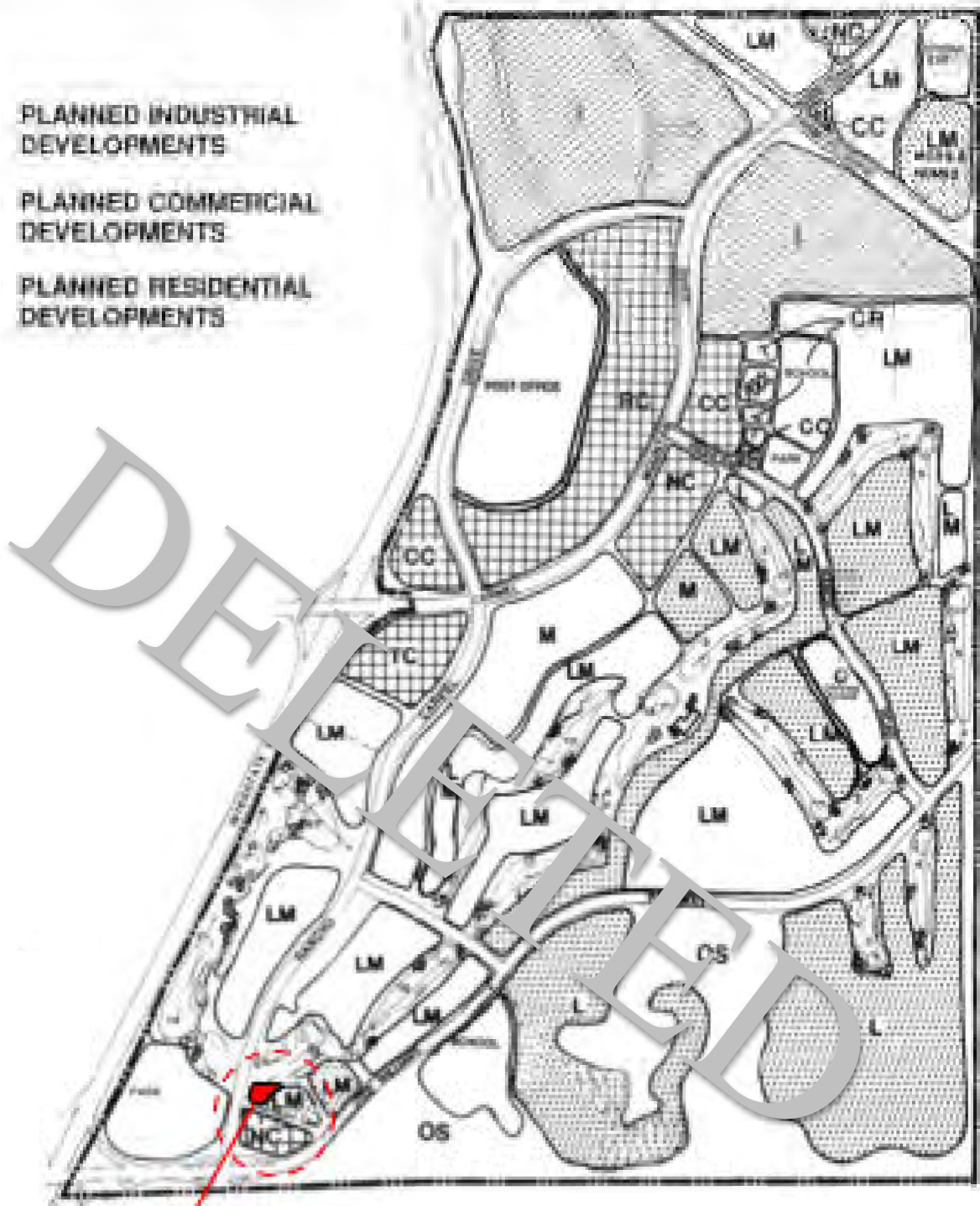


**PROPOSED
Planned Developments**

35



-  PLANNED INDUSTRIAL DEVELOPMENTS
-  PLANNED COMMERCIAL DEVELOPMENTS
-  PLANNED RESIDENTIAL DEVELOPMENTS



**PROPOSED
Planned Developments**

35



Implementation Element

Implementation of this Plan ~~will has be been~~ done according to the techniques indicated in the General Plan (adopted by City Council February 26, 1979) ~~and Council Policy 600-10 (as amended May 12, 1976) and updated in 2008. This~~The 1984 community plan and a master rezone ~~have been were approved by~~ City Council, ~~adopted~~ as well as a City Council-adopted financing element pursuant to Council Policy 600-28. Further implementation will be done in accordance with the Community Plan policies, Municipal Code regulations and the mechanisms outlined in this chapter.

~~Policy 600-10 and the I-15 Task Force Supplement specify the City Council's requirement that public facilities should be completed and available at the time of need. Implementation of this Plan will assure these policy statements' enactment.~~

City general revenues will not be available for development within Carmel Mountain Ranch. The costs associated with development of Carmel Mountain Ranch will be borne by the project through implementation of creative financing programs, outlined herein and detailed separately in the financing plan for Carmel Mountain Ranch.

1. Plan Review and Maintenance

Effective implementation of this Plan will necessitate monitoring of the Plan and its proposals. The Carmel Mountain Ranch/Sabre Springs Community Council and other associations will fulfill this role by providing input for orderly growth and identifying needed changes.

The boundaries of community land uses are generalized approximations. Minor deviations in these boundaries will not require a community plan amendment.

2. Tools of Compliance and Implementation

a. Subdivision Map Act and Local Subdivision Ordinance

b. Rezoning

c. Environmental Review

~~d. City Council Policy 600-10~~

~~e.d.~~ e City Council Policy 600-19

~~f. City Council Policy 600-28~~

~~g.e.~~ g Revised Carmel Mountain Ranch Community Facilities Financing Plan (all facilities completed)

~~h.f.~~ f Planned Residential Development.

Projects approved under a Planned Residential Development (PRD) may use the flexible but thorough implementation process outlined in the ordinance to achieve design flexibility while meeting the goals of this Plan. The PRD process involves public hearing, thereby allowing for public input regarding the proposed project (refer to Planned Development Permit).

~~i.g.~~ g Planned Commercial Development.

The public review process associated with Planned Commercial Development processing provides the same opportunities for commercial development as does the Planned Residential Development process (refer to Planned Development Permit).

j-h. ~~j~~ Planned Industrial Development.

The review process associated with development under an applicable zone will monitor city ordinance adherence and the Planning Commission will review development plans (refer to Planned Development Permit).

i. ~~k~~ Master Planned Development Permit (MPDP)/Design Guidelines

The MPDP includes site grading of development areas, plans for the open space and amenities to be incorporated into the community, and Design Guidelines to provide a framework for the approval of individual development projects.

j. Lighting and Landscape Maintenance District (Maintenance Assessment District)

A Lighting and Landscape Maintenance District ~~has been~~was created for the maintenance of landscaped open space and right-of-way landscape improvements on major streets. The subdivision process ensures dedication and improvement of open space, and the City Council recommends creation of Maintenance Districts in new communities. Funding for such a district ~~is~~was outlined in the financing plan.

k. ~~l~~ Park Service District

The neighborhood parks will be developed on a turnkey basis by the developer of Carmel Mountain Ranch. When completed, the improved parks will be dedicated to the City.

l. ~~m~~ Community Associations

This Plan advocates development of covenants, conditions and restrictions (CC&Rs) for residential and non-residential neighborhoods. They ~~will~~ specify guidelines for maintenance of private open space and recreation areas, as well as encourage and control architecture, landscape architecture, signage and lighting. They ~~will~~ assure practices that are congruent with the aesthetic and healthful quality of life sought in Carmel Mountain Ranch. These policies ~~will be~~are administered along with maintenance of common areas by community associations.

3. Phasing

This community plan ~~is coupled~~was coordinated with the FY 1995 update to the Community Facilities Financing Plan and a Development Agreement (dated November, 1985), which ensures that all public facilities required to serve Carmel Mountain Ranch will be phased concurrent with development of the Ranch. The Carmel Mountain Ranch Community Facilities Financing Plan (CFFP) identifies the community facilities (e.g., parks, schools, fire station, library and roads) needed to support the ultimate development of the community plan area; contains an anticipated development forecast and a cost and timing estimate for the needed capital facilities; and creates a “threshold” program whereby commercial and residential subdivision activity may proceed only if the related infrastructure has been provided. All facilities in the CFFP and the Development Agreement have been completed.

~~The method of financing 2021 amendment to the majority of community facilities at Carmel Mountain Ranch is a straightforward approach of developer financing and construction or "turnkey" plan proposes development.~~

~~The facilities identified in the financing plan include both on and off site and infrastructure. Threshold requirements were coordinated improvements such as additional parks, open space and trails to be funded and constructed by the developers in accordance with the responsible City Department to assure consistency with City standards and requirements. Phasing Plan approved as part of the Trails at Carmel Mountain Ranch Vesting Tentative Map and Master Planned Development Permit 652519.~~

The project thresholds and development phasing of Carmel Mountain Ranch will be monitored by the ~~Engineering and~~ Development Services Department and the Planning Department. Construction of the required infrastructure improvements identified in the ~~Community Facilities Financing~~ Trails at Carmel Mountain Ranch Phasing Plan for each phase of development shall be assured to the satisfaction of the City Engineer prior to the approval of building permits for the next phase of development.

~~An objective of the Plan is to provide employment opportunities concurrent with residential construction. In order to implement the objective, approximately one employment opportunity (including industrial and commercial) shall be provided for each residential unit to be occupied. An employment opportunity, for purposes of determining compliance with the Plan, shall be deemed to be provided on the earlier of (1) the issuance of a building permit for the industrial or commercial use or (2) six months after the issuance of a planned development permit or recordation of a final map for the industrial or commercial use.~~

~~A significant number of job opportunities have been created at Carmel Mountain Ranch. The timing of job opportunities is subject to economic conditions at work in the marketplace. Since all of the lots within the first phase industrial park (Unit 40) are already slated for research and industrial uses, the creation of job opportunities should continue well in advance of home sales.~~

~~d.a.~~ Residential development will offer a socioeconomic range of products responsive to the type of employees working in the community, and fitting market profiles for San Diego at a given time.

~~7.~~ Sequence of development areas will be responsive to utility phasing and the street network and traffic volume projections.

~~7.~~ Traffic thresholds will be adhered to and the street improvement/development relationship elaborated in the ~~Transportation Element~~ will be followed.

~~i.b.~~ Public improvement (e.g., streets, utilities, fire station, parks, etc.) will be phased as mapping conditions and/or pertinent governing constraints dictate. This phasing is addressed in the

CARMEL MOUNTAIN RANCH COMMUNITY PLAN

financing plan and the Trails at Carmel Mountain Ranch Vesting Tentative Map and Master Planned Development Permit 652519.

4. Facilities Construction Program

A program ~~has been was~~ established ~~in accordance with Council Policy 600-28~~ to assure that funding will be available when needed for the timely construction and provision of public facilities, fire station, streets, utilities and services and for subsequent maintenance of the improvements.

A Community Facilities Financing Plan ~~has been was~~ prepared for use in implementing the Carmel Mountain Ranch Community Plan. All facilities have been constructed.

The means to provide funds may include:

a. Turnkey Facilities will be provided by Carmel Mountain Ranch (master developer) through mutual agreement with the City Council. These facilities include the fire station, library, pool, community parks and major streets and highways.

~~**b. Improvement Assessment Districts/Reimbursement Agreements**, if used, will provide a community-wide method for timely provision of needed facilities with an equitable cost distribution. Items included for the funds would be major streets and utilities, but other facilities may also be included if it appears this is the most efficient method for financing them. The first assessment district/reimbursement district may be formed prior to the recordation of the first final map unless other provisions are made.~~

eb. School Financing has been accomplished through the establishment of a Mello-Roos Community Facilities District in conjunction with the Poway Unified School District, and payment of school impact fees.

ec. Conventional Subdivision Financing will be employed for on-site facilities, utilities, and minor streets. These will be the developer's responsibility.

ed. Maintenance and Operation Fees for public facilities will be provided from a combination of City Budget funds, school district budgeting, institution of user fees, service charges for public utilities and assessment districts.

~~**f. Special Park Fees** will be collected for the acquisition, design and construction of this community's fair share costs toward a recreation building at the community park and swimming pool.~~

5. Rezoning Proposals

~~Council Policy 600-6 states that zoning~~Zoning should be used to implement proposals in adopted community plans. A master rezone has been processed for Carmel Mountain Ranch concurrent with the 1984 adoption of the community plan and the 2021 Community Plan Amendment. ~~Application for discretionary permits including CUPs, PRDs, PCDs, or PIDs, may be required at the final mapping stage of development.~~

~~The actual acquisition and construction of school sites and facilities may be accompanied by a Mello-Roos Community Facilities Distric~~



Appendix

Appendix

TABLE 1
COMMUNITY TREE PATTERNS

Landscape Zone	Botanical Name	Common Name
1. Naturalized	Quercus agrifolia	Coast Live Oak
	Prunus lyonii	Catalina Cherry
	Rhus ovata	Sugar Bush
2. Upland Slopes	Quercus ilex ¹	Holly Oak
	Quercus kelloggii	California Black Oak
	Quercus lobata	Valley Oak
	Juglans californica	So. Calif. Black Walnut
3. Ridgeline	Pinus caneriensis ¹	Canary Island Pine
	Pinus halepensis	Aleppo Pine
	Pinus "Mondell"	Italian Stone Pine
	Pinus pinea	Italian Stone Pine
	Calocedrus decurrens	Incense Cedar
4. Urban Transition	Pinus halepensis	Aleppo Pine
	Pinus pinea	Italian Stone Pine
	Pinus "Mondell"	Italian Stone Pine
	Schinus molle ²	California Pepper Tree
	Eucalyptus citriodora	Lemon-Scented Gum
5. Lowlands A	Platanus racemosa	California Sycamore
	Liquidambar styraciflua	American Sweet Gum
6. Lowlands B	Populus fremontii	Western Cottonwood
	Alnus rhombifolia	White Alder
7. Riparian ³	Alnus rhombifolia	White Alder
	Platanus racemosa	California Sycamore
	Populus fremontii	Western Cottonwood
	Salix babylonica	Weeping Willow
8. Urban Street Scene	Platanus acerfolia	London Plane Tree
9. Golf Course³	Eucalyptus citriodora	Lemon-Scented Gum
10. Architectural	Major community trees will not be used in this area as trees will be subordinate to the buildings. Minor trees and an understory of shrubs and groundcover will be used in this area, however.	

1. Street Tree

2. Slope only

3. ~~While not called out as a specific zone on Exhibit B, the golf course will be somewhat differentiated from adjacent areas by the incorporation of eucalyptus with the adjoining community tree pattern.~~ Riparian vegetation will be emphasized along Chicarita Creek in compliance with the approved Chicarita Creek Revegetation and Enhancement Plan.

Street and Accent Trees

Any tree in the community tree pattern and any of the following can be used as street or accent trees.

**TABLE 2
UNDERSTORY PATTERNS**

Botanical Name	Streets	Accent
<i>Albizzia julibrissin</i>		*
<i>Ceratonia siliqua</i>		*
<i>Chorisia speciosa</i>		*
<i>Cinnamomum camphora</i>		*
<i>Cupaniopsis anacardioides</i>	*	*
<i>Jacaranda acutifolia</i>		*
<i>Lagerstromia indica</i>	*	*
<i>Laurus nobilis</i>	*	*
<i>Melaleuca quinquenervia</i>		*
<i>Olea europaea</i>		*
<i>Podocarpus gracilior</i>		*
<i>Pyrus bradfordi</i>		*
<i>Quereus ilex</i>	*	*
<i>Quercus suber</i>	*	*
<i>Steins terebinthefolia</i>		*
<i>Tipuana tipu</i>		*
<i>Tristania conferta</i>	*	*
<i>Tristania laurina</i>	*	*
<i>Ulmus parvifolia</i>	*	*
<i>Washingtonia filifera</i>		

Naturalized Slopes

The plants in this list will, once established, need no irrigation and will blend with the native landscape.

Artemisia californica	Mimulus puniceus
Comarostaphylis diversifolia	Oenothera hookeri
Encelia farinosa	Penstemon spectabilis
Eriogonum parvifolium	Prunus illicifolia
Eschscholzia californica	Quercus agrifolia
Heteromeles arbutifolia	Quercus dumosa
Isomeris arborea	Rhamnus californica
Layia platyglossa	Rhus integrifolia
Lotus scoparius	Rhus ovata
Lupinus bicolor	Salvia apiana
Lupinus succulentus	Yucca whipplei

Transition Slopes

The plants in this list will be used on manufactured slopes that are permanently irrigated. The finished character will blend with the native landscape.

Aesculus californica	Garrya elliptica
Atriplex semibaccata	Myrica californica
Baccharis pilularis	Pennisetum "Rhbrum"
Calycanthus occidentalis	Prunus lyonii
Cercis occidentalis	Rhus laurina
Cerocarpus minutiflorus	Ribes viburnifolium
Cistus corbariensis	Sambucus mexicana
Cistus villosus	Umbellularia californica
Cotoneaster parneyii	Zauchneria cana

Riparian Slopes

The plants listed here can be used in the moister riparian area and its buffer.

Comarostaphylis diversifolia	Penstemon spectabilis
Eschscholzia californica	Phacelia tanacetifolia
Heteromeles arbutifolia	Plantago insularis
Iris douglasiana	Prunus illicifolia
Isomeris arborea	Rhus laurina
Lupinus bicolor	Ribes speciosa
Lupinus succulentus	Rosa californica
Mimulus puniceus	Sambucus mexicana
Myrica californica	Salix hindsiana
Nemophila menziesii	Salix lasiolepis
Oenothera hookeri	Sisyrinchium bellum

Neighborhood Slopes

The plants in this list will be used on manufactured slopes that are permanently irrigated. While drought tolerant, these plants will provide rich green background.

Arbutus unedo	Melaleuca nesophila
Cissus antarctica	Pittosporum undulatum
Cistus spp.	Prunus ilicifolia
Cotoneaster parneyii	Prunus lyonii
Delosperma alba	Rhanmus californica
Dodonea viscosa	Rhus lancea
Grevillea "Noellii"	Rhus laurina
Geteromeles arbutifolia	Rhus ovata
Hypericum calycinum	Rosmarinus "Prostratus"
Lonicera japonica	Trifolium "O'Connors"

Color Pockets

The plants in this list will be used only in select groupings where their special impact can be appreciated, and their special needs met.

