

Table of Contents

CHAPTER ONE: INTRODUCTION

1.1 Purpose and Need	1
1.2 Plan Organization	3
1.3 Torrey Highlands Planning Process	3
1.4 Planning Context	5

CHAPTER TWO: OPEN SPACE

2.1 Implementing Principles.....	13
2.2 Resource Protection Ordinance	13
2.3 Environmental Tier.....	15
2.4 Torrey Highlands Open Space Concept	17
2.5 Subarea IV Restoration and Enhancement Plan	19
2.6 Urban Amenity Open Space.....	24

CHAPTER THREE: CIRCULATION

3.1 Implementing Principles.....	29
3.2 Regional Circulation.....	29
3.3 Torrey Highlands Circulation.....	29
3.4 Transportation Alternatives	36

CHAPTER FOUR: LAND USE

4.1 Implementing Principles.....	44
4.2 Land Use Designations.....	44
4.3 Land Use Pattern	53
4.4 Parcel Yield	59

CHAPTER FIVE: COMMUNITY DESIGN GUIDELINES

5.1 Implementing Principles.....	65
5.2 Grading.....	67
5.3 Landscaping.....	68
5.4 Fencing and Walls	72
5.5 Streets and Trails	73
5.6 Development Areas	75

CHAPTER SIX: COMMUNITY FACILITIES

6.1 Implementing Principles.....	89
6.2 Schools	89
6.3 Parks and Recreation	93
6.4 Library	94
6.5 Law Enforcement	95
6.6 Fire Protection	95
6.7 Public Utilities.....	95

CHAPTER SEVEN: HOUSING

7.1 Implementing Principles.....	101
7.2 Affordable Housing	101

CHAPTER EIGHT: IMPLEMENTATION

8.1 Implementing Principles.....	105
8.2 Required Approvals.....	105
8.3 Facilities	106
8.4 Future Actions	107
8.5 NCFUA Consistency Within the Framework Plan	1097
8.6 Purchase Agreements	1108

APPENDICES:

Appendix A: School Facilities and Financing Plan.....	1
Appendix B: Recommended Plant List	47
Appendix C: Appendix D of the Biological Report: Restoration & Enhancement Plan.....	55

List of Figures

Figure 1-1: Subarea IV Regional Location Map	2
Figure 1-2: Phase Shift Map	4
Figure 2-1: NCFUA Open Space.....	14
Figure 2-2: Open Space Map	16
Figure 3-1: Existing Regional Circulation.....	30
Figure 3-2: Trails and Circulation Map	33
Figure 3-3: Neighborhood Circulation Concept	35
Figure 3-4: Street Sections.....	37
Figure 4-1: Land Use Plan	45
Figure 4-2: Land Use Legend	46
Figure 4-3: Neighborhood Map	56
Figure 4-4: Ownership Map.....	58
Figure 5-1: Grading Plan	66
Figure 5-2: Local Mixed Use Center—Northern Alignment.....	74
Figure 5-3: Residential Concept Adjacent to Open Space	80
Figure 6-1: Existing and Proposed Community Facilities.....	92

List of Tables

Table 4-1: Torrey Highlands Land Use Designations and Uses	47
Table 4-2: Torrey Highlands Land Use Acreage	49
Table 4-3: Property Owner Residential Land Use Yield.....	61
Table 6-1: Torrey Highlands Student Generation	90
Table 6-2: City of San Diego Fire Stations	95