



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: February 7, 2023

REPORT NO. 103

ATTENTION: Park and Recreation Board
Agenda of February 16, 2023

SUBJECT: SHOAL CREEK NEIGHBORHOOD PARK GENERAL DEVELOPMENT
PLAN

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the proposed General Development Plan (GDP) for Shoal Creek Neighborhood Park, located in the Carmel Mountain Ranch Community?

Department Recommendation: Recommend approval of the proposed General Development Plan (GDP) (Attachment 1) for Shoal Creek Neighborhood Park, located in the Carmel Mountain Ranch Community.

Other Recommendations: This community does not have an active Community Recreation Group. Therefore, the Carmel Mountain Ranch/Sabre Springs Community Planning Group has provided the community input in accordance with Council Policy 600-33, Public Notification and Input for City-wide park Development Projects. The Community Planning Group has reviewed and considered the proposed project GDP as detailed below:

On October 12, 2022 the Carmel Mountain Ranch/ Sabre Springs Community Planning Group voted (6-1-0) to recommend approval of the proposed General Development Plan for Shoal Creek Neighborhood Park.

Fiscal Impact:

Capital Funding: The General Development Plan (GDP) inclusive of the environmental document, design and construction of the neighborhood park, will be funded by the developer, Lennar Homes.

Water and Energy Conservation Status: The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental:

This activity has been reviewed for consistency with and is adequately addressed in the Final Environmental Impact Report prepared for the Trails at Carmel Mountain Ranch (Project No. 652519/SCH No. 2020039006) certified by the San Diego City Council on September 14, 2021 (Resolution No. R-313705). This activity is a subsequent discretionary action and is not considered to be a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to CEQA Statute Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information or project changes to warrant additional environmental review for this action (Attachment 2).

BACKGROUND

This project provides for the design and construction of the Shoal Creek Neighborhood Park which is located southwest of the intersection of Shoal Creek Drive and Windcrest Lane in the Carmel Mountain Ranch Community, within Council District 5. The approval of this park will provide an additional 3.38 acres and 147 Recreation Value Points of population-based recreational opportunities in a park deficient community per current City park standards (Attachment 3).

The Shoal Creek Neighborhood Park is part of the Trails at Carmel Mountain Ranch Development. The Trails at Carmel Mountain Ranch Site Development Permit (SDP) and Master Planned Development Permit (MPDP) (Project No. 652519) were approved by the City Council on November 10, 2021. The permit allows for the future development for up to 1200 residential dwelling units and 7.87 acres of parks. Shoal Creek Neighborhood Park provides 3.38 acres of population-based parks.

Lennar Homes (Developer) will construct the Shoal Creek Neighborhood Park commensurate with the adjacent residential development. Once complete, the park will be conveyed to the City in fee-title and the park will be maintained and operated by the Parks and Recreation Department.

DISCUSSION

The General Development Plan will provide the following:

- Children's play area with safety surfacing
- Passive turf area with landforms
- Comfort station
- Shade structure with picnic area
- Off-street parking and access drive
- Outdoor fitness equipment stations
- Site furniture and game tables
- Security lighting
- Drinking fountain

- Shrub plantings and trees

The proposed Shoal Creek Neighborhood Park will be located on a portion of the repurposed Carmel Mountain Ranch Golf Course with mature existing trees, a knoll, and landscape boulders. There are existing homes on two sides of the long linear park site. The site is located above street level and accessed by an accessible sloped walkway or a vehicular access drive with handicap off-street parking.

A children's play area will include play structures for 2-5 year-olds and for 5-12 year-olds. The entire playground will have resilient safety surfacing. A comfort station and shade structure with picnic area will be located adjacent to the play area. Site furniture includes game tables and a ping pong table.

Passive recreational turf will be provided on the small hill or knoll and undulating park area with a looped walkway. Outdoor fitness equipment will be located along the park walkway.

Site furniture will include benches, chairs, picnic tables, drinking fountains, trash and recycling containers, bike racks and game tables. Security lighting will be provided throughout the park.

CONCLUSION

The proposed GDP for Shoal Creek Neighborhood Park has been vetted with the Carmel Mountain Ranch/Sabre Springs Community Planning Group per Council Policy 600-33 and has received a recommendation of approval. Therefore, the Department recommends approval of the proposed GDP.

ALTERNATIVES

1. Recommend approval of the proposed GDP with conditions.
2. Do not recommend approval of the proposed GDP.

Respectfully submitted,

Michelle Abella-Shon

Michelle Abella-Shon
Program Manager, Parks and Recreation

Shannon B. Scoggins

Prepared by Shannon Scoggins
Park Designer, Parks and Recreation

(MA-S/ss)

Page 4

Shoal Creek Neighborhood Park General Development Plan

February 7, 2023

Attachments:

1. Shoal Creek Neighborhood Park General Development Plan
2. Subsequent Action Notice of Determination for the Approval of the General Development Plans for Shoal Creek Neighborhood Park, Eastbourne Neighborhood Park, and Walden Neighborhood Park
3. Recreational Value Scoring Shoal Creek Neighborhood Park