Agapanthus affricanus	Moraea spp.
Bougainvillea spp.	Nerium oleander
Drosanthemum floribundum	Osteospermum fruticosum
Escallonia spp.	Plumbago auriculata
Gazania spp.	Raphiolepis indica
Lantana spp.	Tecomaria capensi



THE CITY OF SAN DIEGO
General Plan
Land Use and Community Planning Element

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

DRAFT June 30, 2021

Proposed amendment to redesignate the project site from "Park, Open Space and Recreation" to "Residential" and "Commercial Employment, Retail, & Services" uses

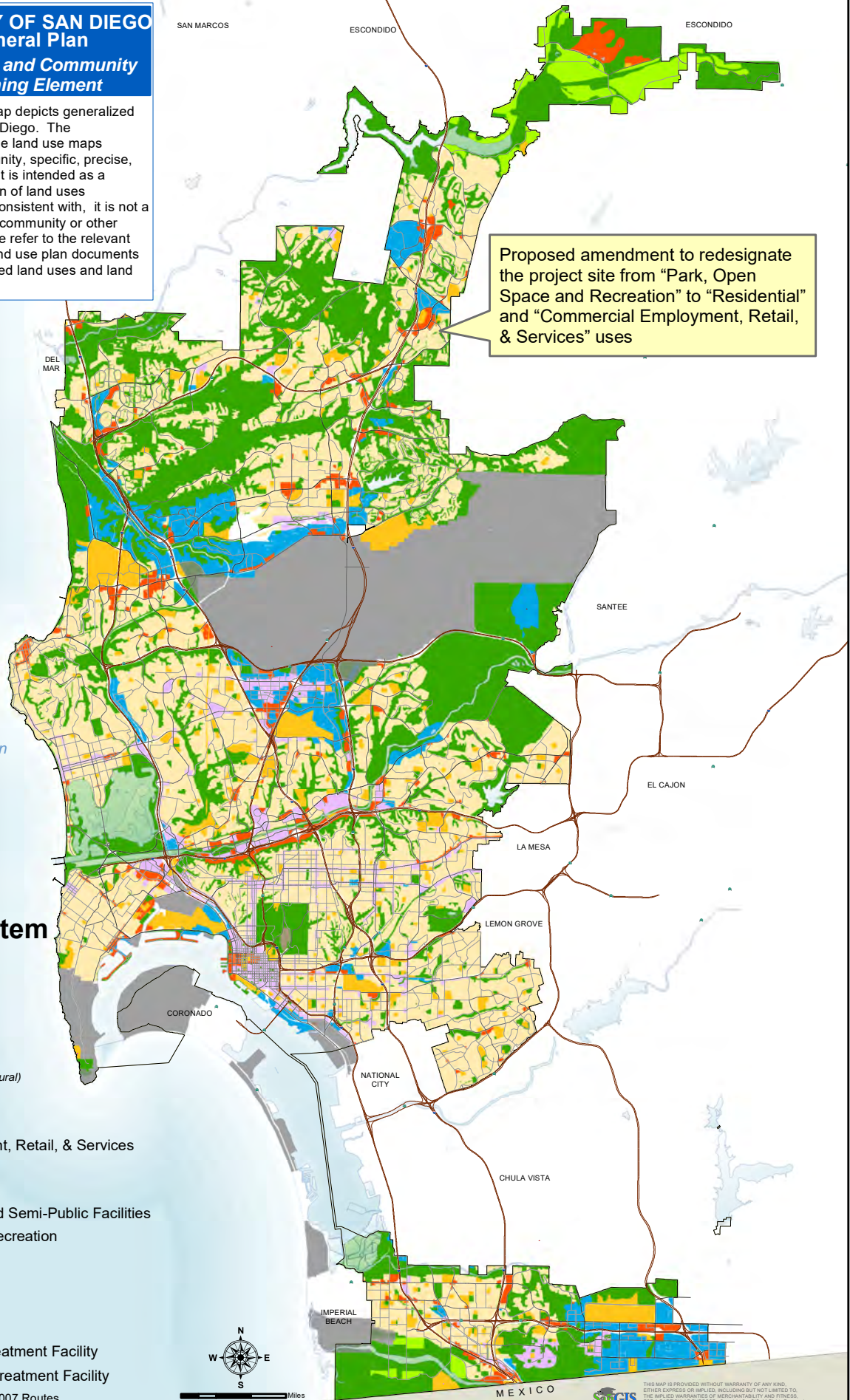


Figure LU-2
General Plan
Land Use
and Street System

Street System

- Freeways
- Prime Arterials
- Major Arterials
- Collectors (local and rural)

General Plan Land Use

- Residential
- Commercial Employment, Retail, & Services
- Multiple Use
- Industrial Employment
- Institutional & Public and Semi-Public Facilities
- Park, Open Space, & Recreation
- Agriculture

Other Features

- Military Use
- Active Landfill
- Existing Wastewater Treatment Facility
- Proposed Wastewater Treatment Facility

Source: SANDAG 2007 RTP; MTS 2007 Routes



0 0.5 1 2 3 Miles

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SANDAG. All Rights Reserved.

ORDINANCE NUMBER O-_____

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 164.5-ACRES LOCATED AT 14050 CARMEL RIDGE ROAD WITHIN THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE AR-1-1 (AGRICULTURAL – RESIDENTIAL) ZONE, RS-1-14 (RESIDENTIAL-SINGLE UNIT) ZONE, RM-1-1 (RESIDENTIAL-MULTIPLE UNIT) ZONE, RM-2-5 (RESIDENTIAL-MULTIPLE UNIT) ZONE, AND RM-3-7 (RESIDENTIAL-MULTIPLE UNIT) ZONE TO THE AR-1-1 (AGRICULTURAL-RESIDENTIAL) ZONE, OP-1-1 (OPEN SPACE-PARK) ZONE, RM-1-1 (RESIDENTIAL-MULTIPLE UNIT) ZONE, RM-1-3 (RESIDENTIAL-MULTIPLE UNIT) ZONE, RM-2-4 (RESIDENTIAL-MULTIPLE UNIT) ZONE, RM-2-5 (RESIDENTIAL-MULTIPLE UNIT) ZONE, RM-2-6 (RESIDENTIAL-MULTIPLE UNIT) ZONE, RM-3-7 (RESIDENTIAL-MULTIPLE UNIT) ZONE, AND THE CC-2-1 (COMMERCIAL-COMMUNITY) ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0202, 131.0303, 131.0403, 131.0406, AND 131.0507; AND REPEALING ORDINANCE NO. O-16281 NS (NEW SERIES), ADOPTED SEPTEMBER 10, 1984, AND ORDINANCE NO. O-8782 NS, ADOPTED JANUARY 31, 1963, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICTS HEREWITH.

WHEREAS, NUWI CMR, LLC, a Delaware Limited Liability Company, requested to rezone 164.54 acres located at 14050 Carmel Ridge Road, legally described below, in the Carmel Mountain Ranch Community Plan area; and

WHEREAS, on August 5, 2021, the Planning Commission of the City of San Diego considered the rezone and pursuant to Resolution No. _____ voted _____ to recommend the Council of the City of San Diego (City Council) approve this Rezone No. 2366507 of the property from the AR-1-1 (Agricultural – Residential), RS-1-14 (Residential – Single Unit), RM-1-1 (Residential – Multiple Unit), RM-2-5 (Residential – Multiple Unit), and RM-3-7 (Residential – Multiple Unit) zones to the AR-1-1 (Agricultural – Residential), OP-1-1 (Open Space – Park), RM-1-1 (Residential – Multiple Unit), RM-1-3 (Residential – Multiple Unit), RM-2-4 (Residential – Multiple Unit), RM-2-5 (Residential – Multiple Unit), RM-2-6 (Residential – Multiple Unit), RM-3-7 (Residential – Multiple Unit), and the CC-2-1 (Commercial – Community) zones; and

WHEREAS, the matter was set for public hearing on _____, to be conducted by City Council, with testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, under San Diego Charter section 280(a)(2), this Ordinance 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 evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That the 164.5-acre property located at 14050 Carmel Ridge Road, and 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 Carmel Mountain Ranch Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4358, filed in the office of the City Clerk as Document No. OO_____, are rezoned from the AR-1-1 (Agricultural – Residential), RS-1-14 (Residential – Single Unit), RM-1-1 (Residential – Multiple Unit), RM-2-5 (Residential – Multiple Unit), and RM-3-7 (Residential – Multiple Unit) zones to the AR-1-1

ATTACHMENT 15

(O-2021-____)

(Agricultural – Residential), OP-1-1 (Open Space – Park), RM-1-1 (Residential – Multiple Unit), RM-1-3 (Residential – Multiple Unit), RM-2-4 (Residential – Multiple Unit), RM-2-5 (Residential – Multiple Unit), RM-2-6 (Residential – Multiple Unit), RM-3-7 (Residential – Multiple Unit), and the CC-2-1 (Commercial – Community) zones, as the zones are described and defined by San Diego Municipal Code sections 131.0202, 131.0303, 131.0403, 131.0406, and 131.0507. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. O-16281 N.S. adopted September 10, 1984, and Ordinance No. O-8782 N.S. adopted January 31, 1963, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this Ordinance is dispensed with prior to its final passage, a written or printed copy having been made available to the City Council and the public a day prior to its final passage.

Section 4. This Ordinance shall take effect and be in force on the thirtieth day from and after its passage, or the date that R-2021-____ adopting amendments to the General Plan and the Carmel Mountain Ranch Community Plan becomes effective, whichever date occurs later.

Section 5. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless application therefor was made prior to the date of adoption of this Ordinance.

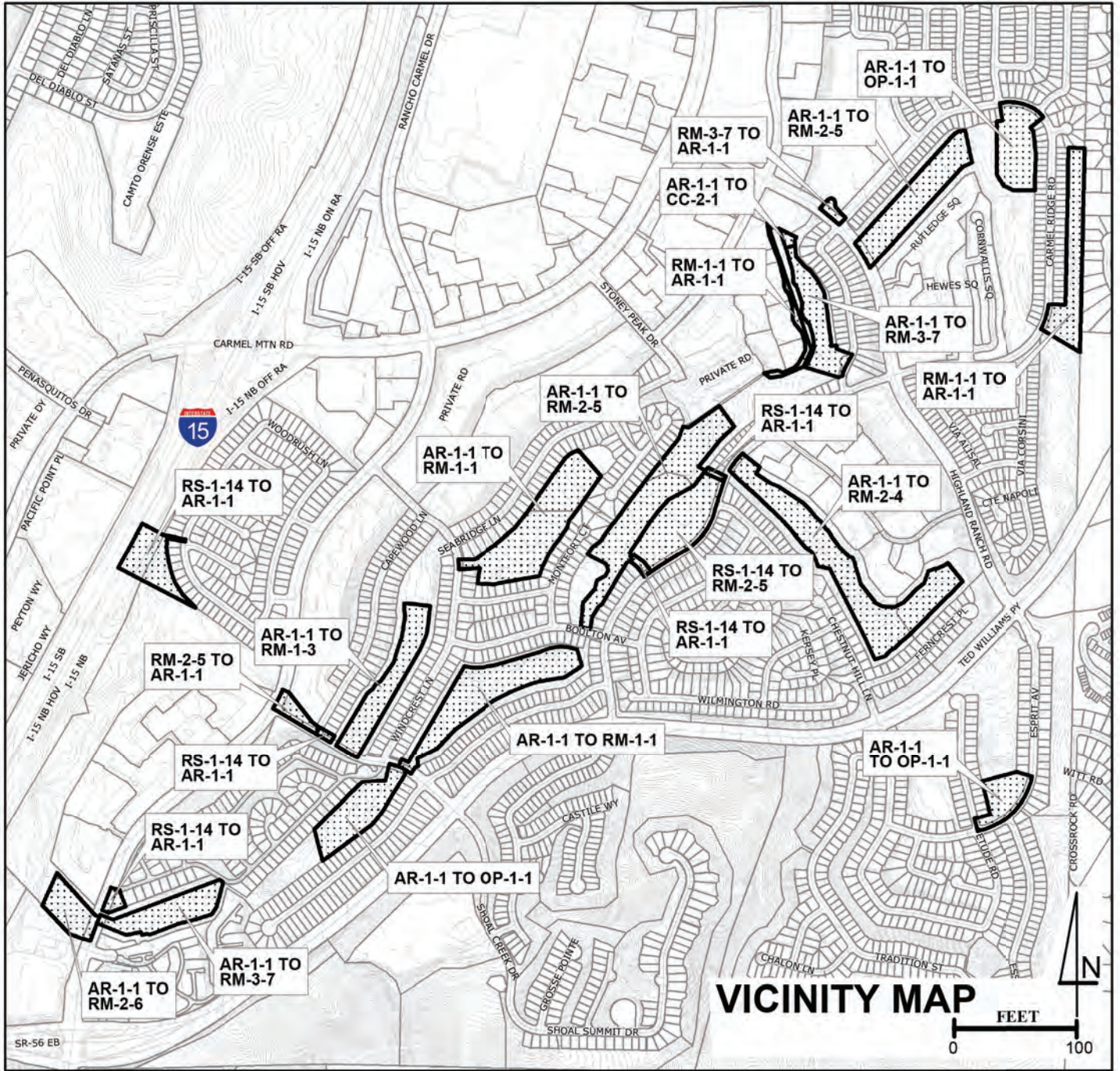
APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Deputy City Attorney

Attachment: Rezone Map No. B-4358



PROPOSED REZONING



THE TRAILS AT CARMEL MOUNTAIN RANCH

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST VARIOUS
 PLANNING COMM.
 RECOMMENDATION
 CITY COUNCIL
 ACTION

CASE NO. 2366507

DEVELOPMENT SERVICES MANAGER

B- 4358

APN:

(294-1746)



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 1


Project Name: The Trails	Project Number: 652519	Distribution Date: 3/23/2021	
Project Scope/Location: 1200 residential units constructed on the old Carmel Mountain Country Club property in Carmel Mountain Ranch.			
Applicant Name: New Urban West		Applicant Phone Number:	
Project Manager: Martin Mendez	Phone Number: 619-446-5309	Fax Number: (619) 321-3200	E-mail Address: MRMendez@sandiego.gov
Project Issues (To be completed by Community Planning Committee for initial review): See attached position letter dated 3/15/2021.			
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: The Trails	Project Number: 652519	Distribution Date: 3/23/2021
Project Scope/Location: 1200 residential units constructed on the old Carmel Mountain Country Club property in Carmel Mountain Ranch.		
Applicant Name: New Urban West		Applicant Phone Number:
Project Manager: Martin Mendez	Phone Number: 619-446-5309	Fax Number: (619) 321-3200
E-mail Address: MRMendez@sandiego.gov		
Committee Recommendations (To be completed for Initial Review):		
<input type="checkbox"/> Vote to Approve	Members Yes	Members No
		Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No
		Members Abstain 0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No
		Members Abstain 0
<input checked="" type="checkbox"/> Vote to Deny	Members Yes 13	Members No 0
		Members Abstain 0
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS:		
NAME: Eric Edelman		TITLE: CMRSSCC Chairpeson
SIGNATURE: 		DATE: 3/23/2021
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.		

Mendez, Martin

From: Eric Edelman <edelmanrealty@gmail.com>
Sent: Friday, March 26, 2021 12:13 PM
To: Mendez, Martin; Prinz, Michael
Cc: Hoeprich, Jack
Subject: [EXTERNAL] The Trails at Carmel Mountain Ranch - Project #652519
Attachments: The Trails 652519 - CPG Recomendation.pdf; CMRSSCC Position - The Trails 652519.pdf

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Hello Martin,

Attached is the official recommendation from the CMRSSCC regarding this project.

At our March meeting, the board voted unanimously to deny this project as it is currently proposed. We provided a version of the attached position letter to the developer and to the city on July 15, 2020.

In the time between July 15, 2020 and March 10, 2021, the developer made no significant effort to address any of the items of community concern. We have repeatedly asked the developer to engage in a meaningful conversation in an attempt to bridge the gap between the CPG concerns and what they (New Urban West) are presenting.

This project will fundamentally alter the character of a master-planned community. Because of this, we believe there should be a more meaningful dialogue between the CPG, the developer, and the city. Up to this point, our concerns and input have been largely ignored.

The CMRSSCC position letter has been updated now that the EIR response period has ended. The current letter is dated March 15, 2021 and is attached to this email.

Since the developer has made no effort toward working constructively to bridge the gap between what the community concerns and what they are proposing, we have no choice but to say "no" to the project.

We are not saying we will not accept any development on this property; however, we are saying we will not support what is currently proposed.

Meeting minutes will follow once we approve them at our April meeting.

Thank you,

Eric Edelman - CMRSSCC Chair

--

Eric Edelman - Realtor
Century 21 Award Realty
858-673-7573 - Office
619-300-3254 - Cell
edelmanrealty@gmail.com
CalBRE# 01430056

March 15, 2021

Carmel Mountain Ranch/Sabre Springs Community Council

Attention: Marn Mendez - Project Manager

Jonathan Frankel, New Urban West

Regarding: The Trails at Carmel Mountain Ranch - Project No. 652519

Summary

On March 10th, 2021, the Carmel Mountain Ranch / Sabre Springs Community Council (CMRSSCC) completed review of The Trails at Carmel Mountain Ranch proposal from New Urban West (NUW) and the Draft Environmental Impact Report (DEIR) provided by the San Diego Development Services Division¹. Issues of significant concern as well as mitigation options were presented to NUW within a letter on 6/30/2020 and at subsequent monthly meetings in 2020. NUW's final submission failed to address many of our concerns and the DEIR outlined significant impacts to the community. Due to the significant concerns regarding the Trails at CMR, the CMRSSCC cannot support the project as currently defined.

In our opinion, the 1,200-unit development proposal submitted by NUW does not remotely meet the expectations of the City Planning Commissioners² or the CMR/SS community especially in the following areas:

- Only 1/3 of project is owner-occupied units and no affordable for-sale deed-restricted units proposed
- NUW has not been transparent and has provided only minimal details of the project to the community
- Significant reduction of community open space, increased park deficit and numerous other impacts

Lack of Starter Homes and Affordable Housing

- NUW has proposed that 37.5%¹ of the units are owner-occupied housings. As the current housing in CMR community is 75% owner occupied units³, the community strongly supports a similar ratio for this in-fill development
- NUW also has only proposed the minimum 10% affordable rental units and no deed-restricted for sale housing. The CMR community strongly desires that educators, public safety, health workers, etc have the opportunity to have housing equity in our local community.

Lack of Transparency and Limited Regard for Community Input

- NUW has not engaged with the community in good faith or provided transparency
- 3 workshops only to solicit community opinions regarding trails, landscaping and park amenities
- Despite numerous requests, NUW never offered, divulged, or revealed any of their housing concepts, the desired density and size, or the specific location of housing units and vehicle infrastructure until our 18th community meeting - just before their November 2019 submission to the city

Reduction in Community Open Space, Increases Park Deficit, and Negative Impacts to Community

- Project increases CMR community park deficit from 19.97 to 21 acres³
- 55% reduction in recreation space and 32% of total open space⁴
- Proposed dwellings structures at the top of ridgelines do not blend with hillside topology and does not follow CMR Community Plan (CMRCP) guidelines⁵. Existing 3-4 story multi-family complexes⁶ have been designed at the lower elevations, with densely planted slopes & buffers, and access to larger vehicular arterials

¹ Trails at CMR Draft Environmental Impact Report - <https://ceganet.opr.ca.gov/2020039006/3>

² Addendum A for comments from July 25th, 2019 Planning Commission Meeting

³ <http://www.cmrrca.org/index.php/what-is-cmr-rca/districts-sub-associations-and-apartments>

⁴ Addendum C – Table 2 - Comparison of Open Space

⁵ Carmel Mountain Ranch Community Plan - Section 4 Design Compatibility

<https://www.sandiego.gov/sites/default/files/legacy/planning/community/profiles/pdf/cp/cpcmrfull.pdf>

⁶ Jefferson, Carmel Terrace, Carmel Summit, Carmel Landing

- Proposed project housing unit density (11.85 units/acre⁷) is well beyond other comparable golf course projects (3.18 units/acre average⁸) even though the development areas are not contiguous. Trails at CMR should be designed with similar project densities
- NUW has mentioned that landscape buffer may be reduced to accommodate vehicle infrastructure. CMR community disagrees with any reduction of the 50' landscape buffer

Recommendations

Increase Allocation Starter Homes and Affordable Housing

- 75% of all housing should be owner-occupied units
- Deed-restricted affordable for-sale housing, as defined by the San Diego Housing Commission⁸, should be a minimum of 10% of the total project units.

Improve Transparency

- Provide detailed plans for all development areas including locations of housing, parking, and vehicle infrastructure that impact each adjacent neighborhood
- Separate community meetings should be held to review plans for each development area to allow the 675 directly impacted homeowners the opportunity to review the plans in detail

Reduce Environmental Impacts, Retain Open Space, Minimize Community Impact, & Ensure Community Access

- New housing should be concentrated in the Transit Priority Area and Town Center to maximize open space in the community, reduce local mobility impacts, reduce vehicle miles traveled (VMT), and reduce greenhouse gas emissions
- Project should seriously consider alternatives proposed by CMRSSCC in the response to the DEIR dated February 3, 2021
- Project should increase park acreage to reduce CMR deficit by at least 25% (Additional 5.25 acres)
- Community open space should not be reduced by more than 25% (88 acres retained for recreation⁹)
- Project should follow CMRCP Design Compatibility⁶ including transitional elements between Community Land Uses and design that is compatible with surrounding land uses and topography¹⁰
- Project should follow comparable average density of 6.83 units/acre or a total of 523 units.¹¹
- Integrity of 50' buffer and landscape area should exclude any housing or vehicle infrastructure
- New trails must be outside the fully landscaped 50' buffer zone
- Americans with Disabilities Act (ADA) compliance for public access and use of trails. Ensure multi-purpose design for the trails to allow for community mobility as well as fitness & health

Although CMRSSCC is an advisory group, our community wants transparency to review and comment on all final building plans throughout the development process. As many residents have lived and invested in our community for over 30 years, we believe that the community should have a fair and equitable involvement in the process. Our Community Council strongly objects to the current proposal for The Trails at Carmel Mountain Ranch, but welcomes alternative proposals that address our concerns.