ACCENT TREES



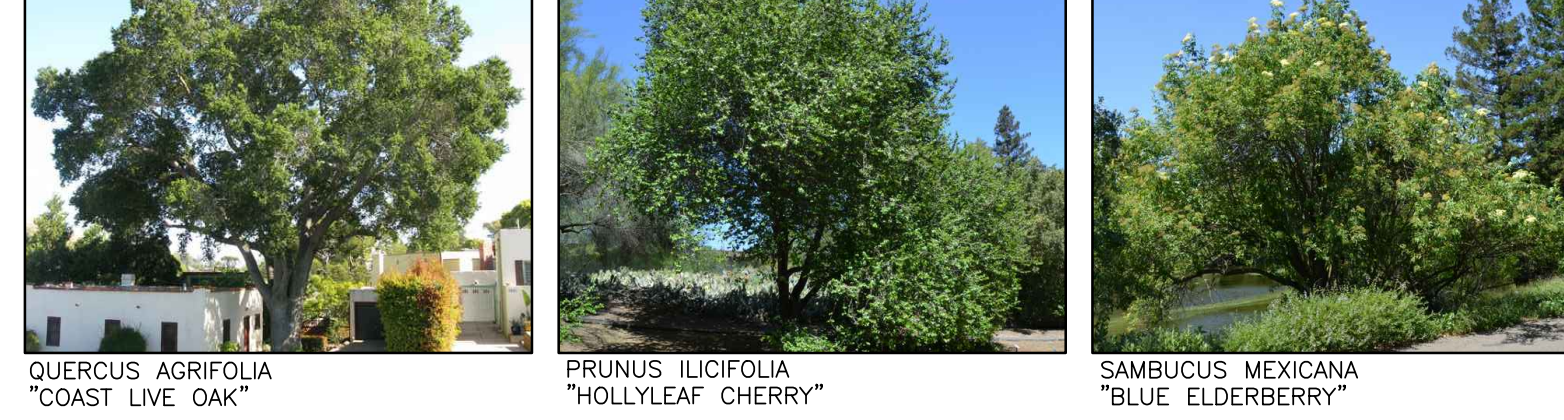
SCREENING TREES



SHADE TREES



RIPARIAN TREES



NATURALIZED AREAS



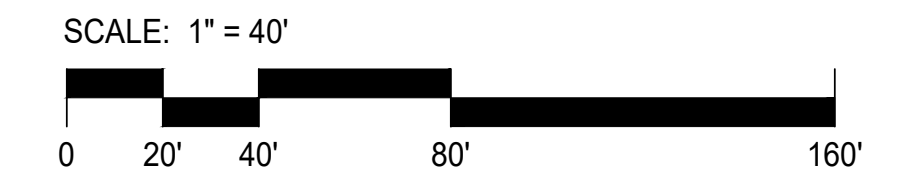
PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME
ACCENT TREES (MATURE SIZE: 5' - 50' HEIGHT, 5' - 40' SPREAD)		
	CERCIDIUM FLORIDUM	BLUE PALO VERDE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
SCREENING TREES (MATURE SIZE: 15' - 80' HEIGHT, 10' - 35' SPREAD)		
	SAMBUCUS MEXICANA	BLUE ELDERBERRY
	PRUNUS LYONII	CATALINA CHERRY
SHADE TREES (MATURE SIZE: 20' - 80' HEIGHT, 20' - 100' SPREAD)		
	CALOCEDRUS DECURRENS	INCENSE CEDAR
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK
	QUERCUS AGRIFOLIA	COAST LIVE OAK
RIPARIAN TREES (MATURE SIZE: 20' - 45' HEIGHT, 15' - 20' SPREAD)		
	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY
	SAMBUCUS MEXICANA	BLUE ELDERBERRY
NATURALIZED AREAS		
	ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH
	COMAROSTAPHYLOS DIVERSIFOLIA	SUMMER HOLLY
	ENCELIA FARINOSA	BRITTLEBUSH
	ERIOGONUM PARVIFOLIUM	COASTAL BUCKWHEAT
	HETEROMELES ARBUTIFOLIA	TOYON
	LUPINUS SUCCULENTUS	SUCCULENT LUPINE
	QUERCUS DUMOSA	NUTTALL'S SCRUB OAK
	RHAMNUS CALIFORNICA	COFFEEBERRY
	RHUS OVATA	SUGAR BUSH
	SALVIA APIANA	WHITE SAGE
	YUCCA WHIPPLEI	FOOTHILL YUCCA

COUNCIL DISTRICT: COMMUNITY PLAN AREA:

DATE	ACTION	RESO. NO.	COST \$:	ACRES:
	SITE ACQUIRED			
	SITE DEDICATED	ORD. NO.		
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
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		CIP NO.	J.O. NO.	DRWG. NO.
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		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.38 AC.	8 BENCHES	2	19 15'X30' SHADE SHELTER	1
TOTAL HARDSCAPE	0.78 AC.	9 PICNIC TABLES	13	20 FITNESS EQUIPMENT	1 LS
TOTAL PLANTING AREA	2.6 AC.	10 GAME TABLE	2	21 PEELER LOG	190 LF
IMPROVED AREA	3.38 AC.	11 CONC. PING PONG TABLE	1	22 SECURITY LIGHTING	1 LS
1 TURF	38,933 SF	12 TRASH RECEPTACLES	4		
2 NATIVE PLANTING	77,932 SF	13 BBQ UNITS	3		
3 CONC. PAVING	17,883 SF	14 DRINKING FOUNTAIN	1		
4 AC PAVING	7,457 SF	15 BIKE RACKS	2		
5 RUBBERIZED SURFACING	8,823 SF	16 DOG WASTE STATION	3		
6 PLAY AREA WITH SHADE	1	17 ENTRY SIGN	1		
7 COMFORT STATION	1	18 36' SQ SHADE SHELTER	1		
				REVISION	



CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
SHOAL CREEK
 NEIGHBORHOOD PARK

LAMBERT COORDINATES: THOMAS BROTHERS PAGE: PSD (PSD #)



SITE FURNISHINGS AND AMENITIES



420 - BLOCK LEG BENCH
"OUTDOOR CREATIONS INC."



6' PICNIC TABLE WITH ROUND LEGS & 92" PICNIC TABLE WITH ROUND LEGS
"OUTDOOR CREATIONS INC."



108S - SQUARE COURT GAME TABLE
"OUTDOOR CREATIONS INC."



1500 - TABLE TENNIS
"OUTDOOR CREATIONS INC."



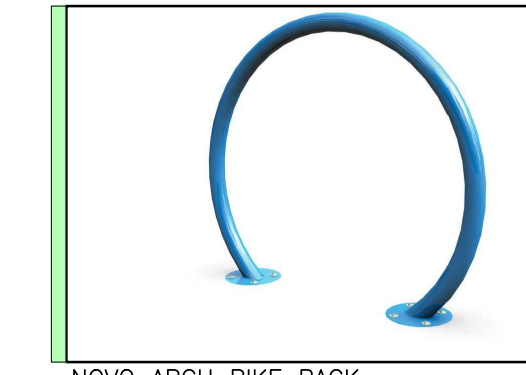
511 - WASTE AND RECYCLING RECEPTACLE
"OUTDOOR CREATIONS INC."



300A - FAMILY BBQ WITH 113 - PEDESTAL TABLE
"OUTDOOR CREATIONS INC."