Sincerely,

The Carmel Mountain Ranch/Sabre Springs Community Council

 - Eric Edelman, Chairperson

⁷ Addendum B – Table 1 - Comparison of Golf Course Projects in San Diego County, Row 5 and Column 4

⁸ <https://www.sdhc.org/wp-content/uploads/2019/05/Affordable-For-Sale-Program-Guidelines.pdf>

⁹ Addendum C - Table 2 - Comparison of Open Space, Row 7:Column 5

¹⁰ Carmel Mountain Ranch Community Plan - Section 4 Design Compatibility, pages 27, 29, 83-90

¹¹ Addendum B – Table 1 - Comparison of Golf Course Projects in San Diego County, Row 6

Addendum A – Planning Commission Comments from July 25, 2019

Commissioner Douglas Ausn stated during his discussion:

"I look at these long fingers and I'm trying to imagine how you put housing and access in there, and it's difficult, I'm an architect, I'm a planner, I've been doing it for a long me. But if you look at 167 acres, and somebody said 'Well gee, there's 300 units that are going to be built there', you could build those 300 units in 10 acres. You don't need 167 acres. So, you could provide for the housing shortage in a creative way that retains more open space." He also stated: "We're going to demand that this is one of the most innovative, sensitive projects in San Diego, and sets a model, a very, very high bar for San Diego, and that these homeowners, at the end of this, will be pleased enough that they are going to get behind you." He also stated: "You come back with something that just gobbles up those fairways, doesn't provide buffers, is not creative, and doesn't also allow for housing where the biggest need is, which is in middle income, you're not going to get approved."

Commissioner Dennis Otsuji stated during his discussion:

"The golf course was designed as part of the neighborhood more than anything else." He also stated: "There's 167 acres, and my expectation is going to be that, and hopefully it is going to be lower than this, that you only develop 20% to 40% of that, and the rest of it is going to be open space."

Commissioner William Hofman stated during his discussion:

"I will be looking for that objective to be met, that this open space that is there now, the golf course, will be a cohesive element tying the community together. It's going to be real difficult to get my vote if we're talking about chopping it up into little development pieces."

Commissioner James Whalen questioned New Urban West for more proposal detail:

"This is, assuming you even got the ability to proceed with a project, this is not a development footprint that's the type we normally seek in the development business. These are long narrow ... What is the concept for this property, what do you have in mind, you wouldn't be here if you didn't know what you wanted to do?"

Commissioner Mahe w Boomhower stated during his discussion:

"Be prepared to show us every step along the way how you engaged with the community." He also stated: "You've got to show us that you've been working in good faith."

Addendum B – San Diego County Golf Course Redevelopments

Stoneridge Country Club - An agriculturally themed development of 159 homes, a racquet club with two pools, meeng spaces and a 100-foot buffer from existng homes on three sides.

Escondido Golf Course - Three “villages” with 380 homes, including 188 condos, constructed in two-story buildings in a neighborhood of single-family homes. Almost half the 109 acres are to be classified as open space, with landscaped buffer zones of between 50 and 200 feet between the new homes and the existng houses built around the former golf course.

Doubletree Golf Course - Junipers development, 114 acre, RM1-1 zoning, 536 homes, 15% affordable units, parks and trails.

Table 1 - Comparison of Golf Course Projects in San Diego County

Development	Size (Acres)	Homes	Density	Conguous Property
Stoneridge ¹² (Poway)	117	159	1.36	Yes
Escondido ¹³	109	380	3.49	Yes
Doubletree ¹⁴ (Ranch Penasquitos)	112.3	536	4.70	Yes
<i>Trails at CMR (NUW Proposal)</i>	101.3 ¹⁵	1200	11.85	No
<i>Trails at CMR (Recommended)</i>	76.54¹⁶	523	6.83¹⁷	No

Calculaon

Average density = $(159+380+536) \text{ units} / (117+109+112.3) \text{ acres} = 3.18 \text{ units/acre}$

Recommended units = $3.18 \text{ units/acre} * 164.54 \text{ acres} = 523 \text{ units}$

Recommended Density (adjusted) = $523 \text{ units} / 76.54 \text{ acres} = 6.83 \text{ units/acre}$

¹² <https://www.sandiegouniontribune.com/pomeroado-news/news/story/2020-11-11/cleanup-of-stoneridge-property-set-to-begin>

¹³ <https://www.sandiegouniontribune.com/communities/north-county/story/2019-07-03/escondido-country-club-lawsuit-settled-construction-at-former-golf-course-could-begin-by-the-fall>

¹⁴ [The Junipers CPA/RZ/VTM/SDP \(PTS NO. 586670\) \(ca.gov\)](https://www.sandiegouniontribune.com/communities/north-county/story/2019-07-03/escondido-country-club-lawsuit-settled-construction-at-former-golf-course-could-begin-by-the-fall) (<https://ceganet.opr.ca.gov/2018041032>)

¹⁵ Includes the total of the planning areas where housing is proposed equals to 101.3 acres. The total size including non-buildable planning areas is 164.54 acres

¹⁶ 76.54 acres determined from reducing loss of open space by 25% identified in Addendum C, Table 2 - Comparison of Open Space

¹⁷ Determined by identifying the average density of the three projects (Total # of homes/Total acreage) multiplied by the total CMR Golf Course acreage of 164.54 acres

Addendum C – Open Space

The Community Council rejects NUW's definition of "Open Space" to include the 25.02 acres of buffer zone and other odds and ends lots that are part of Units/Planning Areas developed with housing. An acceptable and more common sense approach¹⁸ is to only count as "Open Space" Units which will not have housing (63.2 acres).

NUW in its "Draft Development Plan" (59 sheets, Revision 02-April 13, 2020)¹, Sheet 2, Land Use and Zoning Table, sets forth how NUW arrived at the 110 acres and 70 percent figures by adding the 50 foot buffer zone Lots on each Unit being developed with housing (25.02 acres), the 3 parks (9.79 acres) and other "Open Space" (76.19 acres) which total 111.00 acres. This "Open Space" column on the Table totaling 76.19 acres includes the 63.2 acres of the Units not being developed for housing (Units 3, 4, 7, 11, 12, 13, 15), and other odds and ends Lots within Units being developed for housing.

- a) Leave view corridors between the 2-story condos or townhomes to allow for a more spacious feeling, preserve views and take advantage of cross-breezes.

Table 2 - Comparison of Open Space

	CMR CP ¹⁹ (1984)	Current	NUW Proposal	Recommended
Neighborhood	4.8	4.8	4.8	4.8
Community	18.3	18.3	18.3	18.3
Pool	2.4	2.4	2.4	2.4
Private Recreation	2.3	2.3	2.3	2.3
SDG&E Easement	34	34	34	34
Golf Course Space	175	164.54	64.77	88
Open Space	101.3	101.3	101.3	101.3
Major Open space	12.5	12.5	12.5	12.5
Total	350.6	340.14	240.37	263.6
Open Space Reduction		3%	31%	25%
Total Recreation Space	202.8	192.34	92.57	115.8
Recreation Space Reduction		5%	54%	43%

¹⁸ There apparently is no accepted definition of "Open Space" in the Municipal Code's Land Development Terms Definitions (Ch. 11. Art.3, Div.1)

¹⁹ Carmel Mountain Ranch Community Plan - Section 4 Design Compatibility, Table 3, page 36
<https://www.sandiego.gov/sites/default/files/legacy/planning/community/profiles/pdf/cp/cpcmrfull.pdf>

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
---	---	---

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

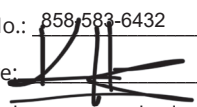
Project Title: The Trails at Carmel Mountain Ranch **Project No. For City Use Only:** 652519
Project Address: 14050 Carmel Ridge Road, San Diego, CA 92128

Specify Form of Ownership/Legal Status (please check):

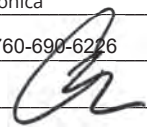
Corporation Limited Liability -or- General – What State? CA Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: PACS Enterprises LLC Owner Tenant/Lessee Successor Agency
 Street Address: 14050 Carmel Ridge Road
 City: San Diego State: CA Zip: 92128
 Phone No.: 858-583-6432 Fax No.: _____ Email: mistrhwang@gmail.com
 Signature:  Date: 6/1/2021
 Additional pages Attached: Yes No

Applicant

Name of Individual: NUWI CMR, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 2001 Wilshire Blvd, Suite 401
 City: Santa Monica State: CA Zip: 90403
 Phone No.: 760-690-6226 Fax No.: _____ Email: jasonh@newurbanwest.com
 Signature:  Date: 6/1/2021
 Additional pages Attached: Yes No


Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No


Ownership Disclosure Statement (additional pages)
The Trails at Carmel Mountain Ranch
Form DS-319, Revised

Applicant/Other Financially Interested Persons

Name of Individual: _____
Adam Browning (Member; NUWI CMR, LLC; Applicant)
Street Address: 2001 Wilshire Blvd, Suite 401
City: Santa Monica
State: CA
ZIP: 90403
Phone No: 310-566-6390
Fax No: N/A
Email: adamb@newurbanwest.com

Signature:  _____
Date: 6/1/2021

Name of Individual: _____
Jason Han (Member; NUWI CMR, LLC; Applicant)
Street Address: 2001 Wilshire Blvd, Suite 401
City: State: CA
ZIP: 90403
Phone No: 310-864-2427
Fax No: N/A
Email: jasonh@newurbanwest.com

Signature:  _____
Date: 6/1/2021

Ownership Disclosure Statement (additional pages)
Carmel Mountain Ranch Community Plan Amendment
Form DS-319

Other Financially Interested Persons

Name of Individual: Kyu Mahn Hwang (Owner)

Street Address: 3932 Stonebridge Lane

City: Rancho Santa Fe

State: CA

ZIP: 92091

Phone No: 858-583-6432

Fax No: N/A

Email: zionfreshia@gmail.com

Signature: 
Kyu Hwang (Apr 24, 2019)

Date: 4/24/19

Name of Individual: Kum Sook Hwang (Owner)

Street Address: 3932 Stonebridge Lane

City: Rancho Santa Fe

State: CA

ZIP: 92091

Phone No: 858-668-8964

Fax No: N/A

Email: kumhwang101@hotmail.com

Signature: 
Kum Hwang (Apr 25, 2019)

Date: 4/24/19

Name of Individual: Kevin Hwang (owner)

Street Address: 3932 Stonebridge Lane

City: Rancho Santa Fe

State: CA

ZIP: 92091

Phone No: 858-775-9643

Fax No: N/A

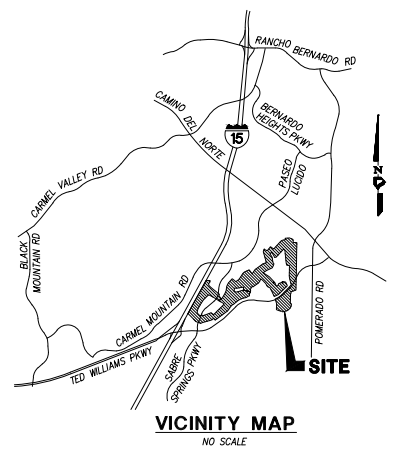
Email: mistrhwang@gmail.com

Signature: 
[Kevin Hwang \(Apr 25, 2019\)](#)

Date: 4/24/19

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



GENERAL NOTES

ZONING
EXISTING: AR-1-1, RS-1-13, RS-1-14, RM-1-1, RM-2-5 AND RM-3-7
PROPOSED: AR-1-1, CC-2-1, OP-1-1, RM-1-1, RM-1-3, RM-2-4, RM-2-5, RM-2-6 AND RM-3-7

OVERLAY ZONING INFORMATION
• AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE

NAD 27 AND NAD 83 COORDINATE INDEX
NAD 27 = 295-1747 AND 17
NAD 83 = 1935-6308

GROSS SITE AREA
164.54 AC

GRADED SITE AREA
74.2 AC IN UNITS 1, 2, 5 THROUGH 11, 13, 16 & 17.

LIMITS OF DISTURBANCE:
68.6 AC IN UNITS 1, 2, 5 THROUGH 11, 13, 16 & 17.

LIMITS OF GRADING:
68.6 AC IN UNITS 1, 2, 5 THROUGH 11, 13, 16 & 17.

DEVELOPMENT ACREAGE:
53.2 AC IN UNITS 1, 2, 5, 6, 8 THROUGH 10, 16 AND 17.
NOTE: SEE SHEET 2 FOR LAND USE DESIGNATIONS

- BULLET POINT NARRATIVE**
- THE PROJECT SITE CONSISTS OF APPROXIMATELY 164.54 ACRES OF THE FORMER CARMEL MOUNTAIN RANCH GOLF COURSE AND CLUBHOUSE, LOCATED IN THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN AREA.
 - THE CURRENT LAND USE DESIGNATION IS PRIVATE RECREATION (GOLF COURSE). THE PROJECT PROPOSES TO AMEND THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN TO DESIGNATE THE PROPERTY FROM PRIVATE RECREATION TO LOW-MEDIUM AND MEDIUM DENSITY RESIDENTIAL, OPEN SPACE, AND COMMUNITY COMMERCIAL.
 - MOST OF THE PARCELS ARE ZONED AR-1-1, ALTHOUGH SOME SMALL PARCELS ASSOCIATED WITH THE CART PATHS, CART TUNNELS, MAINTENANCE YARD AND CLUBHOUSE ARE ZONED RS-1-13, RS-1-14, RM-1-1, RM 2-5 AND RM 3-7. THE PROJECT PROPOSES TO REZONE THE PROPERTY TO A VARIETY OF ZONES INCLUDING RM-1-1, RM-1-3, RM-2-4, RM-2-5, RM-2-6, RM-3-7, AR-1-1, AND CC-2-1. SOME PARCELS WILL RETAIN THEIR AR-1-1 ZONING.
 - THE PROJECT PROPOSES TO DEVELOP APPROXIMATELY 53.2 ACRES (32%) OF THE PROPERTY INTO 1,200 MULTI-FAMILY RESIDENTIAL UNITS IN TOWNHOUSE AND STACKED FLAT CONFIGURATION. EACH DEVELOPMENT AREA WILL INCLUDE A MINIMUM SOFT SETBACK FROM EXISTING ADJOINING DEVELOPMENT. THIS SETBACK IS PROPOSED TO RETAIN ITS AR-1-1 ZONING. APPROXIMATELY 103.1 ACRES (63%) WILL BE DESIGNATED AS OPEN SPACE AND 7.9 ACRES (5%) WILL BE DESIGNATED AS PUBLIC PARKS.
 - WHEREAS THE MAP PROPOSES THE SUBDIVISION OF A 164.54 ACRE SITE INTO 9 LOTS FOR 1200 CONDOMINIUM UNITS, 2 COMMERCIAL LOTS, 3 LOTS FOR PUBLIC PARKS, AND 34 LOTS FOR OPEN SPACE.
 - THE PROJECT PROPOSES TO DEVELOP AT LEAST 15% OF UNITS AS ON-SITE AFFORDABLE HOUSING IN ACCORDANCE WITH CHAPTER 14 OF THE SAN DIEGO MUNICIPAL CODE.
 - THE PROJECT PROPOSES A MASTER PLANNED DEVELOPMENT PERMIT IN ACCORDANCE WITH MUNICIPAL CODE 143.0480 WITH DESIGN GUIDELINES THAT WILL PROVIDE THE STANDARD OF REVIEW FOR FUTURE CONSTRUCTION PERMITS. THE PROJECT WILL BE PHASED.
 - MULTIPLE FINAL MAPS TO BE RECORDED.
 - SEVERAL AREAS OF THE FORMER GOLF COURSE ARE NOT PROPOSED FOR RESIDENTIAL DEVELOPMENT, BUT WILL BE HELD AS OPEN SPACE WITH AMENITIES. INCLUDES TRAIL DEVELOPMENT; ADAPTIVE REUSE OF EXISTING CART PATHS.
 - THE PROJECT IS WITHIN THE TRANSIT PRIORITY AREA DUE TO ITS PROXIMITY TO THE SABRE SPRINGS PENNSQUITOS TRANSIT CENTER.
 - THE PROJECT WILL REQUIRE THE FOLLOWING PROCESS FIVE APPROVALS AND PERMITS: CARMEL MOUNTAIN RANCH COMMUNITY PLAN AMENDMENT, GENERAL PLAN AMENDMENT, REZONE, AND SITE DEVELOPMENT PERMIT FOR REZONE WITHIN AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE.
 - PROPOSED DEVIATIONS: SEE DESIGN GUIDELINES AND TABLE ON SHEET 35
- EXCEED BUILDING HEIGHT LIMITS:** FROM 30' HEIGHT LIMIT TO 37' FOR ZONES RM-1-1 & RM-1-3
FROM 40' HEIGHT LIMIT TO 48' FOR ZONES RM-2-4, RM-2-5, RM-2-6, RM-3-7
- REDUCE STREET FRONTAGE TO 0' IN CC-2-1 ZONE**
REDUCE MIN. LOT AREA AND MIN. DIMENSIONS IN AR-1-1 ZONE: MIN. LOT AREA TO 0.1 AC; MIN. LOT WIDTH TO 50'; MIN. LOT DEPTH TO 50'; MIN. STREET FRONTAGE TO 50'.
- SETBACKS:** SEE MPOP EXHIBIT A AND VIM SHEET 35
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - THERE ARE CURRENTLY EXISTING BUS STOPS WITHIN THE VICINITY OF THIS PROJECT. PROJECT DOES NOT PROPOSE ANY NEW BUS STOPS.
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
 - THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY.
 - TYPE OF CONSTRUCTION: VA AND VB
 - OCCUPANCY CLASSIFICATION PER THE CALIFORNIA BUILDING CODE: R-2 AND R-3
 - GEOLOGY HAZARD CATEGORIES:
 - CATEGORY 23: FRIARS, NEUTRAL OR FAVORABLE GEOLOGIC STRUCTURE
 - CATEGORY 27: OTAY, SWEETWATER, AND OTHERS
 - CATEGORY 32: LOW POTENTIAL - FLUCTUATING GROUNDWATER MINOR DRAINAGES
 - CATEGORY 53: LEVEL OR SLOPING TERRAIN, UNFAVORABLE GEOLOGIC STRUCTURE, LOW TO MODERATE RISK.
 - PROPOSED PUBLIC WATER EASEMENTS AT PROPOSED DRIVEWAY ENTRANCES AND IN UNIT 9.
 - PROPOSED RIGHT-OF-WAY DEDICATION AT UNITS 1, 2, 5, 6, 8, 9, 10, & 16
 - PROPOSED CITY OF SAN DIEGO-WATER EASEMENT VACATION IN UNIT 9
 - LANDSCAPE SQUARE FOOTAGE FOR WATER CONSERVATION PURPOSES: 1,935,650 SF.
 - THE SUBDIVIDER SHALL UNDERGROUND PROPOSED PUBLIC UTILITY SYSTEMS AND SERVICE FACILITIES IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE AND WITH APPROPRIATE PERMITS.
 - PARKING NOTE: LOTS 1, 2, 8, 9, 10, 16, AND 17 SHALL COMPLY WITH LDC SECTION 142.0560 FOR PARKING REQUIREMENTS, AND EXCEPT THAT FOR LOTS 5 AND 6 (AFFORDABLE HOUSING) REDUCTIONS PER LDC SECTION 142.0527 OF PARKING STANDARDS TPA REDUCTIONS PER LDC SECTION 142.0528 SHALL APPLY. PARKING SPACES SHALL COMPLY AT ALL TIMES WITH THE SDMC AND SHALL NOT BE CONVERTED FOR ANY OTHER USE UNLESS OTHERWISE AUTHORIZED BY THE APPROPRIATE CITY DECISION MAKER IN ACCORDANCE WITH THE SDMC.
 - PARKING WILL CONFORM WITH SDMC 142.0525 (V)(A): ALL RESIDENTIAL UNITS SHALL PROVIDE GUEST/COMMON PARKING SPACES ON SITE FOR EACH UNIT/HOLE AT A RATE OF 20% IF LESS THAN 200 UNITS AND/OR 15% IF MORE THAN 200 UNITS IN ADDITION TO THE PROVIDED PARKING SPACES
 - THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 1,200 COMPRISED OF 9 MULTI-FAMILY CONDOMINIUM LOTS (LOT 1 OF UNITS 1, 2, 5, 6, 8-10, 16, 17)