MODEL 3500D WATER FOUNTAIN
"HAWS"



NOVO ARCH BIKE RACK
"BURKE"



PET WASTE STATION



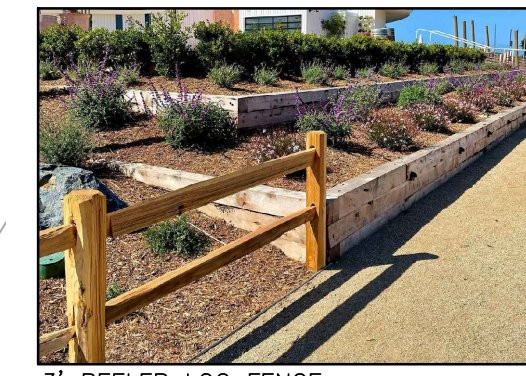
PS-022DF PLAYGROUND SERIES RESTROOM
"PUBLIC RESTROOM COMPANY"



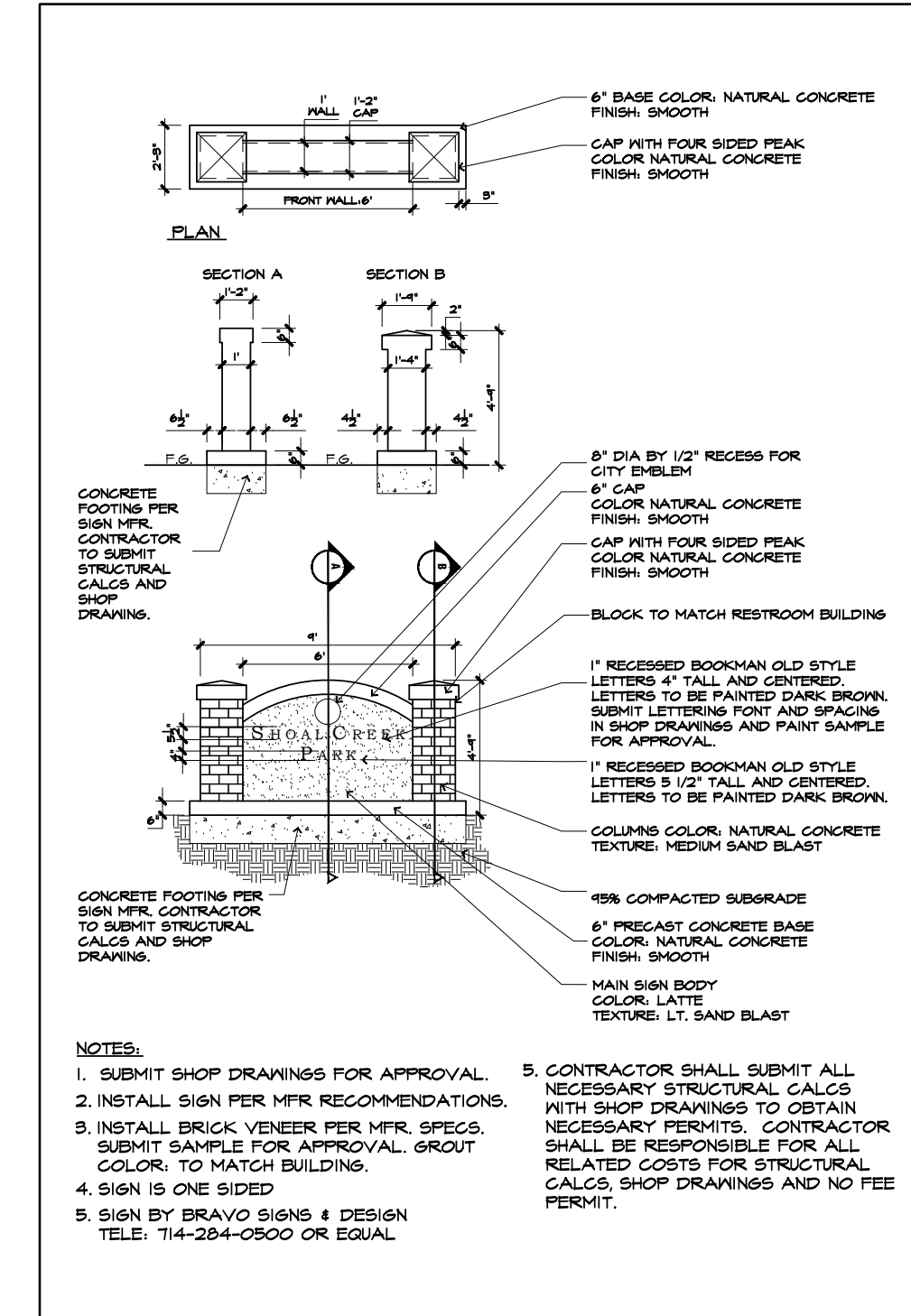
SQR 36 SQUARE SHADE STRUCTURE
"POLYGON"



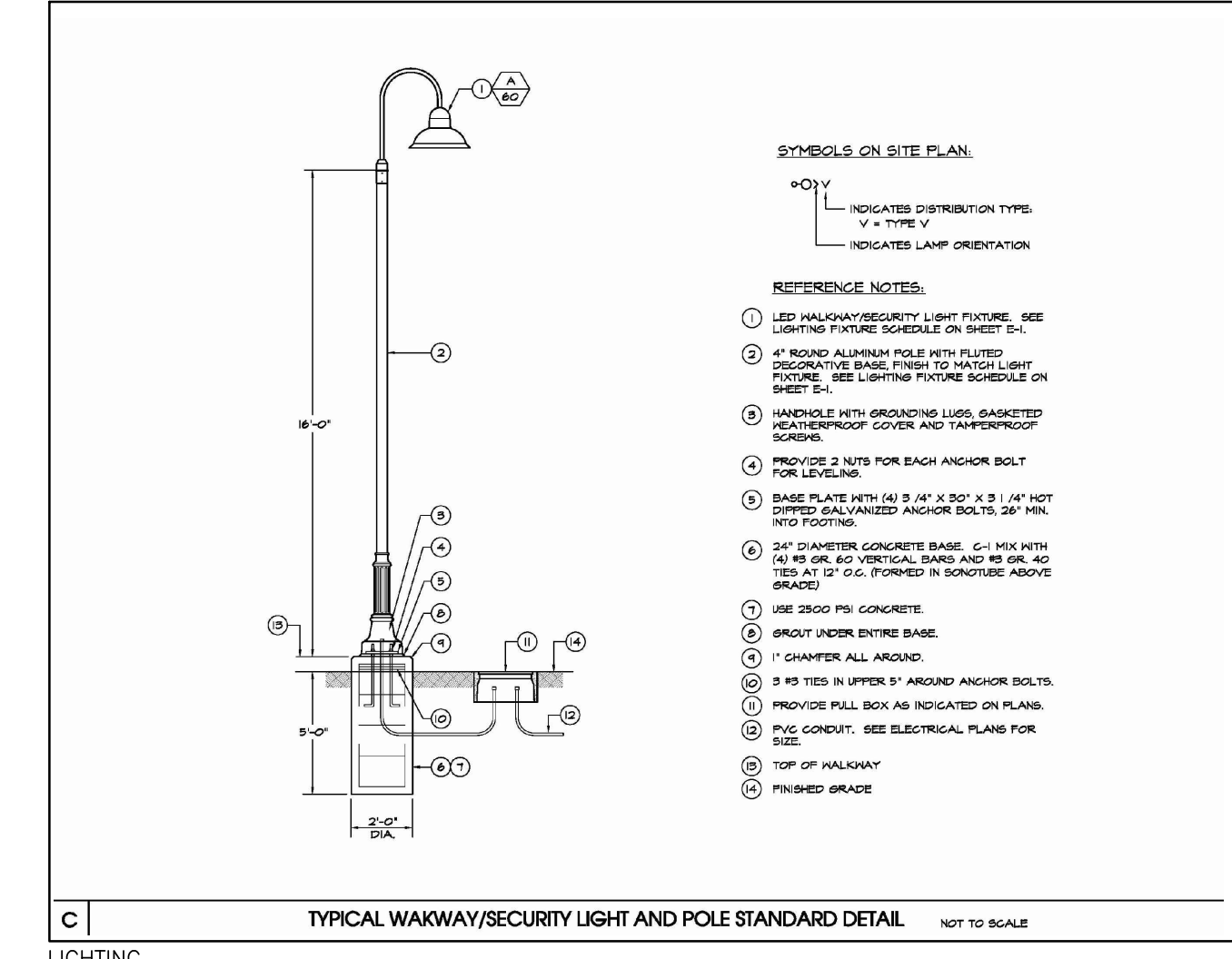
4-6' CHAINLINK FENCE



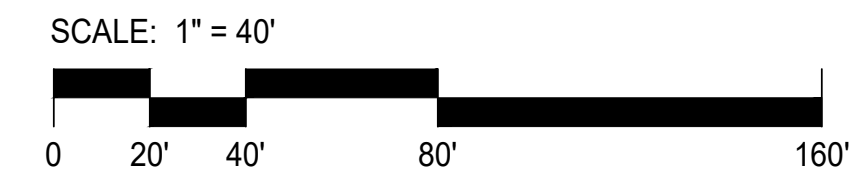
3' PEELER LOG FENCE



CUSTOM DESIGN ENTRY SIGN



TYPICAL WALKWAY/SECURITY LIGHT AND POLE STANDARD DETAIL



COUNCIL DISTRICT: COMMUNITY PLAN AREA:

DATE	ACTION	RESO. NO.	COST \$:	ACRES:	REFERENCE DOCUMENTS	J.O. NO.	DRWG. NO.
	SITE ACQUIRED						
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	GDP CONSULTANT HIRED						
	P&R BOARD APPROVAL						
	INITIAL DEVELOPMENT						

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TOTAL SITE	3.38 AC.	8 BENCHES	2	19 15'X30' SHADE SHELTER	1	15 GAL. TREES	40
TOTAL HARDSCAPE	0.78 AC.	9 PICNIC TABLES	3	20 FITNESS EQUIPMENT	1 LS	24" BOX TREES	49
TOTAL PLANTING AREA	2.6 AC	10 GAME TABLE	2	21 PEELER LOG	190 LF		
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						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