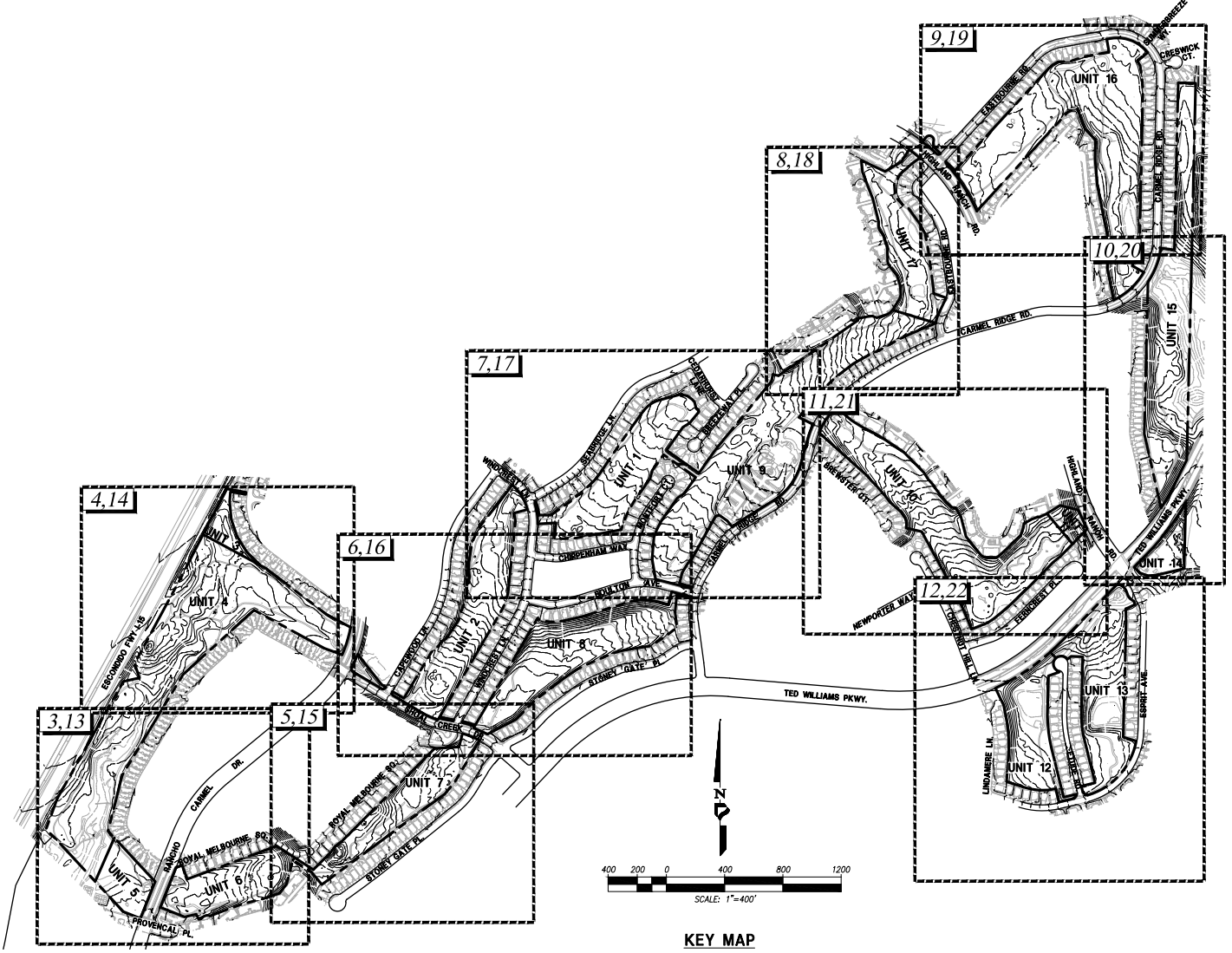
LEGEND

EXISTING

- EXISTING STREET CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING TREE
- EXISTING STORM DRAIN PIPE
- EXISTING DRAINAGE INLET
- EXISTING SEWER
- EXISTING SEWER MANHOLE
- EXISTING WATER
- EXISTING FORCE MAIN

PROPOSED

- FINAL MAP BOUNDARY LINES IN PHASES
- PROPOSED RIGHT-OF-WAY
- PROPOSED 24' DRIVEWAY (SDC-160)
- PROPOSED CENTERLINE ELEVATIONS
- PROPOSED FLOWLINE ELEVATIONS
- PROPOSED DIRECTIONAL FLOW
- PROPOSED CONTOUR
- EXISTING FEMA FLOODPLAIN
- BRUSH MANAGEMENT ZONE 2
- EXTENDED RIPARIAN PROTECTION AREA THINNING ZONE
- PROPOSED BUILDING SETBACK
- PROPOSED DAYLIGHT
- PROPOSED SLOPE (2:1)
- PROPOSED STORM DRAIN PIPE
- PROPOSED SD HEADWALL (D-41A, D-41B)
- PROPOSED SD RISER
- PROPOSED CURB INLET (SDC-116)
- PROPOSED STORM DRAIN CLEAN OUT (D-09)
- PROPOSED BROW DITCH (SDC-106)
- PROPOSED SEWER MAIN (SDS-102, 103, 105, 107, 108, 110)
- PROPOSED SEWER MANHOLE (SDS-107)
- PROPOSED WATER MAIN (SDW-110, 148, 151, WP-05, 07)
- PROPOSED ST. LIGHT (SDE-101, ST. DESIGN MANUAL)
- PROPOSED SIGHT VISIBILITY TRIANGLE (MUNICIPAL CODE 113.0273)
- PROPOSED DISTURBANCE LIMITS
- WATER EASEMENT VACATION
- PROPOSED CURB RAMP (SDC-134, 136, & 139)
- PERMISSIBLE ENCROACHMENTS INTO BUFFER LOTS



OWNER
PACS ENTERPRISES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
14050 CARMEL RIDGE ROAD
SAN DIEGO, CA 92128

APPLICANT
NUMI CMR, LLC
16935 W. BERNARDO DRIVE, STE. 260
SAN DIEGO, CA 92127

ARCHITECTURAL PLANNER
DIEGO VELASCO
CITYTHINKERS
1050 ISLAND AVE., #409
SAN DIEGO, CA 92101
(619) 602-1699

LANDSCAPE ARCHITECT
MIG, INC.
3231 GRANADA AVENUE
SAN DIEGO, CA 92104
(619) 682-3941

ARCHITECT OF WORK
ERICK VAN MECHEL
SUMMA ARCHITECTURE
5256 S. MISSION ROAD, STE. 404
BONSALE, CA 92003
(760) 724-1198

GEO TECHNICAL
GEOCON, INCORPORATED
6960 FLANDERS DRIVE
SAN DIEGO, CA 92121-2974

ENGINEER OF WORK
PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
(619) 235-6471

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SOURCE OF TOPOGRAPHY
AERIAL TOPOGRAPHY BY ROBERT J. LUNG & ASSOCIATES
DATED: JUNE, 2018.
CONTOURS AT 1' INTERVAL

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, 1991.35 EPOCH GRID BEARING BETWEEN 1ST ORDER G.P.S. STATION NOS. 105 AND 106 PER RECORD OF SURVEY NO. 14492.
L.E. NORTH 48°11'42" WEST
THE COMBINED SCALE FACTOR AT G.P.S. STATION NO. 106 IS 0.9999422
DISTANCES SHOWN HEREON ARE GRID DISTANCES. GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.
BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

REFERENCE DRAWINGS

20010-D	23107-D	24434-D
20783-D	23141-D	24488-D
21634-D	23266-D	24500-D
22088-D	23805-D	24565-D
22569-D	23958-D	24906-D
22745-D	24094-D	25131-D
22835-D	24088-D	26514-D
22917-D	24274-D	33919-D
22939-D		

GRADING TABULATIONS

TOTAL AMOUNT OF ON-SITE TO BE GRADED: AREA 68.6 AC; % OF TOTAL SITE 41.7%

AMOUNT OF CUT (INCLUDES REMEDIAL): 1,017,150 CUBIC YARDS; MAXIMUM DEPTH OF CUT: 25 FT.

AMOUNT OF FILL (INCLUDES REMEDIAL & LOT SPOILS): 1,017,150 CUBIC YARDS; MAXIMUM DEPTH OF FILL: 21 FT.

MAXIMUM HEIGHT OF CUT: 25 FT; 2:1 SLOPE RATIO; CUT SLOPE 2:1 SLOPE RATIO

AMOUNT OF IMPORT/EXPORT SOIL: 0 CUBIC YARDS

RETAINING WALLS: LENGTH 185 FT; MAXIMUM HEIGHT 9 FT (MEASURED FROM TOP OF WALL TO FINISH GRADE)

STREET TREE NOTE:
IMPROVEMENT PLANS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

STREET LIGHT NOTE
APPLICANT SHALL INSTALL CURRENT CITY STANDARD STREET LIGHTS AT THE PROPERTY LINES, ADJACENT TO THE SITE ON DRIVEWAY ENTRANCES TO UNITS 1, 2, 5, 6, 8-10, 16, AND 17.

REVISIONS

NO.	DATE	DESCRIPTION
14		
13		
12		
11		
10		
09		
08		
07		
06	JUNE 16, 2021	
05	SEPTEMBER 4, 2020	
04	JULY 24, 2020	
03	JUNE 10, 2020	
02	APRIL 13, 2020	
01	JANUARY 30, 2020	

PREPARED BY: PROJECT DESIGN CONSULTANTS
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SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE: COVER SHEET

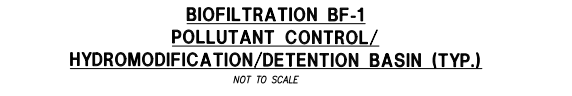
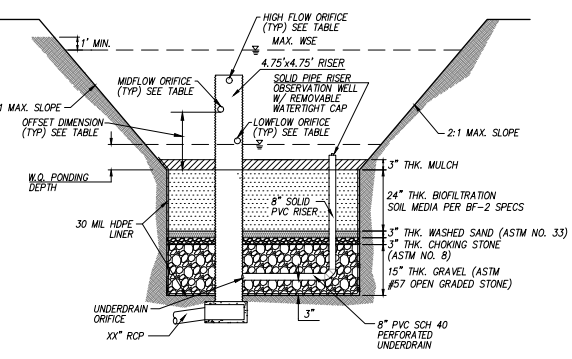
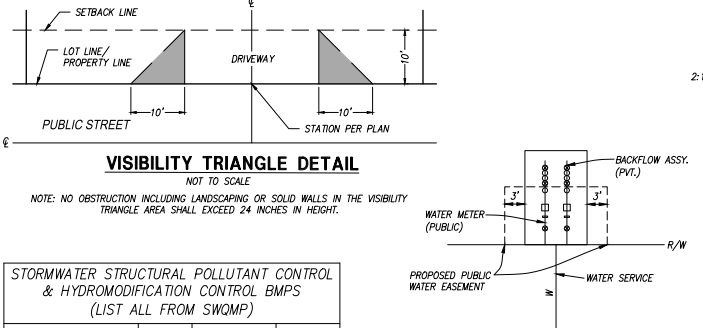
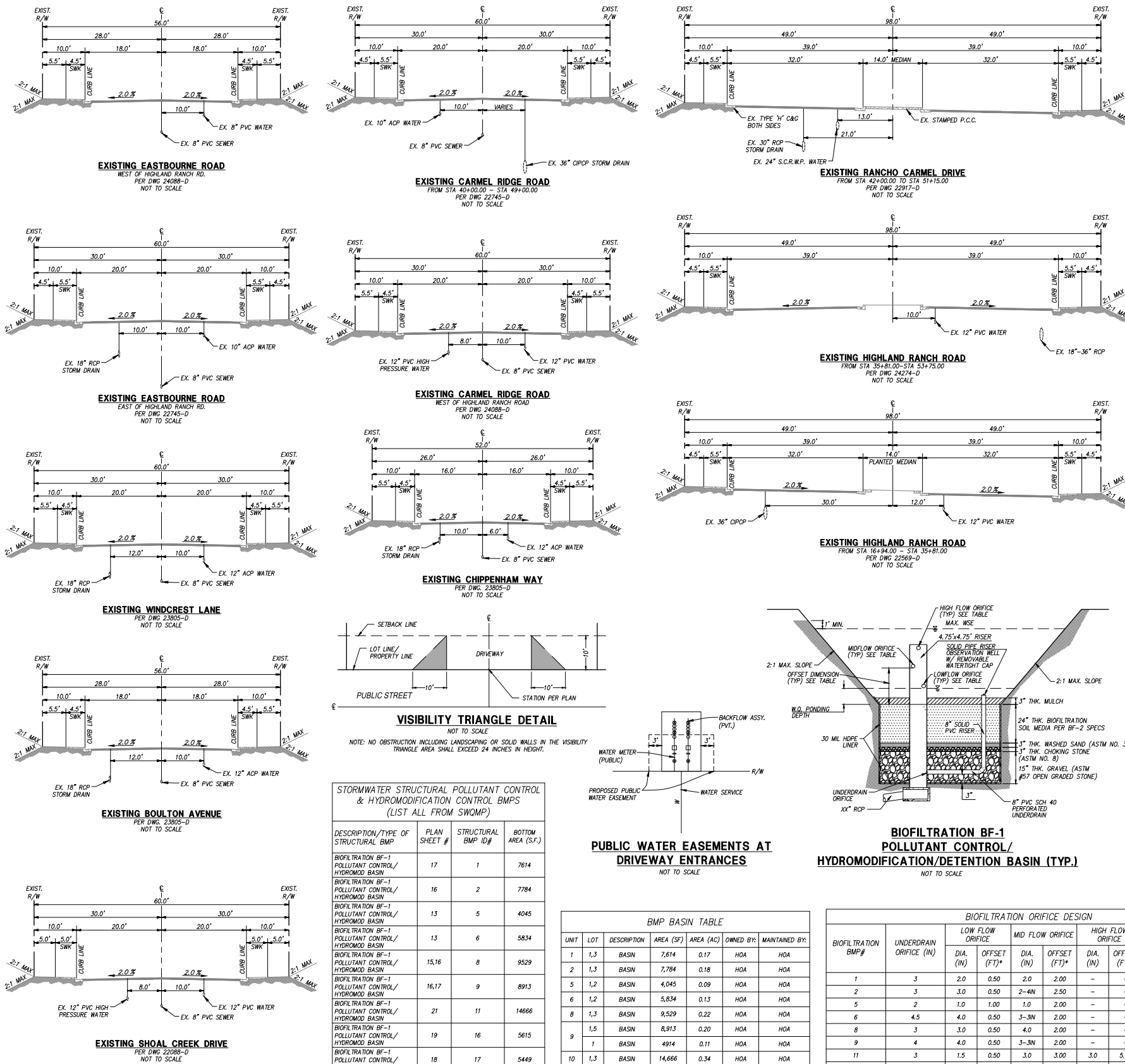
ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 1 OF 59

DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



STORMWATER STRUCTURAL POLLUTANT CONTROL & HYDROMODIFICATION CONTROL BMPs (LIST ALL FROM SWQMP)

DESCRIPTION/TYPE OF STRUCTURAL BMP	PLAN SHEET #	STRUCTURAL BMP ID#	BOTTOM AREA (SF.)
BIOFILTRATION BF-1 POLLUTANT CONTROL/HYDROMOD BASIN	17	1	7614
BIOFILTRATION BF-1 POLLUTANT CONTROL/HYDROMOD BASIN	16	2	7784
BIOFILTRATION BF-1 POLLUTANT CONTROL/HYDROMOD BASIN	13	5	4045
BIOFILTRATION BF-1 POLLUTANT CONTROL/HYDROMOD BASIN	13	6	5834
BIOFILTRATION BF-1 POLLUTANT CONTROL/HYDROMOD BASIN	15,16	8	9529
BIOFILTRATION BF-1 POLLUTANT CONTROL/HYDROMOD BASIN	16,17	9	8913
BIOFILTRATION BF-1 POLLUTANT CONTROL/HYDROMOD BASIN	21	11	14666
BIOFILTRATION BF-1 POLLUTANT CONTROL/HYDROMOD BASIN	19	16	5615
BIOFILTRATION BF-1 POLLUTANT CONTROL/HYDROMOD BASIN	18	17	5449
BIOFILTRATION BF-1 POLLUTANT CONTROL/HYDROMOD BASIN	17,18	18	4914

BMP BASIN TABLE

UNIT	LOT	DESCRIPTION	AREA (SF)	AREA (AC)	OWNED BY:	MAINTAINED BY:
1	1,3	BASIN	7,614	0.17	HOA	HOA
2	1,3	BASIN	7,784	0.18	HOA	HOA
5	1,2	BASIN	4,045	0.09	HOA	HOA
6	1,2	BASIN	5,834	0.13	HOA	HOA
8	1,3	BASIN	9,529	0.22	HOA	HOA
9	1,5	BASIN	8,913	0.20	HOA	HOA
9	1	BASIN	4,914	0.11	HOA	HOA
10	1,3	BASIN	14,666	0.34	HOA	HOA
16	1	BASIN	5,415	0.13	HOA	HOA
17	1	BASIN	5,449	0.12	HOA	HOA
SUBTOTAL:			1.69			

BIOFILTRATION ORIFICE DESIGN

BIOFILTRATION BMP#	UNDERDRAIN ORIFICE (IN)	LOW FLOW ORIFICE		MID FLOW ORIFICE		HIGH FLOW ORIFICE		OVERFLOW WEIR/RISER	
		DIA. (IN)	OFFSET (FT)*	DIA. (IN)	OFFSET (FT)*	DIA. (IN)	OFFSET (FT)*	DIA. (IN) OR SIZE (FTXFT)	OFFSET (FT)*
1	3	2.0	0.50	2.0	2.00	-	-	4.75X4.75	4.50
2	3	3.0	0.50	2-4N	2.50	-	-	4.75X4.75	4.50
5	2	1.0	1.00	1.0	2.00	-	-	4.75X4.75	3.00
6	4.5	4.0	0.50	3-3N	2.00	-	-	4.75X4.75	3.75
8	3	3.0	0.50	4.0	2.00	-	-	4.75X4.75	4.25
9	4	4.0	0.50	3-3N	2.00	-	-	4.75X4.75	3.50
11	3	1.5	0.50	3.0	3.00	3.0	5.00	4.75X4.75	6.00
16	3	3.0	0.50	-	-	-	-	4.75X4.75	4.25
17	3	3.0	0.50	4.0	2.50	-	-	4.75X4.75	4.50
18	4	2.0	0.50	3.0	2.50	-	-	4.75X4.75	3.75

*OFFSET DIMENSIONS ARE DISTANCE FROM ORIFICE IE/WEIR TOP TO THE BOTTOM OF BASIN SURFACE LAYER (MULCH BOTTOM)

LAND USE / ZONING TABLE

LOT NO.	DWELLING UNITS	DEVELOPMENT (AC.)	BUFFER (AC.)	PARK (AC.)	OPEN SPACE (AC.)	TOTAL (AC.)	PROPOSED LAND USE	PROPOSED ZONE	DENSITY	PROPOSED EASEMENTS	OWNER/ MAINTENANCE
UNIT 1	66	5.1			0.78	8.72	LOW MED RES	RM-1-1	12.9	RECREATION*	SUB HOA
2							OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
3			1.2				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
4			1.64				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
UNIT 2	87	4.16			2.67	9.91	LOW MED RES	RM-1-3	20.9	RECREATION*	SUB HOA
2							OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
3			1.3				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
4			1.37				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
5					0.41		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
UNIT 3					1.36	1.36	OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 4					25.27	25.27	OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 5					2.76	2.76	OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 6	78	2.29			0.47		MEDIUM RES	RM-2-6	34.1	RECREATION*	OWNER
1							OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
UNIT 7	128	3.42				4.99	MEDIUM RES	RM-3-7	37.4	RECREATION*	OWNER
2					1.13		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
3					1.28		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
UNIT 8					3.38	6.45	OPEN SPACE	OP-1-1		ID TO CITY OF SD	CITY PARKS & REC
2					3.07		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 9					10.92	10.92	OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
1	98	6.9					LOW MED RES	RM-1-1	14.2	RECREATION*	SUB HOA
2					0.48		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
3					1.93		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
4					1.81		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
UNIT 10					19.75	19.75	OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
1	300	11.1					LOW MED RES	RM-2-5	27.0	RECREATION*	OWNER
2					1.57		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
3					3.87		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
4					1.77		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
5					0.88		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
6					0.56		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
UNIT 11					15.34	15.34	OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
1	250	10.07					LOW MED RES	RM-2-4	19.9	RECREATION*	SUB HOA
2					2.24		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
3					3.03		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
UNIT 12					0.9	0.9	OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
1					6.07	6.07	OPEN SPACE, LOW RES	AR 1-1, RS-1-13		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 13					9.26	9.26	OPEN SPACE	OP-1-1		ID TO CITY OF SD	CITY PARKS & REC
1					1.9		OPEN SPACE	OP-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
2					7.36		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 14					1.86	1.86	PRIVATE COMMERCIAL REC	RS-1-13			OWNER
1					13.6	13.6	OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 15					19.94	19.94	OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
1	123	4.75			2.59		LOW MED RES	RM-2-5	25.9	RECREATION*	OWNER
2							OPEN SPACE	OP-1-1		ID TO CITY OF SD	CITY PARKS & REC
3					1.23		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
4					1.13		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
5					10.11		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
6					0.13		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 17					6.27	6.27	OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
1	120	3.29					MEDIUM RES	RM-3-7	36.5	RECREATION*	OWNER
2					0.27		COMMUNITY COMMERCIAL	CC-2-1			OWNER
3					0.46		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER-LOT 1
4					1.25		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER-LOT 1
5					1		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER-LOT 1
TOTALS	1200	53.21	25.02	7.87	78.11	164.21					
PUBLIC R.O.W. DEDICATION						0.33					
PROJECT TOTAL						164.54					

DEVIATIONS: SEE SHEET 35 FOR PROPOSED DEVIATIONS
*ALL TRAILS IN RECREATION EASEMENTS TO BE PRIVATELY OWNED & MAINTAINED

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PROJECT ADDRESS:
 14050 CARMEL RIDGE ROAD
 SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
 THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
 SECTIONS AND DETAILS

REVISION 14: _____
 REVISION 13: _____
 REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 09: _____
 REVISION 08: _____
 REVISION 07: _____
 REVISION 06: _____
 REVISION 05: _____
 REVISION 04: _____
 REVISION 03: _____
 REVISION 02: _____
 REVISION 01: _____

JUNE 16, 2021
 SEPTEMBER 4, 2020
 JULY 24, 2020
 JUNE 10, 2020
 APRIL 13, 2020
 JANUARY 30, 2020

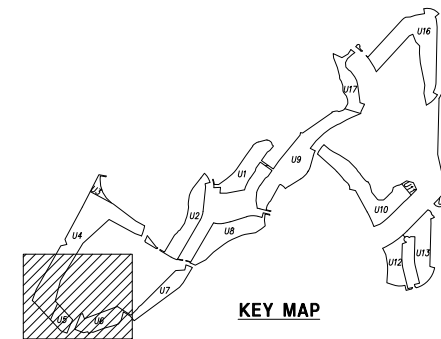
ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 2 OF 59
 DEP # _____

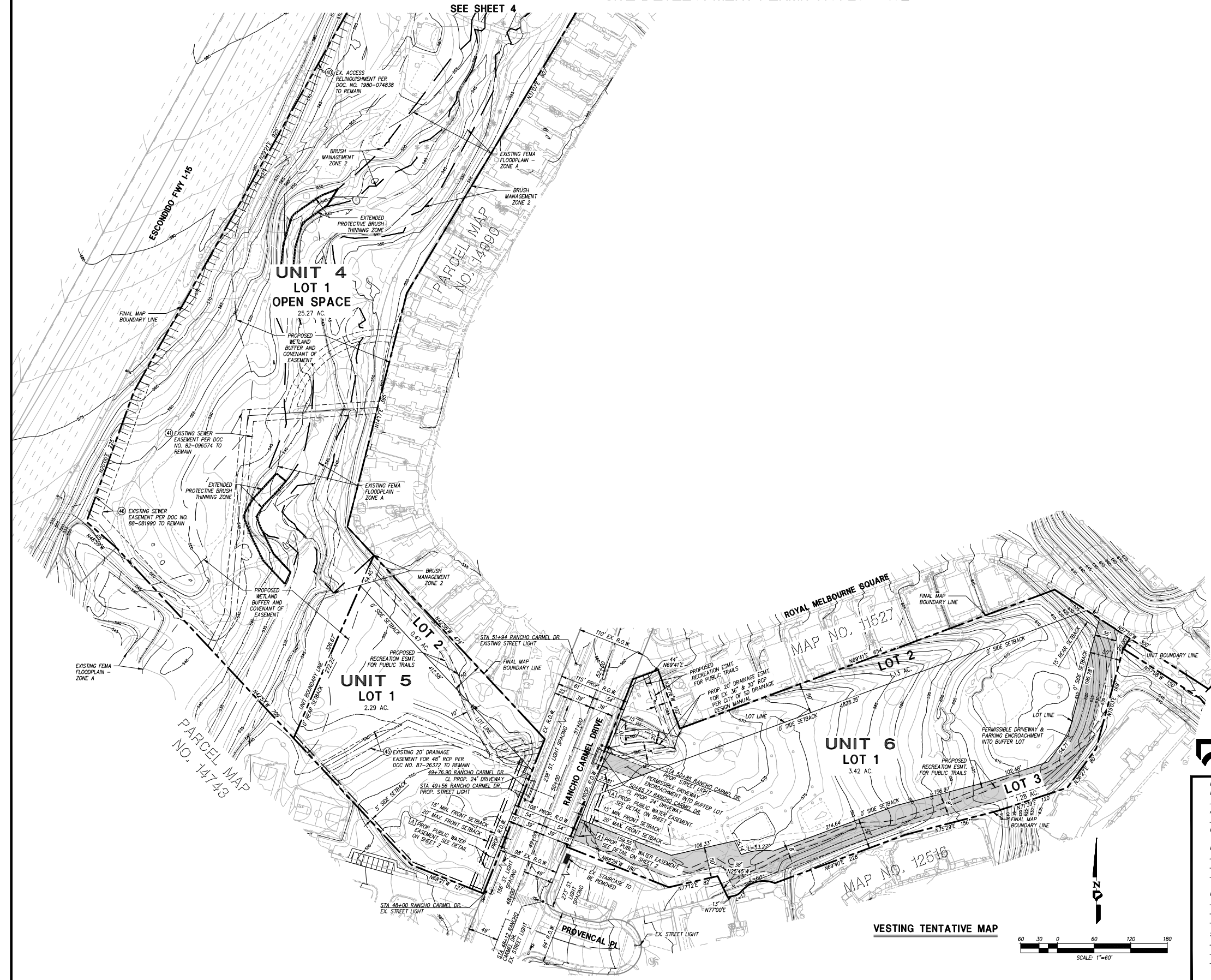


THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



STREET LIGHT NOTE:
ALL EXISTING AND PROPOSED STREET LIGHTS ALONG UNIT FRONTS SHALL MEET THE SPACING & LUMINAIRE REQUIREMENTS OUTLINED IN SECTION 4 OF THE CITY OF SAN DIEGO STREET DESIGN MANUAL.



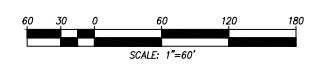
- LEGEND:**
- EXISTING STREET CENTERLINE
 - EXISTING RIGHT-OF-WAY
 - - - EXISTING EASEMENTS
 - - - PROPOSED EASEMENTS
 - Ⓢ EXISTING EASEMENT ITEM NO. PER SHEETS 38-39
 - Ⓧ PROPOSED EASEMENT ITEM NO. PER SHEETS 38-39
 - - - FINAL MAP BOUNDARY LINES IN PHASES
 - - - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED SETBACK
 - - - PROPOSED BRUSH MANAGEMENT ZONE 2
 - - - EXTENDED PROTECTIVE BRUSH THINNING ZONE
 - - - PROPOSED LOT LINE
 - - - EXISTING EARTHEN OR CONCRETE-LINED SWALE
 - - - PROPOSED WETLAND BUFFER AND COVENANT OF EASEMENT
 - - - EXISTING FEMA FLOODPLAIN LINE
 - - - EXISTING CONTOUR
 - - - PROPOSED 24' DRIVEWAY
 - - - EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - PERMISSIBLE ENCROACHMENTS INTO BUFFER LOTS

PROJECT DESIGN CONSULTANTS
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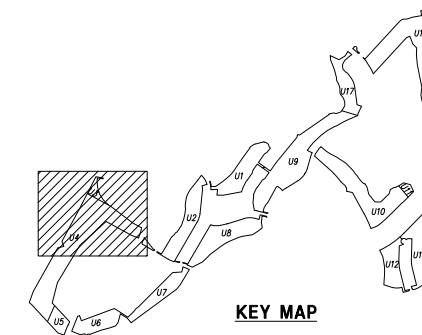
No. 42951
Exp. 03-31-22
CIVIL
STATE OF CALIFORNIA

PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:
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PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11:
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10:
SHEET TITLE: VESTING TENTATIVE MAP	REVISION 09:
	REVISION 08:
	REVISION 07:
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019	
SHEET 3 OF 59	
DEP #	

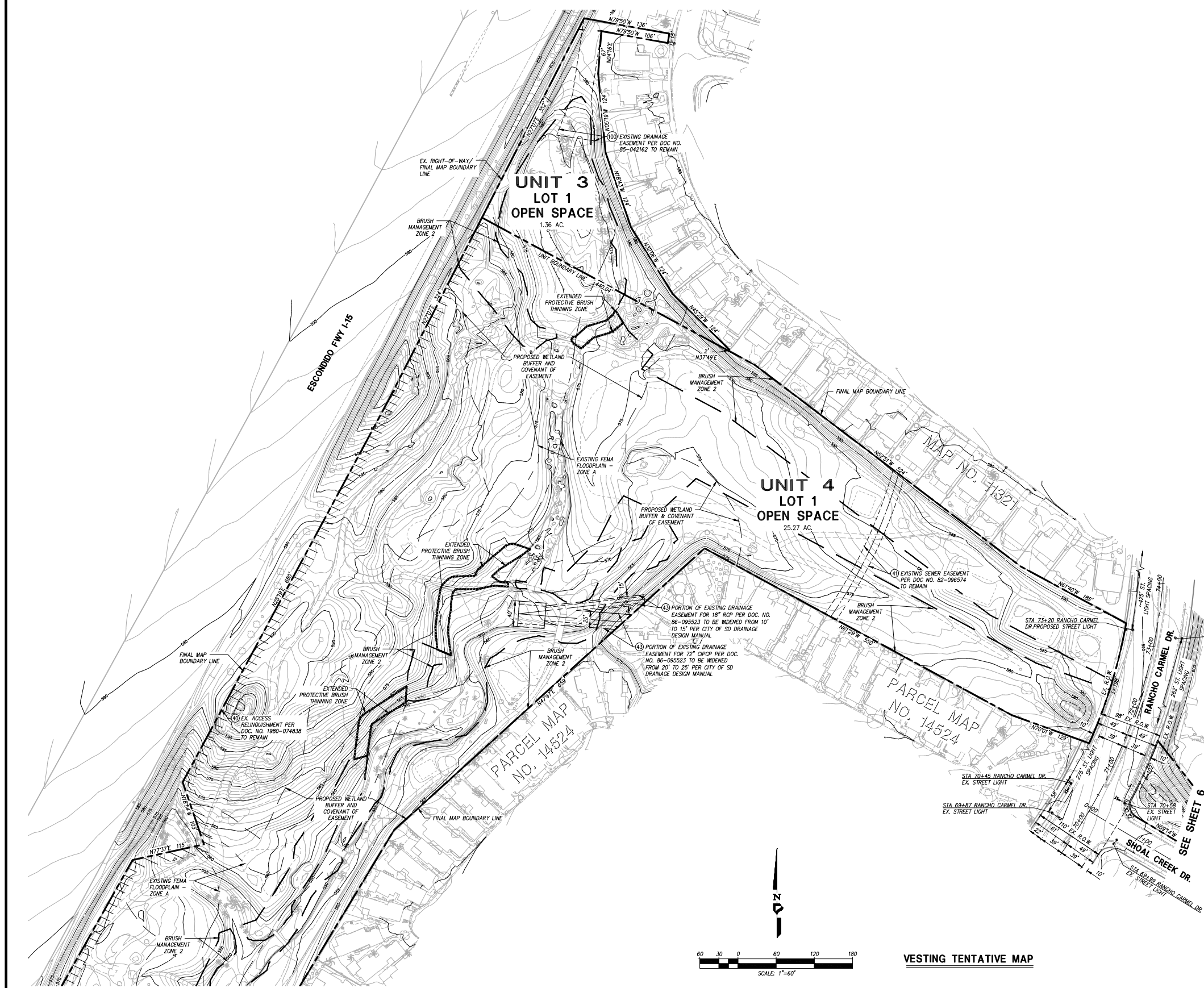


THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



STREET LIGHT NOTE:
ALL EXISTING AND PROPOSED STREET LIGHTS ALONG UNIT FRONTS SHALL MEET THE SPACING & LUMINAIRE REQUIREMENTS OUTLINED IN SECTION 4 OF THE CITY OF SAN DIEGO STREET DESIGN MANUAL.



LEGEND:

	EXISTING STREET CENTERLINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENTS
	PROPOSED EASEMENTS
	EXISTING EASEMENT ITEM NO. PER SHEETS 38-39
	PROPOSED EASEMENT ITEM NO. PER SHEETS 38-39
	FINAL MAP BOUNDARY LINES IN PHASES
	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK
	PROPOSED BRUSH MANAGEMENT ZONE 2
	EXTENDED PROTECTIVE BRUSH THINNING ZONE
	PROPOSED LOT LINE
	EXISTING EARTHEN OR CONCRETE-LINED SWALE
	PROPOSED WETLAND BUFFER AND COVENANT OF EASEMENT
	EXISTING FEMA FLOODPLAIN LINE
	EXISTING CONTOUR
	PROPOSED 24' DRIVEWAY
	EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

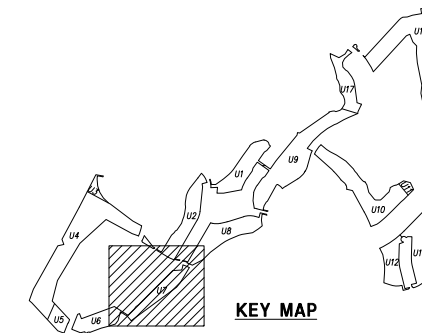
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619.234.0249 Fax

No. 42951
Exp. 03-31-22
CIVIL
STATE OF CALIFORNIA

PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: PROJECT DESIGN CONSULTANTS	REVISION 13: _____
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 12: _____
PHONE #: (619) 235-6471	REVISION 11: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 10: _____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 09: _____
SHEET TITLE: VESTING TENTATIVE MAP	REVISION 08: _____
	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 4 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



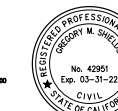
STREET LIGHT NOTE:
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LEGEND:

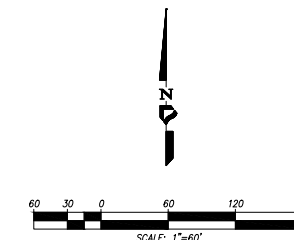
- EXISTING STREET CENTERLINE
- EXISTING RIGHT-OF-WAY
- - - EXISTING EASEMENTS
- - - PROPOSED EASEMENTS
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- - - PROPOSED WETLAND BUFFER AND COVENANT OF EASEMENT
- - - EXISTING FEMA FLOODPLAIN LINE
- - - EXISTING CONTOUR
- - - PROPOSED 24' DRIVEWAY
- - - EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1986-074838
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

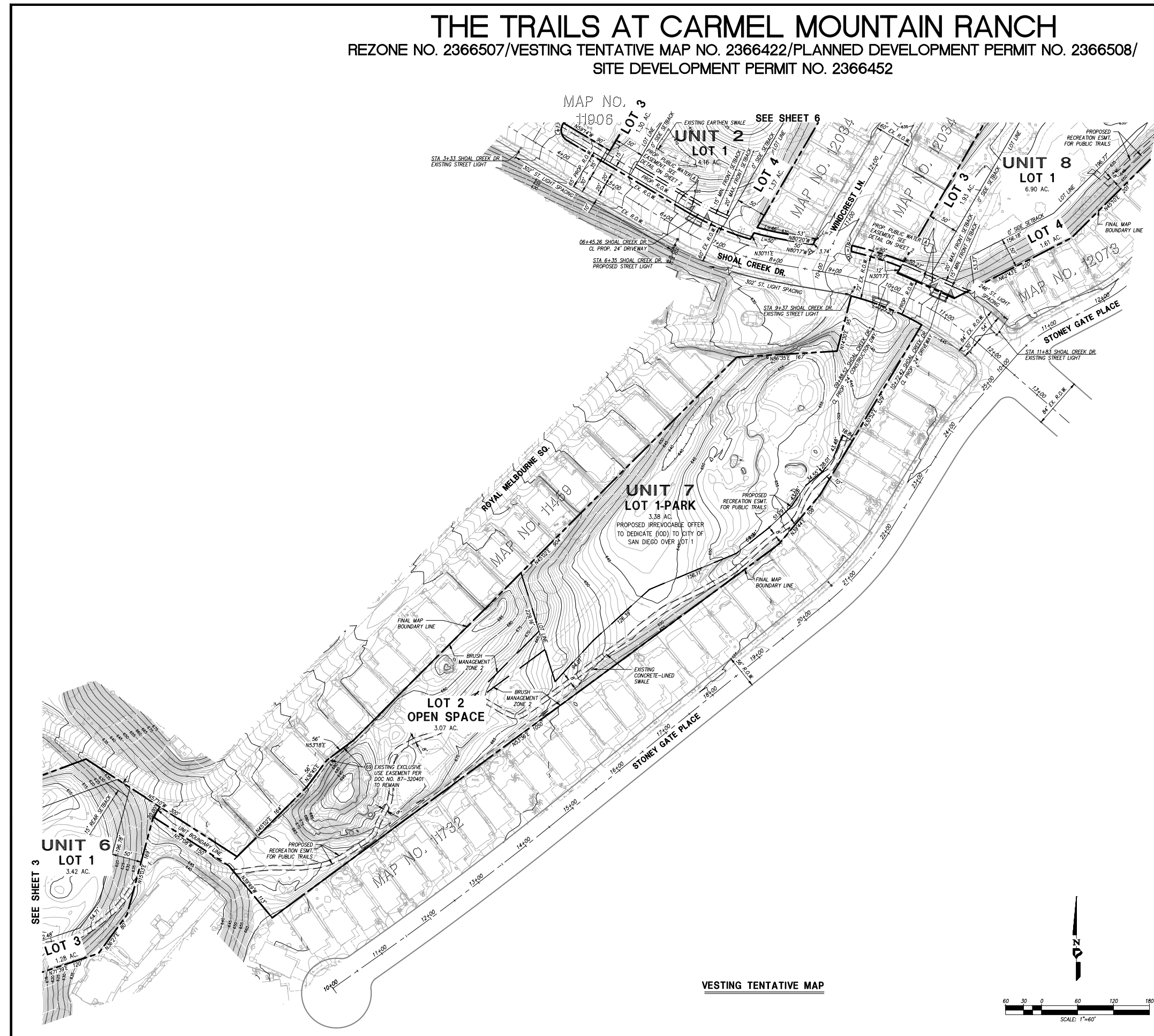
701 B Street, Suite 800
San Diego, CA 92101
619.234.0278
619.234.0249 Fax



PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: PROJECT DESIGN CONSULTANTS	REVISION 13: _____
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PHONE #: (619) 235-6471	REVISION 11: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 10: _____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 09: _____
SHEET TITLE: VESTING TENTATIVE MAP	REVISION 08: _____
	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019	
SHEET 5 OF 59	
DEP # _____	