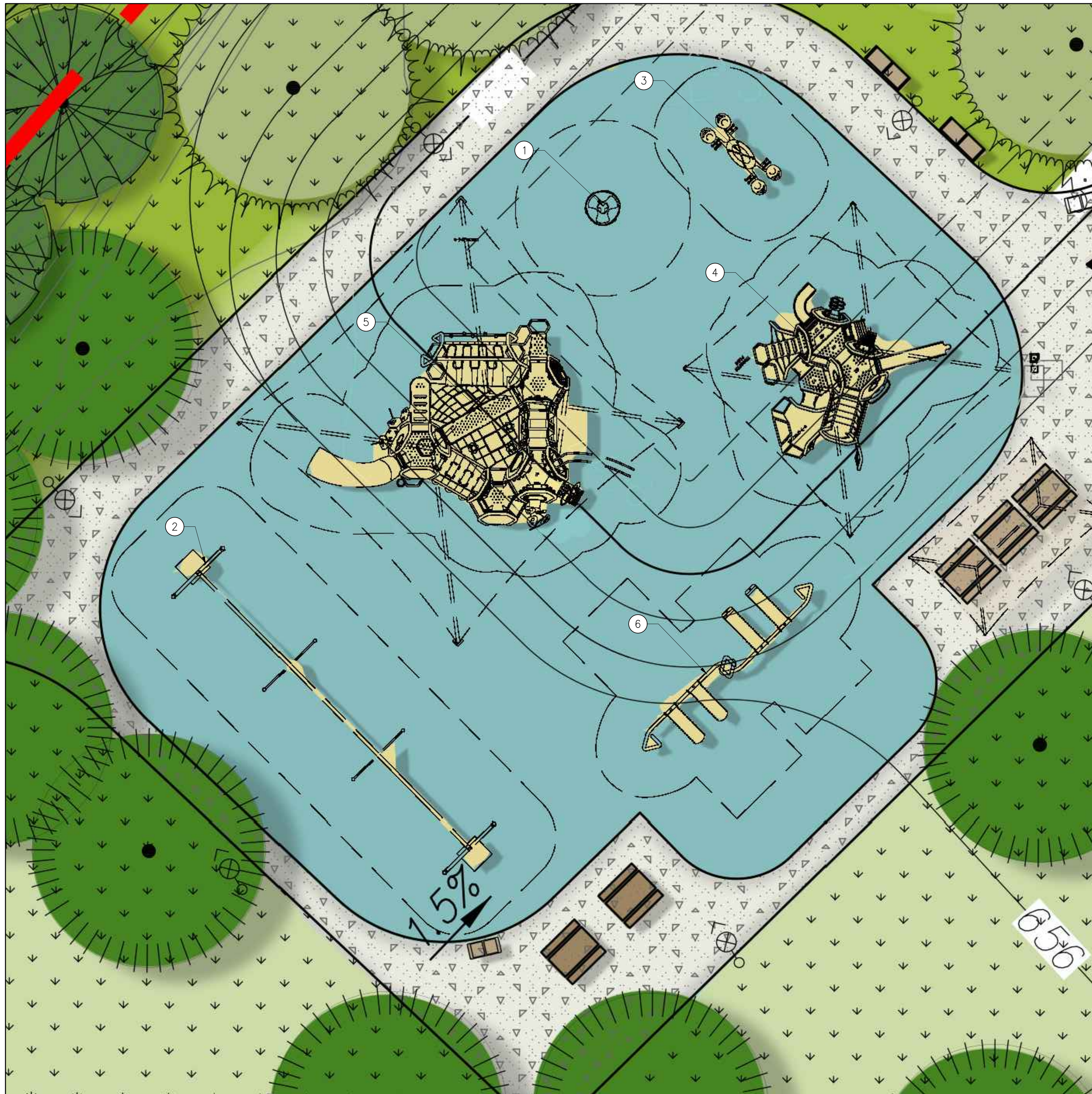
THE GENERAL DEVELOPMENT PLAN

SHOAL CREEK

NEIGHBORHOOD PARK

PSD
(PSD #)

LAMBERT COORDINATES: _____ THOMAS BROTHERS PAGE: _____



PLAY STRUCTURE



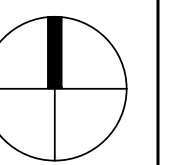
"LANDSCAPE STRUCTURES"

- ① 295695 - REVIWHEEL SPINNER DB ONLY
- ② 194663 - ZIPKROOZ 50'
- ③ 186490 - WE - SAW
- ④ HENDRA (2-5 YEAR) MAX FALL HEIGHT: 96 INCH
- ⑤ HENDRA (5-12 YEAR) MAX FALL HEIGHT: 105 INCH
- ⑥ SWIGS WITH:
 - 1. 176038 - FULL BUCKET SEAT W/PROGUARD CHAINS 8' BEAM HEIGHT
 - 2. 278557 - HENDRA SWING DB ONLY
 - 3. 281067 - HENDRA SWING SPACER SET



"LANDSCAPE STRUCTURES"

SCALE: 1/8" = 1'-0"



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⑦ COMFORT STATION	1	⑱ 36' SQ SHADE SHELTER	1		
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
SHOAL CREEK
 NEIGHBORHOOD PARK

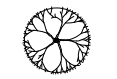

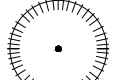


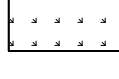

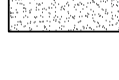


LAMBERT COORDINATES:

THOMAS BROTHERS PAGE:

PSD
(PSD #)



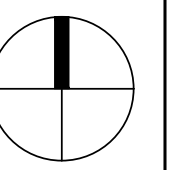
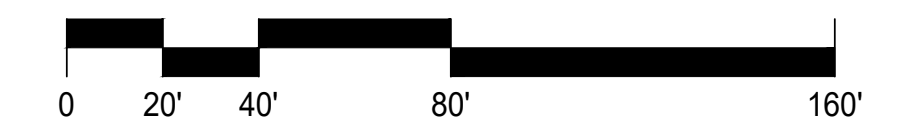
LEGEND:

-  ACCENT TREE
-  SCREENING TREE
-  SHADE TREE
-  RIPARIAN TREE
-  EXISTING TREE TO REMAIN
-  PLANTING AREA
-  CONCRETE PAVING
-  ASPHALT PAVING
-  RUBBERIZED AREA
-  LOT LINE

ITEMS:

- ① TURF
- ② NATIVE PLANTING
- ③ CONCRETE PAVING
- ④ AC PAVING
- ⑤ RUBBERIZED SURFACING
- ⑥ PLAY AREA WITH SHADE
- ⑦ COMFORT STATION
- ⑧ BENCHES
- ⑨ PICNIC TABLES
- ⑩ GAME TABLES
- ⑪ CONCRETE PING PONG TABLE
- ⑫ TRASH RECEPTACLES
- ⑬ BBQ UNITS
- ⑭ DRINKING FOUNTAIN
- ⑮ BIKE RACKS
- ⑯ DOG WASTE STATION
- ⑰ ENTRY SIGN
- ⑱ 35' SHADE STRUCTURE
- ⑲ 15'X30' SHADE SHELTER
- ⑳ FITNESS EQUIPMENT
- ㉑ PEELER LOG FENCE
- ㉒ SECURITY LIGHTING

SCALE: 1" = 40'



COUNCIL DISTRICT: COMMUNITY PLAN AREA:

DATE	ACTION	REFERENCE DOCUMENTS			
	SITE ACQUIRED	RESO. NO.	COST \$:	ACRES:	
	SITE DEDICATED	ORD. NO.		ACRES:	
	GDP CONSULTANT HIRED	RESO. NO.	NAME:		
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IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
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				REVISION	

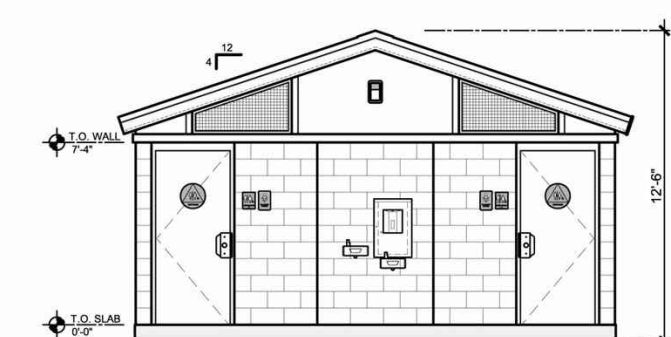
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
SHOAL CREEK
NEIGHBORHOOD PARK