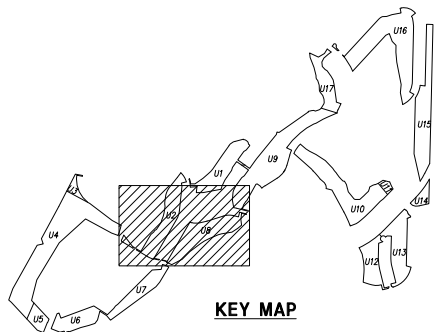


VESTING TENTATIVE MAP

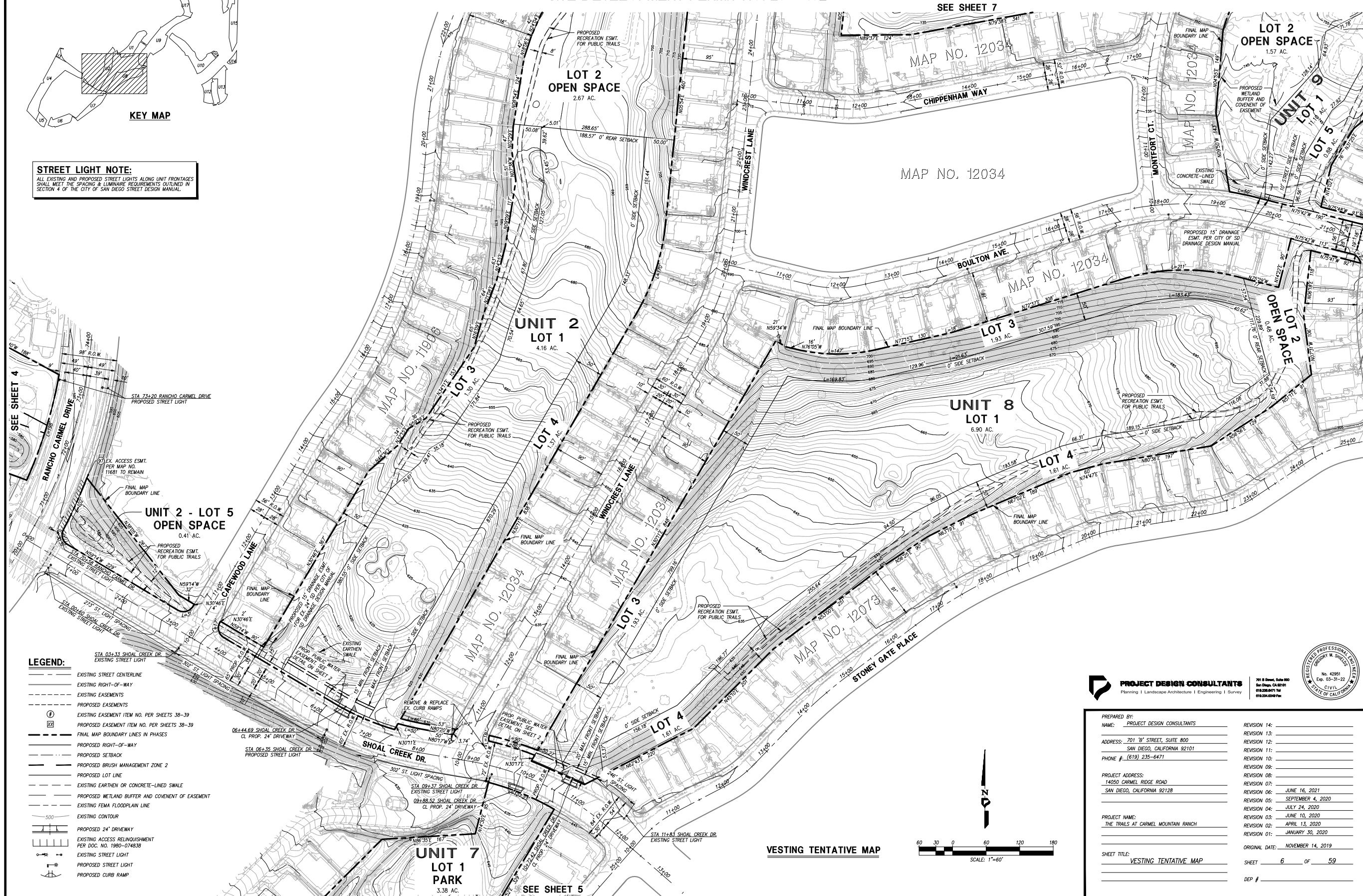


THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



STREET LIGHT NOTE:
ALL EXISTING AND PROPOSED STREET LIGHTS ALONG UNIT FRONTS SHALL MEET THE SPACING & LUMINAIRE REQUIREMENTS OUTLINED IN SECTION 4 OF THE CITY OF SAN DIEGO STREET DESIGN MANUAL.



- LEGEND:**
- EXISTING STREET CENTERLINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING EASEMENTS
 - PROPOSED EASEMENTS
 - PROPOSED EASEMENT ITEM NO. PER SHEETS 38-39
 - PROPOSED EASEMENT ITEM NO. PER SHEETS 38-39
 - FINAL MAP BOUNDARY LINES IN PHASES
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED SETBACK
 - PROPOSED BRUSH MANAGEMENT ZONE 2
 - PROPOSED LOT LINE
 - EXISTING EARTHEN OR CONCRETE-LINED SWALE
 - PROPOSED WETLAND BUFFER AND COVENANT OF EASEMENT
 - EXISTING FEMA FLOODPLAIN LINE
 - EXISTING CONTOUR
 - PROPOSED 24' DRIVEWAY
 - EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - PROPOSED CURB RAMP

PROJECT DESIGN CONSULTANTS
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PROFESSIONAL ENGINEER
MARGORY M. SHIMODA
No. 42951
Exp. 03-31-22
CIVIL
STATE OF CALIFORNIA

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PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

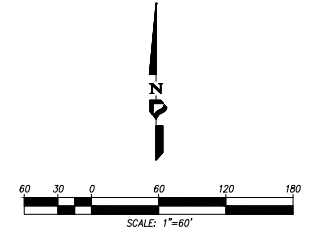
SHEET TITLE:
VESTING TENTATIVE MAP

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
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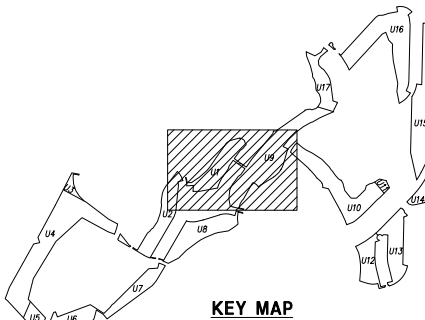
SHEET 6 OF 59

DEP # _____



THE TRAILS AT CARMEL MOUNTAIN RANCH

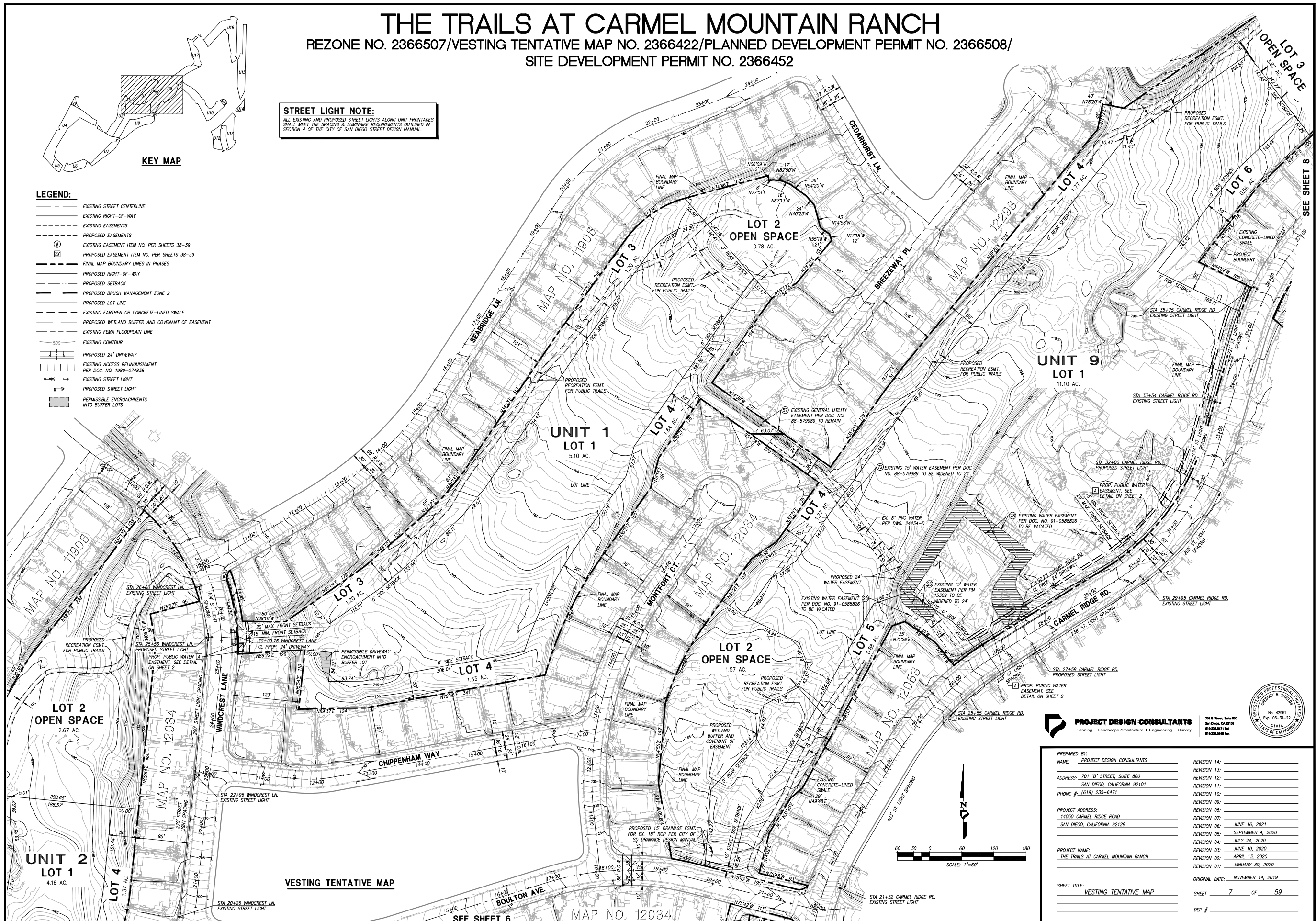
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
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- EXISTING CONTOUR
- PROPOSED 24' DRIVEWAY
- EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PERMISSIBLE ENCROACHMENTS INTO BUFFER LOTS



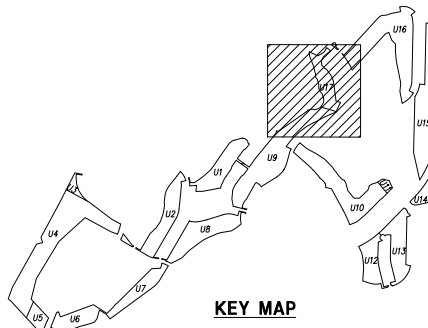
PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey



PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:
ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13:
PHONE #: (619) 235-6471	REVISION 12:
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11:
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10:
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	REVISION 06:
	REVISION 05:
	REVISION 04:
	REVISION 03:
	REVISION 02:
	REVISION 01:
	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 7 OF 59
	DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

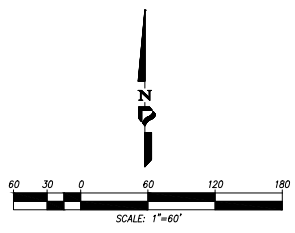
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SITE DEVELOPMENT PERMIT NO. 2366452



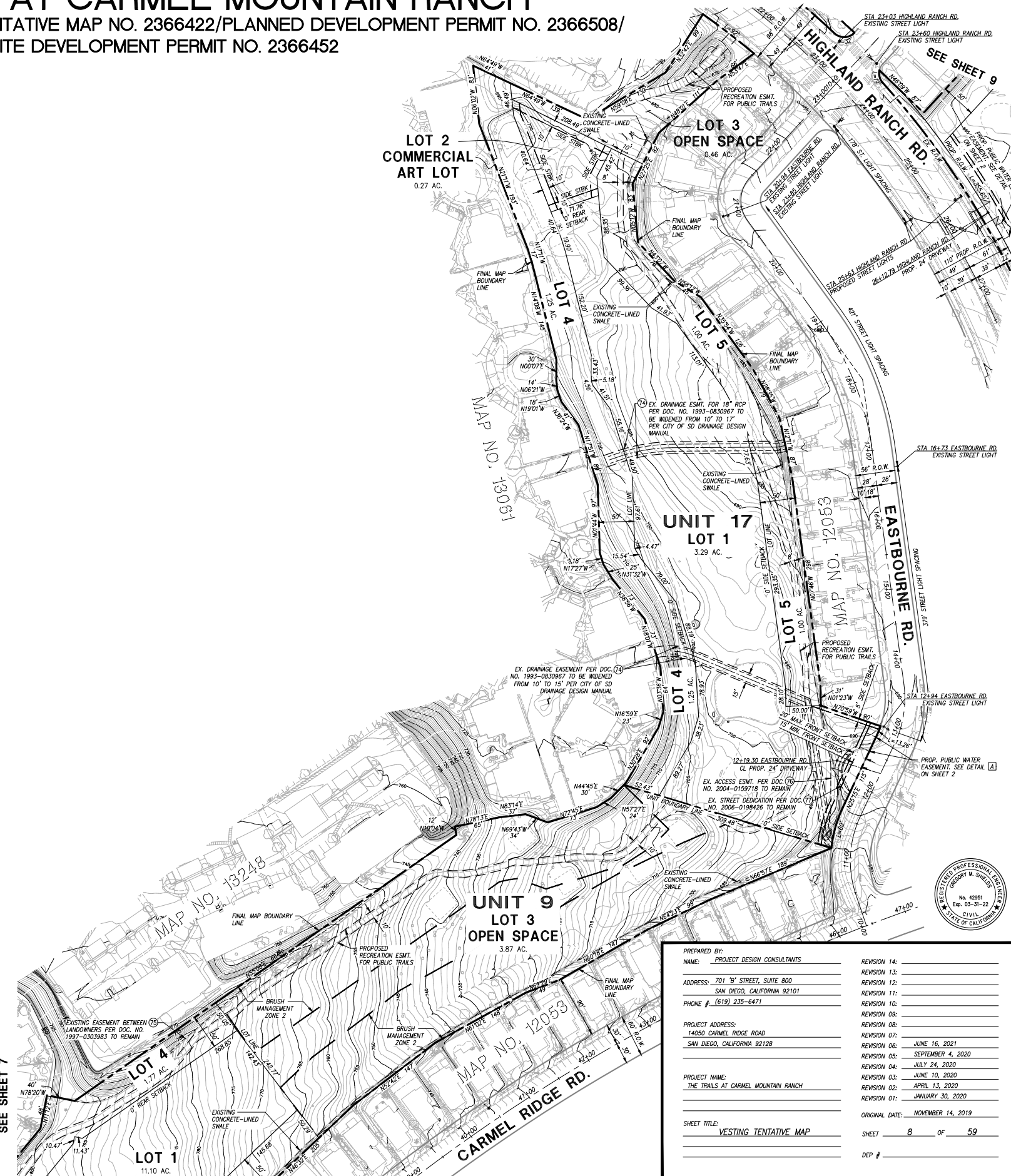
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- - - EXISTING FEMA FLOODPLAIN LINE
- - - EXISTING CONTOUR
- - - PROPOSED 24' DRIVEWAY
- - - EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT



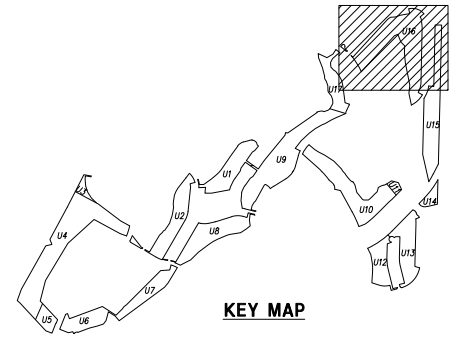
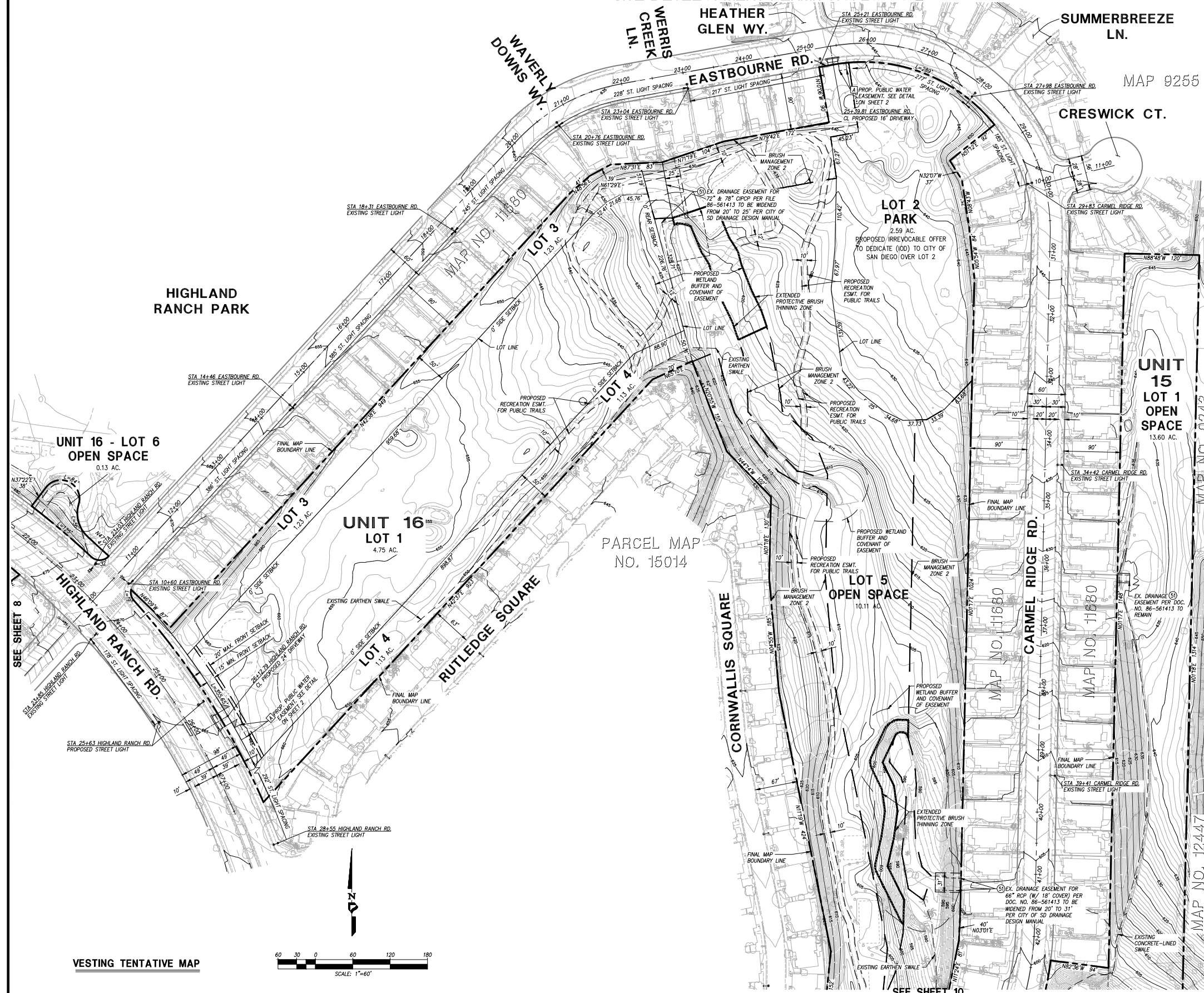
VESTING TENTATIVE MAP



<p>PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101 PHONE #: (619) 235-6471</p> <p>PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128</p> <p>PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH</p> <p>SHEET TITLE: VESTING TENTATIVE MAP</p>	<table border="0" style="width: 100%;"> <tr> <td>REVISION 14:</td> <td>_____</td> </tr> <tr> <td>REVISION 13:</td> <td>_____</td> </tr> <tr> <td>REVISION 12:</td> <td>_____</td> </tr> <tr> <td>REVISION 11:</td> <td>_____</td> </tr> <tr> <td>REVISION 10:</td> <td>_____</td> </tr> <tr> <td>REVISION 09:</td> <td>_____</td> </tr> <tr> <td>REVISION 08:</td> <td>_____</td> </tr> <tr> <td>REVISION 07:</td> <td>_____</td> </tr> <tr> <td>REVISION 06:</td> <td>_____</td> </tr> <tr> <td>REVISION 05:</td> <td>_____</td> </tr> <tr> <td>REVISION 04:</td> <td>_____</td> </tr> <tr> <td>REVISION 03:</td> <td>_____</td> </tr> <tr> <td>REVISION 02:</td> <td>_____</td> </tr> <tr> <td>REVISION 01:</td> <td>_____</td> </tr> </table> <p>ORIGINAL DATE: NOVEMBER 14, 2019</p> <p>SHEET 8 OF 59</p> <p>DEP # _____</p>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	_____	REVISION 05:	_____	REVISION 04:	_____	REVISION 03:	_____	REVISION 02:	_____	REVISION 01:	_____
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THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



STREET LIGHT NOTE:
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- LEGEND:**
- EXISTING STREET CENTERLINE
 - EXISTING RIGHT-OF-WAY
 - - - EXISTING EASEMENTS
 - - - PROPOSED EASEMENTS
 - Ⓡ EXISTING EASEMENT ITEM NO. PER SHEETS 38-39
 - Ⓧ PROPOSED EASEMENT ITEM NO. PER SHEETS 38-39
 - - - FINAL MAP BOUNDARY LINES IN PHASES
 - - - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED SETBACK
 - - - PROPOSED BRUSH MANAGEMENT ZONE 2
 - - - EXTENDED PROTECTIVE BRUSH THINNING ZONE
 - - - PROPOSED LOT LINE
 - - - EXISTING EARTHEN OR CONCRETE-LINED SWALE
 - - - PROPOSED WETLAND BUFFER AND COVENANT OF EASEMENT
 - - - EXISTING FEMA FLOODPLAIN LINE
 - - - EXISTING CONTOUR
 - - - PROPOSED 24' DRIVEWAY
 - - - EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
 - Ⓢ EXISTING STREET LIGHT
 - Ⓛ PROPOSED STREET LIGHT

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

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REGISTERED PROFESSIONAL ENGINEER
No. 42951
Exp. 03-31-22
CIVIL
STATE OF CALIFORNIA

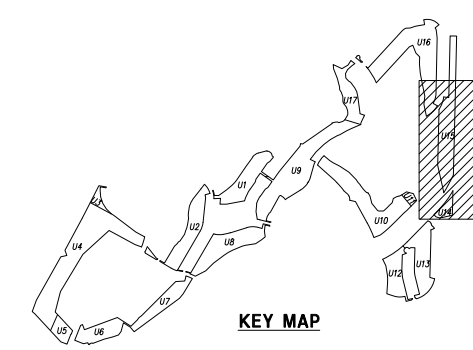
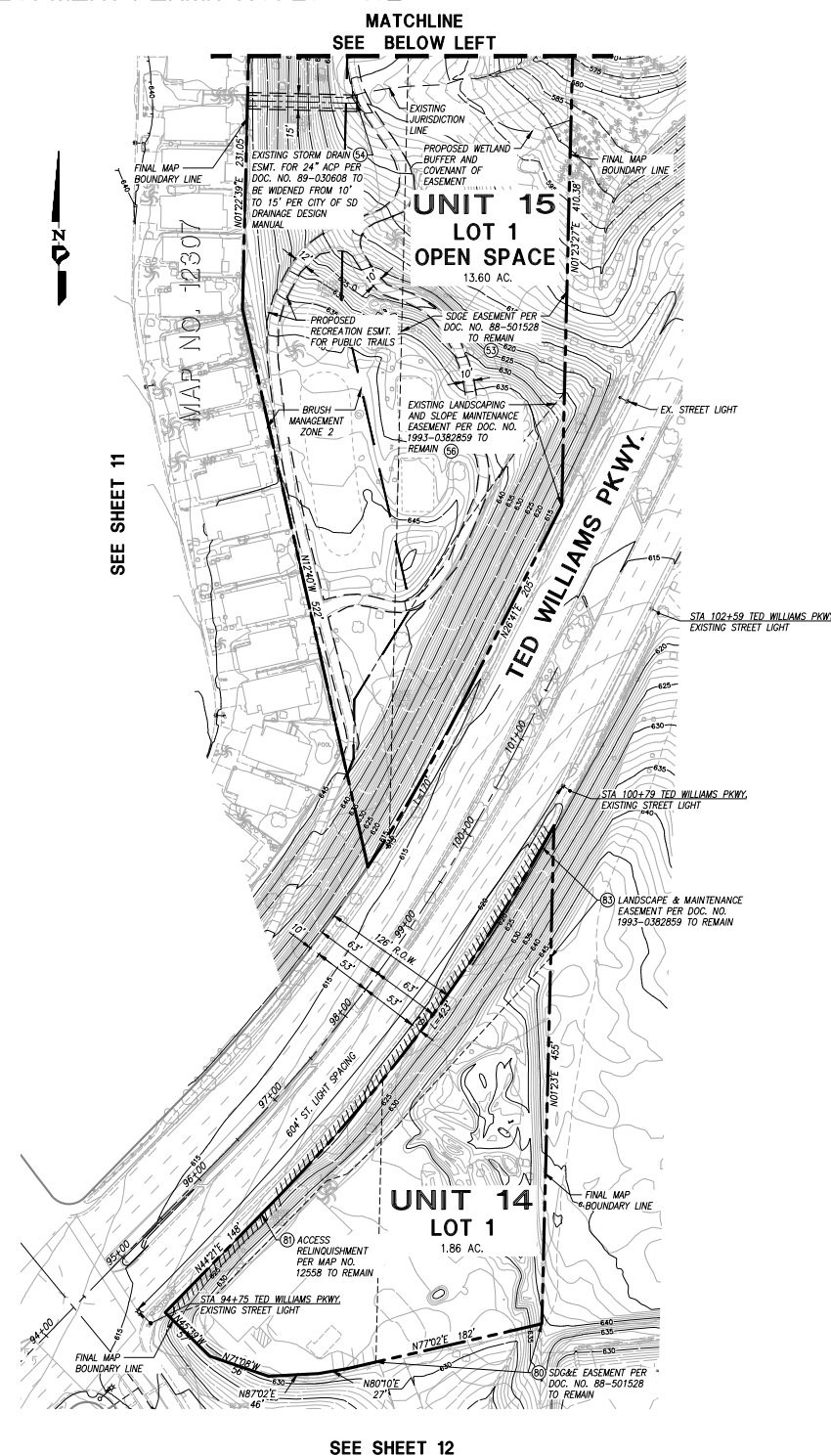
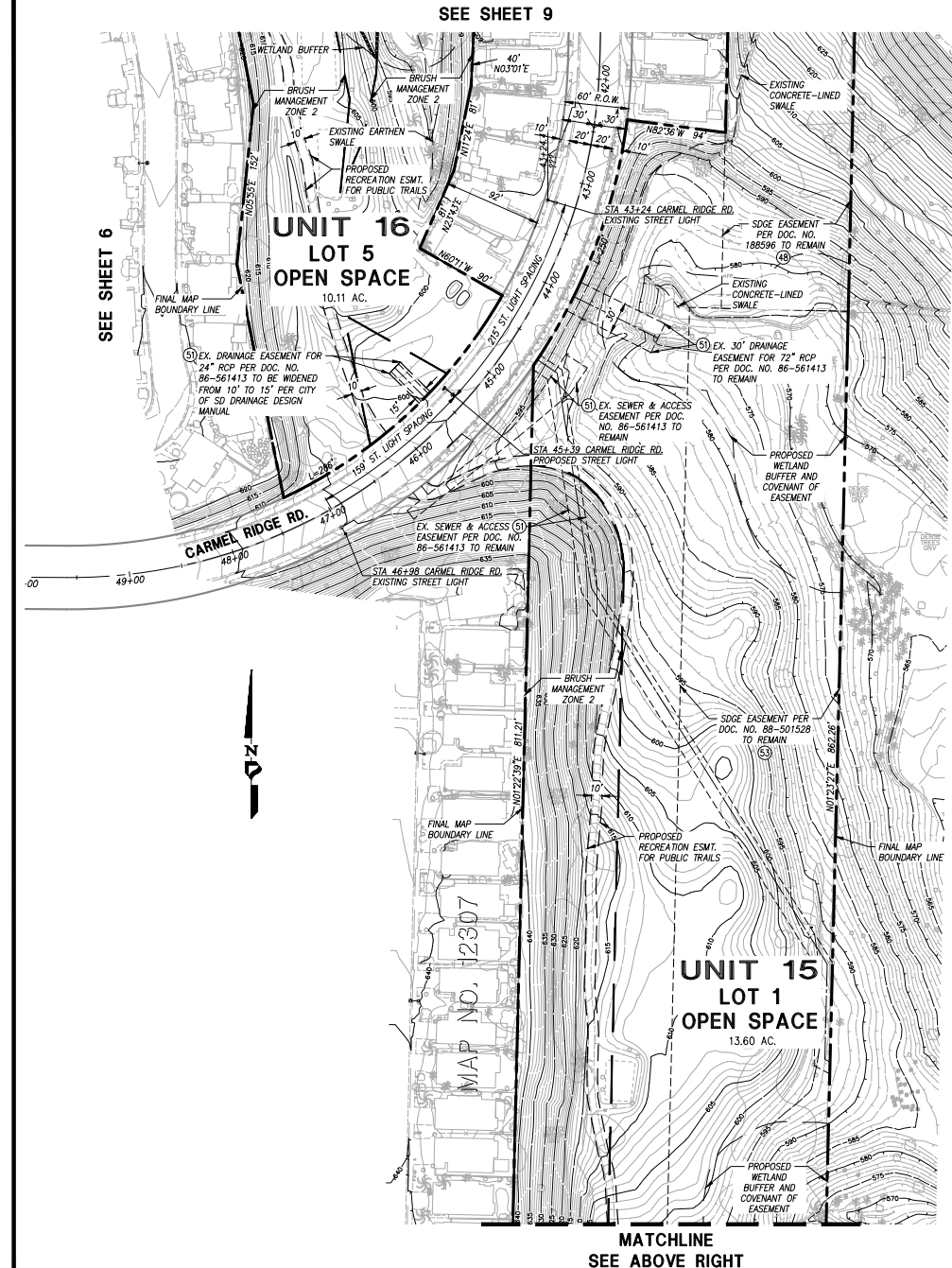
PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14:
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13:
PHONE #: (619) 235-6471	REVISION 12:
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11:
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10:
SHEET TITLE: VESTING TENTATIVE MAP	REVISION 09:
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	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 9 OF 59
	DEP #

VESTING TENTATIVE MAP

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SCALE: 1"=60'

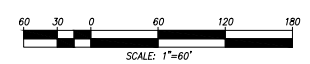
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



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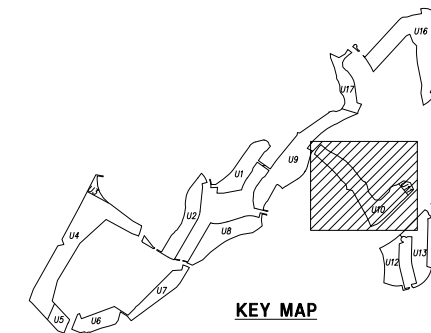
- LEGEND:**
- EXISTING STREET CENTERLINE
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 - EXISTING FEMA FLOODPLAIN LINE
 - EXISTING CONTOUR
 - PROPOSED 24' DRIVEWAY
 - EXISTING ACCESS RELINQUISHMENT PER MAP NO. 12558
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT



PROJECT DESIGN CONSULTANTS 701 B Street, Suite 800 San Diego, CA 92101 (619) 234-6471		
PREPARED BY: PROJECT DESIGN CONSULTANTS ADDRESS: 701 B STREET, SUITE 800, SAN DIEGO, CALIFORNIA 92101 PHONE #: (619) 235-6471 PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD, SAN DIEGO, CALIFORNIA 92128 PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH SHEET TITLE: VESTING TENTATIVE MAP		
REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 09: _____ REVISION 08: _____ REVISION 07: _____ REVISION 06: _____ REVISION 05: _____ REVISION 04: _____ REVISION 03: _____ REVISION 02: _____ REVISION 01: _____ ORIGINAL DATE: NOVEMBER 14, 2019	REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 09: _____ REVISION 08: _____ REVISION 07: _____ REVISION 06: _____ REVISION 05: _____ REVISION 04: _____ REVISION 03: _____ REVISION 02: _____ REVISION 01: _____ ORIGINAL DATE: NOVEMBER 14, 2019	SHEET 10 OF 59 DEP # _____

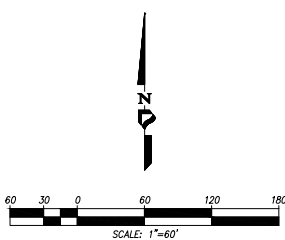
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
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 - EXISTING STREET LIGHT
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VESTING TENTATIVE MAP

PROJECT DESIGN CONSULTANTS
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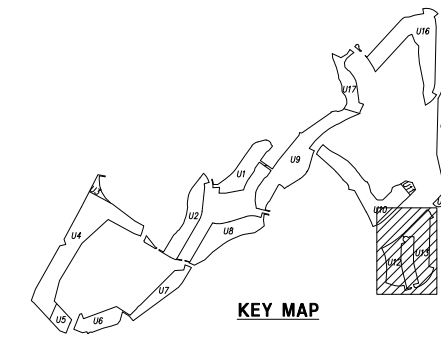
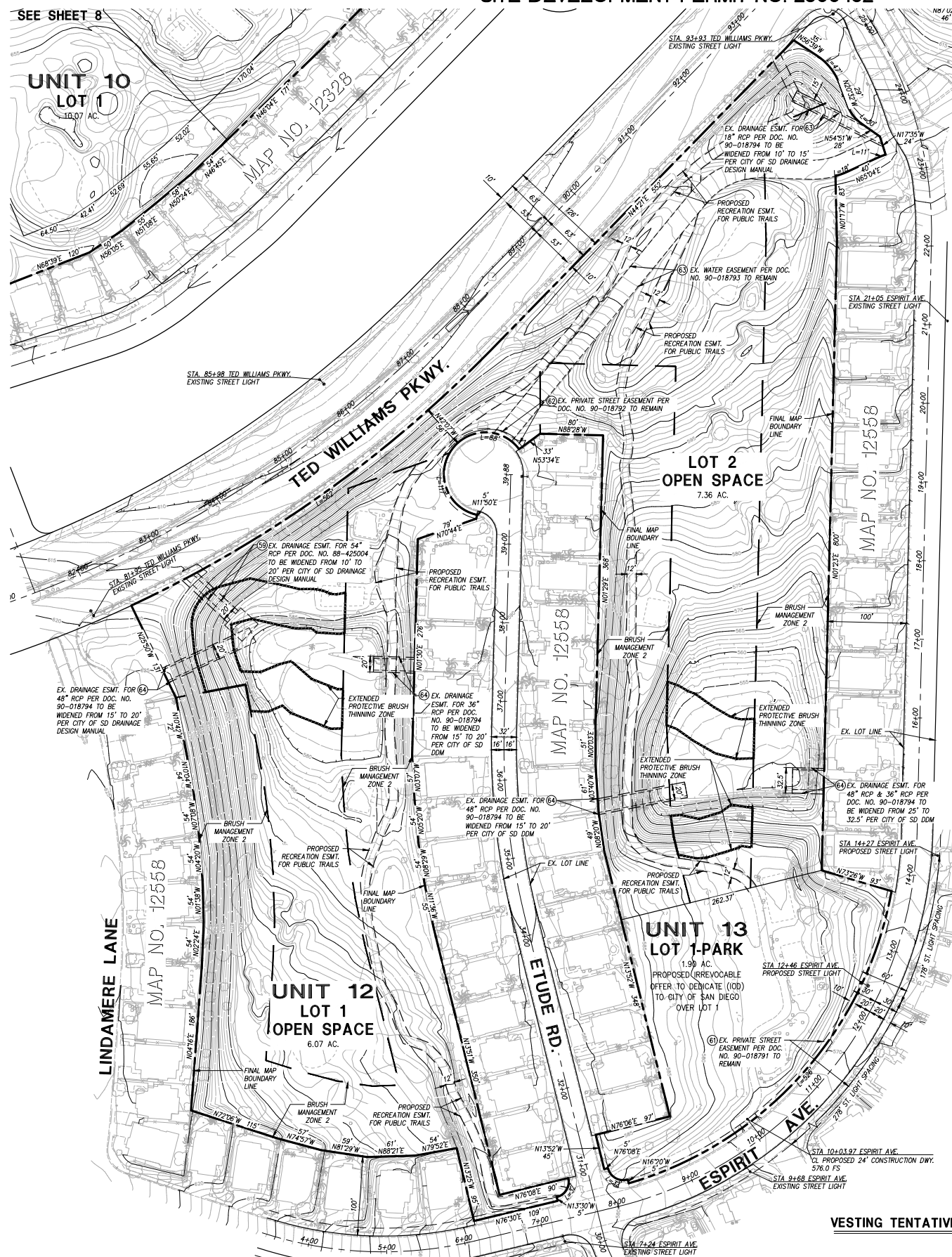
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PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14:
NAME:	REVISION 13:
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	SHEET 11 OF 59
	DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



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 - EXISTING FEMA FLOODPLAIN LINE
 - 500' EXISTING CONTOUR
 - PROPOSED 24' DRIVEWAY
 - EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT

PROJECT DESIGN CONSULTANTS
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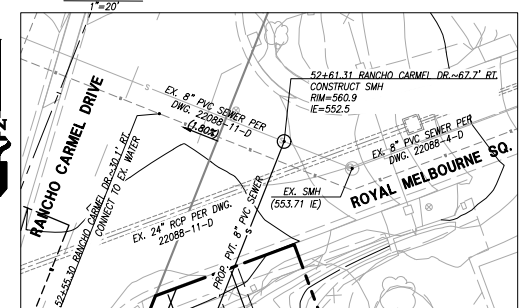
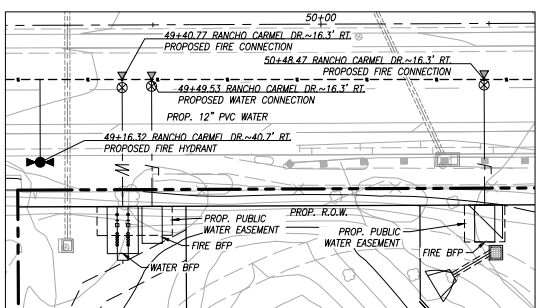
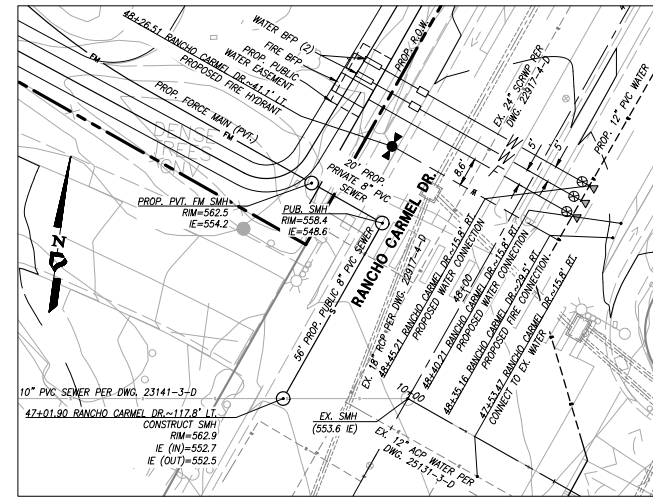
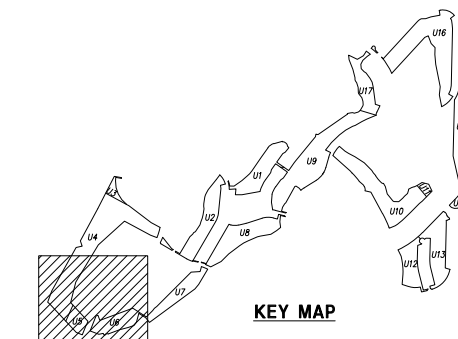
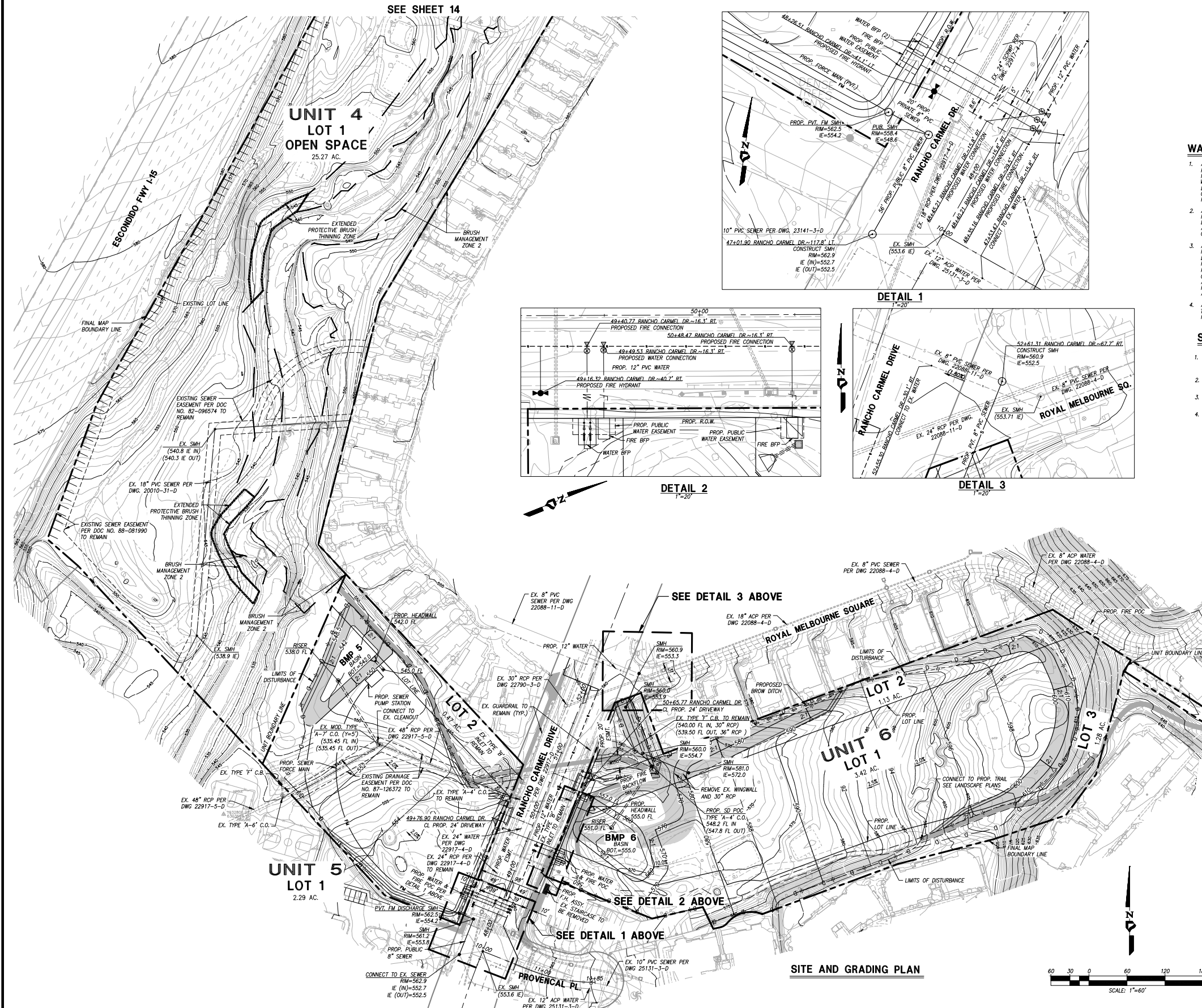
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	REVISION 09:	
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 08:	
	REVISION 07:	JUNE 16, 2021
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	REVISION 05:	JULY 24, 2020
	REVISION 04:	JUNE 10, 2020
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 03:	APRIL 13, 2020
	REVISION 02:	JANUARY 30, 2020
	REVISION 01:	
SHEET TITLE: VESTING TENTATIVE MAP	ORIGINAL DATE:	NOVEMBER 14, 2019
	SHEET	12 OF 59
	DEP #	