PSD
(PSD #)

LAMBERT COORDINATES: THOMAS BROTHERS PAGE:

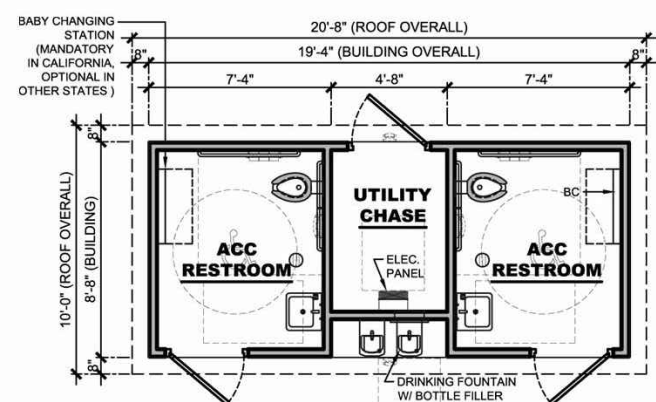
BUILDING PLANS AND ELEVATIONS



ELEVATION
SCALE: 1/8"=1'0"



PERSPECTIVE
(FINISHES SUBJECT TO CHANGE)



FLOOR PLAN
SCALE: 1/8"=1'0"
NOTE: STAINLESS FIXTURES

RESTROOM BUILDING
PS-022DF
PLAYGROUND SERIES

90 USERS/HR.

PUBLIC RESTROOM COMPANY

Building better places to go.

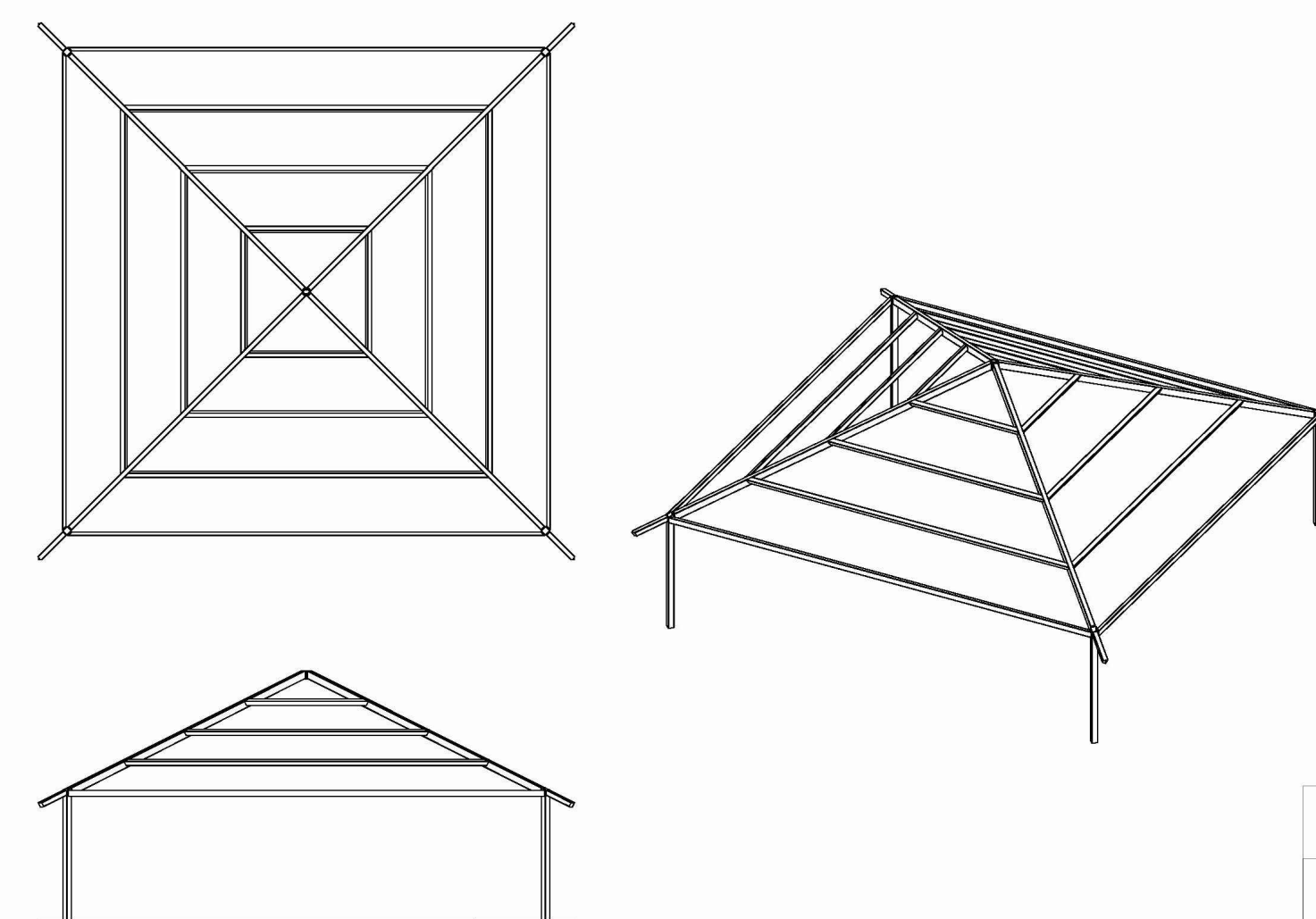
www.PublicRestroomCompany.com

800-855-2827 FAX: 800-855-1440

BUILT/CHGD: 2019



PS-022DF PLAYGROUND SERIES RESTROOM
"PUBLIC RESTROOM COMPANY"



STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY
PLANNING AND ESTIMATING
ONLY

REVISED: 01/18/19
STRUCTURAL FRAMING PLAN
SHEET: JA
DATE: 1/26
PROJECT: 1818399-18-03
www.poligon.com
POLYGON
CORPORATE OFFICE
10000 W. 156TH AVE., SUITE 100
DENVER, CO 80227
by PORTER CORP