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



WATER AND SEWER NOTES:

1. ALL PROPOSED WATER AND SEWER FACILITIES WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT (PUBLIC AND PRIVATE) MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.
2. ALL PROPOSED PRIVATELY MAINTAINED WATER AND SEWER FACILITIES LOCATED WITHIN A SINGLE LOT OR PRIVATE EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CURRENT CALIFORNIA PLUMBING CODE.
3. ALL WATER SERVICES TO THE SITE (EXCEPTING SINGLE FAMILY DOMESTIC SERVICE LINES, AND SINGLE FAMILY DOMESTIC/FIRE COMBINED SERVICE LINES WHERE THE RESIDENTIAL FIRE SPRINKLER SYSTEM UTILIZES PASSIVE PURGE DESIGN) MUST PASS THROUGH A PRIVATE ABOVE GROUND BACK FLOW PREVENTION DEVICE (BFPD). BFPD'S ARE TO BE LOCATED ABOVE GROUND, ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE, AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
4. ALL PROPOSED SEWER LATERAL & MAIN CONNECTIONS TO THE CITY'S SEWER MAIN ARE TO BE PRIVATE AND REQUIRE AN EMRA EXCEPT WHERE NOTED ON PLANS.

NOTES:

1. FILL PLACED IN THE SFHA FOR THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-698). GRANULAR FILL SLOPES MUST HAVE ADOQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.
2. AN EMRA WILL BE REQUIRED FOR ALL PRIVATE STORM DRAIN, LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY.
3. THIS PROJECT WILL IMPLEMENT GREEN STREET ELEMENTS FOR THAT AREA THAT CAN BE REFERENCED WITH THE SWAMP.
4. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT A NEW METER ABOVE GROUND WITHIN THE PUBLIC ROW, OR AN ADEQUATELY SIZED PUBLIC WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
5. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
6. ALL DAMAGED IMPROVEMENTS TO BE REPLACED ALONG SITE FRONTS WILL BE DETERMINED DURING FINAL ENGINEERING.
7. ANY STREET LIGHTS ALONG SITE FRONTS WILL BE DETERMINED BY CITY STANDARDS TO BE DETERMINED DURING FINAL ENGINEERING.

STORM WATER NOTES:

1. AT THE STORM DRAIN DISCHARGE LOCATION, A SUITABLE ENERGY DISSIPATER IS TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
2. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATION.
3. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
4. ALL EXISTING PUBLIC STORM DRAIN EASEMENTS WITHIN PROJECT BOUNDARIES SHALL BE WIDENED BASED ON CURRENT CITY OF SAN DIEGO DRAINAGE DESIGN STANDARDS.

SIGHT DISTANCE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 34 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

LEGEND:

- EXISTING STREET LEGAL CENTERLINE
- EXISTING RIGHT-OF-WAY
- FINAL MAP BOUNDARY LINES IN PHASES
- PROPOSED RIGHT-OF-WAY
- PROPOSED DRIVEWAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED DAYLIGHT LINE
- PROPOSED DISTURBANCE LIMITS
- EXISTING EARTHEN OR CONCRETE-LINED SWALE
- PROPOSED BRUSH MANAGEMENT ZONE 2
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED BROW DITCH
- PROPOSED SLOPE
- PROPOSED RETAINING WALL
- PROPOSED FINISH GRADE
- PROPOSED FINISH SURFACE
- PROPOSED 12" WATER LINE (PVT.)
- PROPOSED 8" SEWER LINE (PVT.)
- PROPOSED SEWER MANHOLE (PVT.)
- PROPOSED SEWER MANHOLE RM & IE (PVT.)
- PROPOSED STORM DRAIN (PVT.)
- PROPOSED STORM DRAIN CLEANOUT (PVT.)
- PROPOSED STORM DRAIN INLET (PVT.)
- PROPOSED HEADWALL (PVT.)
- SIGHT VISIBILITY TRIANGLE PER DETAIL ON SH. 2
- PROPOSED 24" DRIVEWAY

SEE SHEET 15

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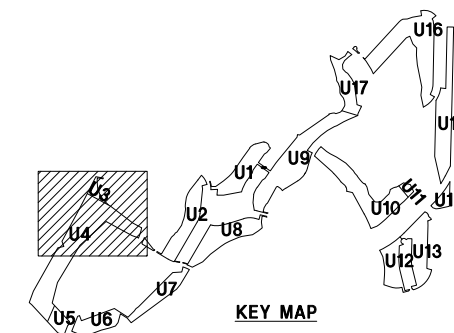
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PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10:
SHEET TITLE: GRADING AND UTILITY PLAN	REVISION 09:
	REVISION 08:
	REVISION 07:
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 13 OF 59
	DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



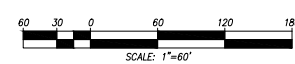
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- PROPOSED HEADWALL (PVT.)
- SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHT. 2
- PROPOSED 24" DRIVEWAY



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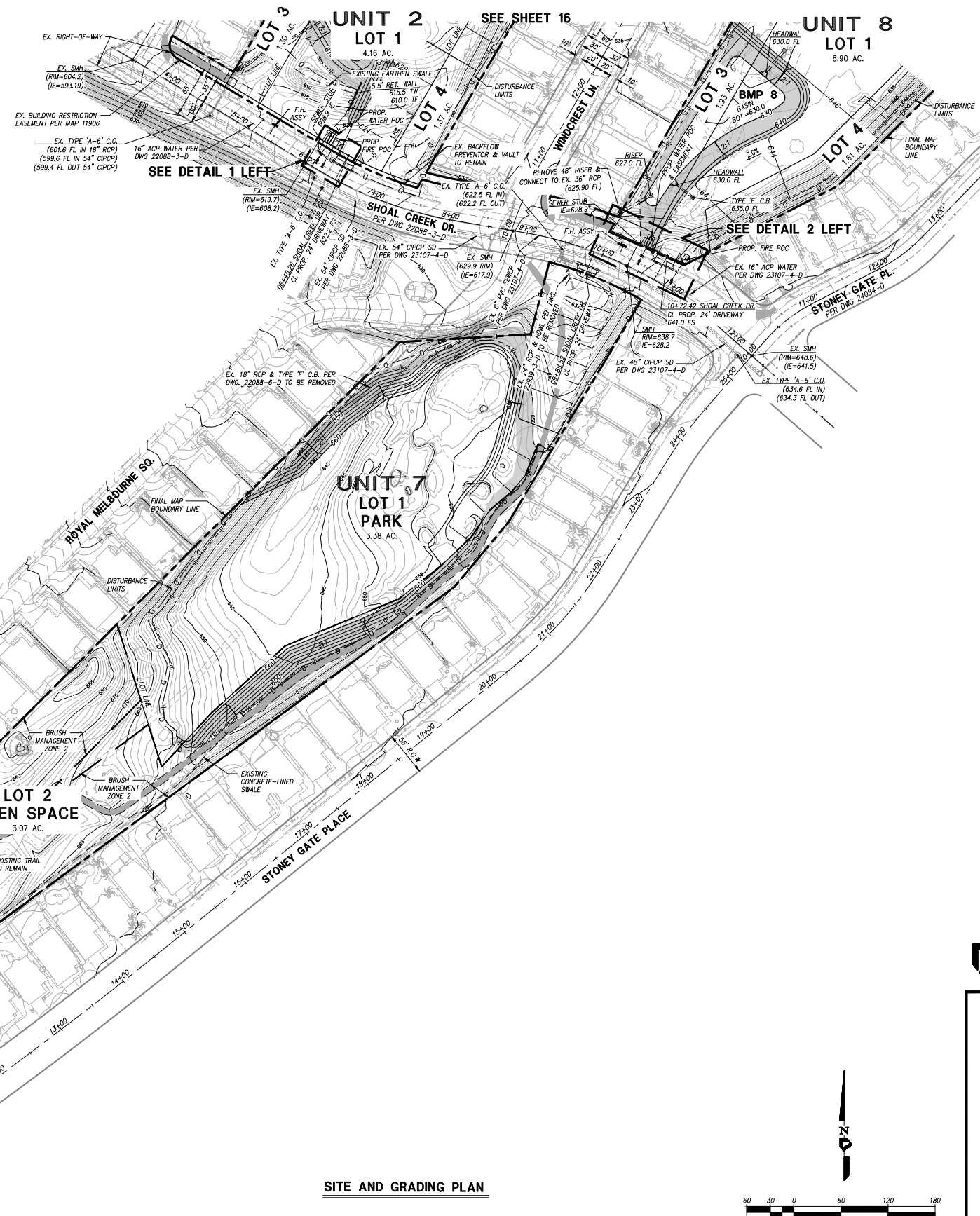
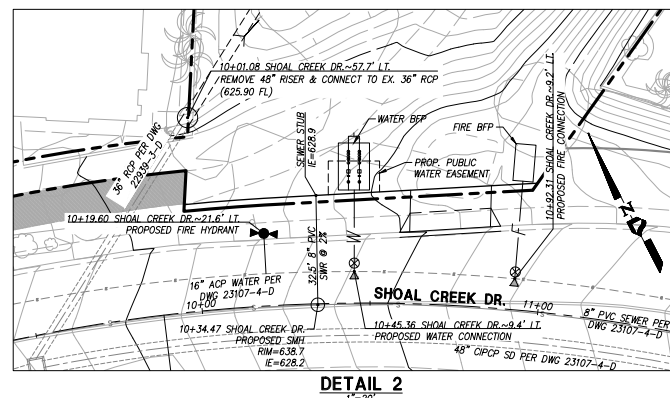
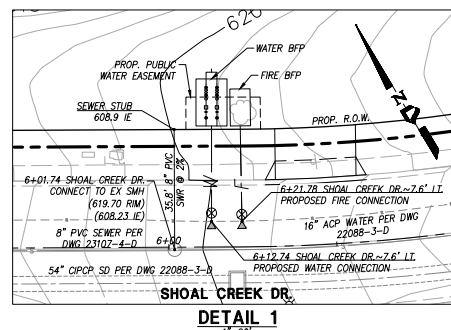
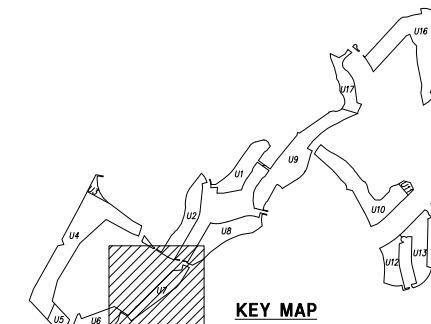
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SHEET TITLE: GRADING AND UTILITY PLAN	ORIGINAL DATE: NOVEMBER 14, 2019
SEE SHEET 13	SHEET 14 OF 59
SEE SHEET 16	DEP # _____



SITE AND GRADING PLAN

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



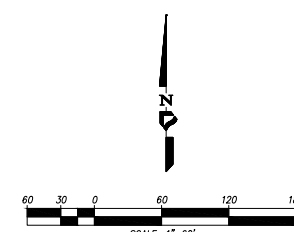
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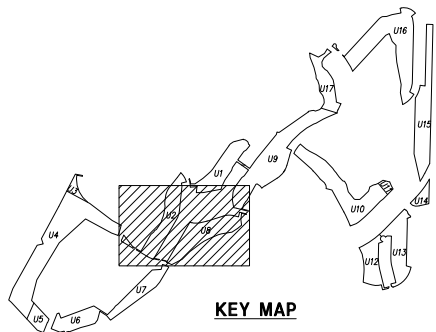
<p>PREPARED BY: PROJECT DESIGN CONSULTANTS</p> <p>NAME: PROJECT DESIGN CONSULTANTS</p> <p>ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101</p> <p>PHONE #: (619) 235-6471</p> <p>PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128</p> <p>PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH</p> <p>SHEET TITLE: GRADING AND UTILITY PLAN</p>	<table border="0" style="width: 100%;"> <tr><td>REVISION 14:</td><td>_____</td></tr> <tr><td>REVISION 13:</td><td>_____</td></tr> <tr><td>REVISION 12:</td><td>_____</td></tr> <tr><td>REVISION 11:</td><td>_____</td></tr> <tr><td>REVISION 10:</td><td>_____</td></tr> <tr><td>REVISION 09:</td><td>_____</td></tr> <tr><td>REVISION 08:</td><td>_____</td></tr> <tr><td>REVISION 07:</td><td>_____</td></tr> <tr><td>REVISION 06:</td><td>JUNE 16, 2021</td></tr> <tr><td>REVISION 05:</td><td>SEPTEMBER 4, 2020</td></tr> <tr><td>REVISION 04:</td><td>JULY 24, 2020</td></tr> <tr><td>REVISION 03:</td><td>JUNE 10, 2020</td></tr> <tr><td>REVISION 02:</td><td>APRIL 13, 2020</td></tr> <tr><td>REVISION 01:</td><td>JANUARY 30, 2020</td></tr> </table> <p>ORIGINAL DATE: NOVEMBER 14, 2019</p> <p>SHEET 15 OF 59</p> <p>DEP # _____</p>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	JUNE 16, 2021	REVISION 05:	SEPTEMBER 4, 2020	REVISION 04:	JULY 24, 2020	REVISION 03:	JUNE 10, 2020	REVISION 02:	APRIL 13, 2020	REVISION 01:	JANUARY 30, 2020
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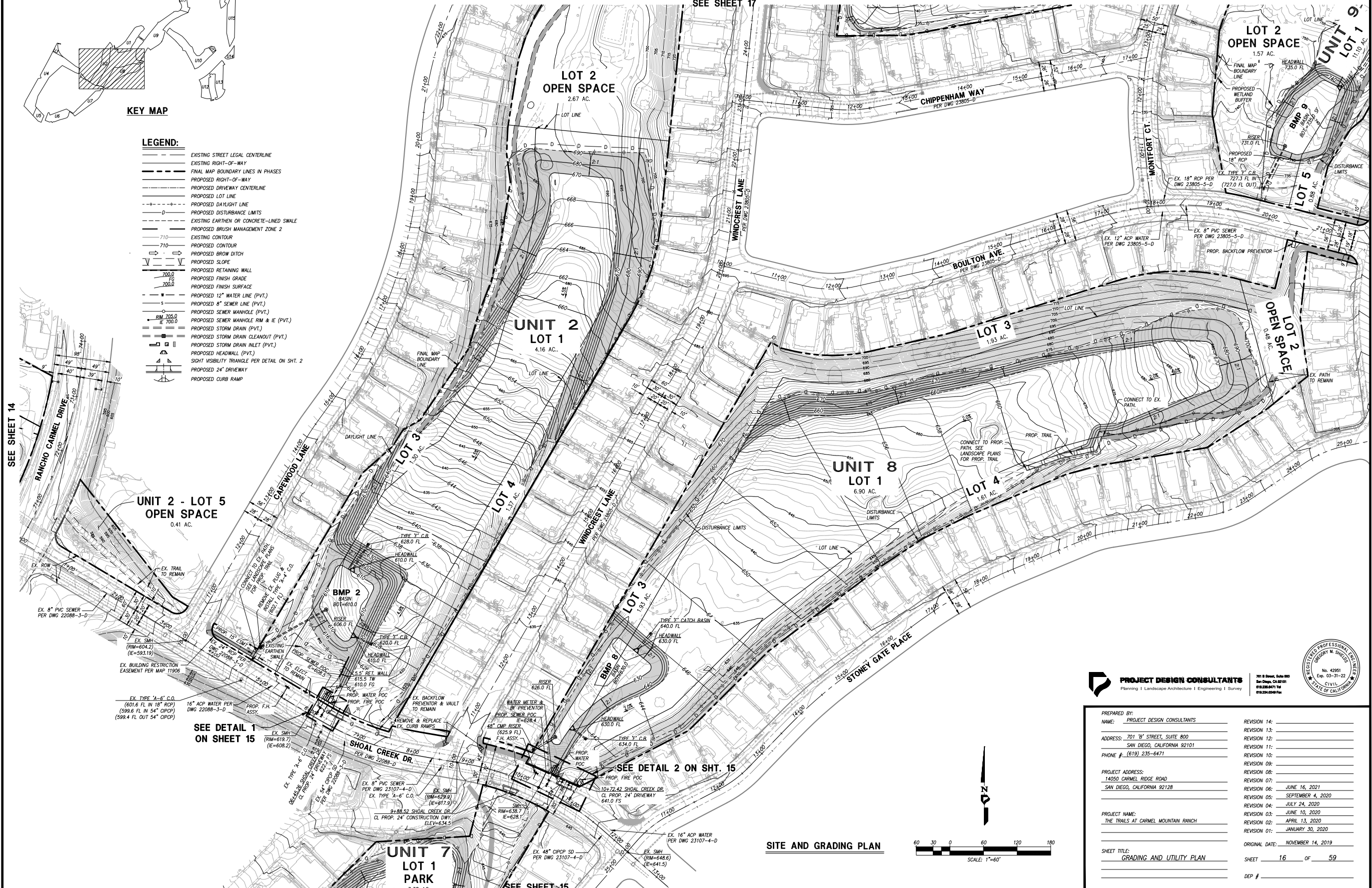
SEE SHEET 17



KEY MAP

LEGEND:

- EXISTING STREET LEGAL CENTERLINE
- EXISTING RIGHT-OF-WAY
- - - FINAL MAP BOUNDARY LINES IN PHASES
- - - PROPOSED RIGHT-OF-WAY
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- PROPOSED HEADWALL (PVT.)
- SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHT. 2
- PROPOSED 24" DRIVEWAY
- PROPOSED CURB RAMP



SEE SHEET 14

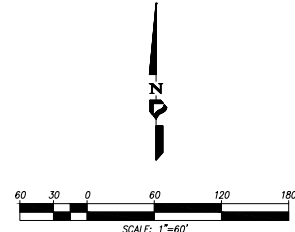
UNIT 2 - LOT 5
OPEN SPACE
0.41 AC.

SEE DETAIL 1
ON SHEET 15

SEE DETAIL 2 ON SHT. 15

SEE SHEET 15

SITE AND GRADING PLAN



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