SQR 36 SQUARE SHADE STRUCTURE
"POLYGON", BROWN ROOF

COUNCIL DISTRICT: COMMUNITY PLAN AREA:

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

SHOAL CREEK

NEIGHBORHOOD PARK

PSD
(PSD #)

LAMBERT COORDINATES: THOMAS BROTHERS PAGE:

**NOTICE OF DETERMINATION
(SUBSEQUENT ACTION)**

TO: X Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

 Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: N/A

State Clearinghouse Number: 2020039006

Project Title: Approval of the Shoal Creek, Eastbourne, and Walden Neighborhood Park General Development Plans

Project Location: Shoal Creek Neighborhood Park is located southwest of the intersection of Shoal Creek Drive and Windcrest Lane. Eastbourne Neighborhood Park is located southwest of the intersection of Eastbourne Road and Carmel Ridge Road. Walden Neighborhood Park is located north of the intersection of Esprit Avenue and Essence Road in the Walden Development. The three proposed neighborhood parks are located within the Carmel Mountain Ranch Community Planning area in Council District 5.

Description of Subsequent Action: The proposed action is the approval of the General Development Plans for the Shoal Creek, Eastbourne, and Walden Neighborhood Parks. Respectively, approval of these parks will provide an additional: 3.38 acres and 147 Recreational Value Points (RVP); 2.59 acres and 119 RVP; and 1.9 acres and 98 RVP of population-based recreational opportunities per current City park standards.

The Shoal Creek, Eastbourne, and Walden Neighborhood Parks are part of the Trails at Carmel Mountain Ranch Development. The Trails at Carmel Mountain Ranch Site Development Permit (SDP) and Master Planned Development Permit (MPDP) (Project No. 652519) were approved by the City Council on November 10, 2021. The permit allows for the future development for up to 1,200 residential dwelling units and 7.97 acres of parks.

Lennar Homes (Developer) will construct the Neighborhood Parks commensurate with the adjacent residential development. Once complete, the parks will be conveyed to the City in fee-title and the parks will be maintained and operated by the City's Parks & Recreation Department.

The General Development Plans for each park will provide the following:

- Children's play area with safety surfacing
- Passive turf area
- Shade structure with picnic area
- Site furniture
- Security lighting
- Drinking fountain
- Shrub plantings and trees

Project Applicant: City of San Diego Parks & Recreation Department, 2150 Pan American Rd., MS 39, San Diego, CA 92101. Contact: Shannon Scoggins, Landscape Architect, Park Designer. Phone: (619) 236-6894. Email: Sscoggins@sandiego.gov.

This is to advise that on _____ the City of San Diego Parks & Recreation Department Director, or his designee, as designated by the City Manager, approved the above described project and the Planning Department made the following determinations:

1. This activity has been reviewed for consistency with and is adequately addressed in the Final Environmental Impact Report (EIR) prepared for the Trails at Carmel Mountain Ranch (Project No. 652519/SCH No. 2020039006) which was certified by the San Diego City Council on September 14, 2021 (Resolution No. R-313705) pursuant to the provisions of CEQA.
2. Environmental staff from the Planning Department conducted an environmental review for the current action in accordance with CEQA Guidelines Section 15162 and determined that the activity in its approved form will not have significant effects on the environment beyond those identified in the previously certified environmental document listed above and is not subject to appeal pursuant to the City of San Diego Municipal Code.
3. Mitigation measures were adopted in association with the Final EIR certification process by the City of San Diego City Council for the above listed environmental document and are being implemented as part of this action.
4. Pursuant to CEQA Guidelines Section 15091, Findings were made by the City of San Diego City Council in association with the Final EIR certification process for the above listed environmental document.
5. A Statement of Overriding Considerations was adopted by the City of San Diego City Council in association with the Final EIR certification process for the above listed environmental document.
6. Record of the project approvals may be examined at the address below.

It is hereby certified that the final environmental impact report, including comments and responses, is available to the general public at the office of the Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123.

Analyst: Edgar Ramirez Manriquez
City of San Diego Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

Telephone: (858) 573-5077

Filed by: _____

Signature

Title

Reference: California Public Resources Code, Sections 21108 and 21152.



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Oct 06, 2021 01:39 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2021-000849
State Receipt # 37100620210745
Document # 2021-NOD-157

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

TRAILS AT CARMEL MOUNTAIN RANCH

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO	
COUNTY CLERK ON <u>October 6, 2021</u>	
Posted <u>October 6, 2021</u>	Removed <u>NOV 05 2021</u>
Returned to agency on <u>NOV 08 2021</u>	
DEPUTY <u><i>Russ Dronenburg</i></u>	

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF DETERMINATION

(Choose one)

To: X Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

 Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: 652519

State Clearinghouse Number: 2020039006

Project Title: Trails at Carmel Mountain Ranch

Project Location: 14050 Carmel Ridge Road, San Diego, California 92128

Project Description: Project proposes a GENERAL PLAN AMENDMENT to redesignate a portion of the site from Park, Open Space and Recreation to Residential and Commercial Employment, Retail, and Services; a COMMUNITY PLAN AMENDMENT to the Carmel Mountain Ranch Community Plan to redesignate the site from Private Recreation-Golf Course to Low-Medium Density Residential (6-29 dwelling units per acre), Medium Density Residential (30-43 units per acre), Community Commercial, and Open Space; a REZONE of 53.21 acres to allow residential use (RM-1-1 [12 acres]; RM-1-3 [4.16 acres]; RM-2-4 [10.07 acres]; RM-2-5 [15.85 acres]; RM-2-6 [2.29 acres]; and RM-3-7 [6.71 acres]), 7.87 acres to allow public park use (OP-1-1) and 0.27 acres to allow community commercial use (CC-2-1); VESTING TENTATIVE MAP to create new legal lots; MASTER PLANNED DEVELOPMENT PERMIT with Design Guidelines; SITE DEVELOPMENT PERMIT; and various EASEMENT VACATIONS to redevelop the existing 18- hole golf course with up to 1,200 multi-family residential units, which includes up to 15% on site affordable dwelling units. Within the CC-2-1 zone, the project proposes future development of an approximately 6,000 square feet of community commercial amenities that may include an art studio, a cafe/restaurant/banquet area with kitchen, and a watchkeeper quarters. Approximately 111 acres of various recreational amenities would be provided, comprised of a privately owned and publicly accessible trail system that would circulate throughout the project site and connect to sidewalks along the proposed on-site roadways and along existing adjacent residential streets, parkland, and open space. The project also proposes allowable deviations from the development regulations pertaining to height, minimum side yard and rear yard setbacks, minimum lot depth, minimum lot width, minimum lot area, and minimum street frontage. The project would also construct various on- and off-site improvements, including associated hardscape, landscaping, infrastructure (e.g., off-site utility connections of water, sewer), storm drain, intersection modifications and access. The approximate 164.5-acre 18-hole Carmel Mountain Golf Course is located at 14050 Carmel Ridge Road. The General Plan designates the project site as Park, Open Space, and Recreation; the Carmel Mountain Ranch Community Plan designates the site as Private Recreation-Golf Course and is zoned AR-1-1, RS-1-13, RS-1-14, RM-1-1, RM-2-5, and RM-3-7. Additionally, the site is within the Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station (MCAS) Miramar, the Airport Influence Area (AIA) for MCAS Miramar (Review Area 2), Very High Fire Hazard Severity Zone (Very High), Residential Tandem Parking Overlay Zone, parking Standards Transit Priority Area, and Transit Priority Area. (APNs: 313-043-09, 313-040-60, 313-040-62, 313-031-28, 313-040-71, 313-541-10, 313-660-43, 313-704-01, 313-704-02, 313-040-79, 313-040-80, 313-031-32, 313-043-01, 313-043-02, 313-043-03, 313-653-40, 313-621-29, 313-512-43, 313-532-13, 313-040-85, 313-690-26, 313-690-25, 313-041-09, and 313-540-26).

Project Applicant: Jonathan Frankel, NUWI CMR, LLC., 16935 W, Bernardo Drive, San Diego, California 92127, (925) 708-3638

This is to advise that the City Council of the City of San Diego on September 14, 2021 approved the above described project and made the following determinations:

- 1. The project in its approved form will, will not, have a significant effect on the environment.

2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
- A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

3. Mitigation measures were, were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program was, was not, adopted for the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Elizabeth Shearer-Nguyen

Telephone: (619) 446-5369

Filed by: 
Signature

DEVELOPMENT PROJECT
Title MANAGER



San Diego County



Transaction #: 5940314
Receipt #: 2021619743

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 10/06/2021
Cashier Location: SD

Print Date: 10/06/2021 1:39 pm

Payment Summary

Total Fees:	\$3,495.25
Total Payments:	\$3,495.25
Balance:	\$0.00

Payment

CHECK PAYMENT #6029 \$3,495.25

Total Payments \$3,495.25

Filing

CEQA - NOD FILE #: 2021-000849 Date: 10/06/2021 1:39PM Pages: 3

State Receipt # 37-10/06/2021-0745

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Environmental Impact Report	\$3,445.25
Total Fees Due:		\$3,495.25

Grand Total - All Documents: \$3,495.25



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER: 37-10/06/2021-0745
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 10/06/2021
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2021-NOD-0157	

PROJECT TITLE
TRAILS AT CARMEL MOUNTAIN RANCH

PROJECT APPLICANT NAME NUWI CMR, LLC JONATHAN FRANKEL	PROJECT APPLICANT EMAIL	PHONE NUMBER 925-708-3638
PROJECT APPLICANT ADDRESS 16935 W. BERNARDO DRIVE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92127
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$	3,445.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,480.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	0.00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 3,495.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JENNIFER ACOSTA, Deputy
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Payment Reference #: CHECK # 6029

Recreational Value Scoring - Shoal Creek Neighborhood Park

Park Size Category	Points	Proposed Improvements/ expansion	Notes
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	21	3.38 acres
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	
AMENITIES/RECREATION OPPORTUNITIES			
Health/Fitness/Sports Category	Points	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area ¹	77	8,823 SF
Nature Exploration Playground ¹¹	7 pt. per 1/2-acre	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	7	0.89 acres turf
Active Recreation Fields	56 points for an active recreation field module (1 soccer field and 2 softball fields) or 28 points for a single softball or soccer field ⁶	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	0	
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0	
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	7	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) ²	7 pt. each; 14 pts. maximum	0	

Recreational Value Scoring - Shoal Creek Neighborhood Park

Social Spaces Category		Proposed Improvements/ expansion	Notes
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	0	
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	0	
Community Garden ³	7 pt for ea. 10 plots; 14 pts. maximum	0	
Interactive/Technology Element	7 pt. maximum	0	
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound) ⁸	21; 21 pts. maximum	0	
Site Amenities Category		Proposed Improvements/ expansion	Notes
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	14	
Restroom building	21 pt. per building	21	
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	
Amphitheater: with hardscape seating and universal access ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System ⁹	3.5 pt per system; 7 pts. maximum	0	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	0	
Creation of wetlands area(s) or native planting restoration area(s) ⁷	10.5 pt per acre	0	
ACCESS/CONNECTIVITY		Proposed Improvements/ expansion	Notes
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	0	
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	0	
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	0	
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	0	
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	

Recreational Value Scoring - Shoal Creek Neighborhood Park

ACTIVATION & ENGAGEMENT		Proposed Improvements/ expansion	Notes
Interpretive/Education/Cultural Elements, such as Tribal cultural elements: minimum of 10 square feet of sign art/copy display area	7; 7 pt. maximum	0	
Space dedicated to programmed activities, weekly minimum occurrences: 7 pt. for 5,000-10,000 s.f.; 14 pts. for 10,000 or more s.f.	14; 14 pts maximum	0	
Recreational Features for the Disabled ⁴	21; 21 pts maximum	0	
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s) ⁷	7 pt per 1/2 mile	0	
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy ¹⁰	14; 14 pts maximum	0	
TOTAL VALUE POINTS PER PARK:		147	0

Recreation Value Points Tabulation Summary:	
Total Proposed Facility Value Points	147
Total Recreation Value Points **	147
Population Served	1470 Residents

* See PMP Appendix D for Notes

** RVP summary is subject to change pending final acceptance by the City after construction