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CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036

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September 19, 1996

TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: CHUCK DAMM, SOUTH COAST DEPUTY DIRECTOR
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO DISTRICT OFFICE
LEE MCEACHERN, COASTAL PLANNER, SAN DIEGO DISTRICT OFFICE

SUBJECT: STAFF RECOMMENDATION ON MAJOR AMENDMENT 1-96 (ENCINITAS RANCH SPECIFIC PLAN) TO THE CITY OF ENCINITAS LOCAL COASTAL PROGRAM (For Public Hearing and Possible Final Action at the Coastal Commission Hearing of October 8-11, 1996)

SYNOPSISSUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval of the proposed LUP revisions, as submitted, as the 2.3 acre site proposed to be redesignated from Open Space to Mixed-Use is isolated, has been previously disturbed and has no habitat value. In addition, the proposed revisions to the trail alignments have been found to be fully consistent with all applicable Chapter 3 policies of the Coastal Act. Relative to implementation plan amendments, staff is recommending approval, as submitted, of the proposed rezone of the 2.3 acre parcel from Open Space (OS) to Mixed-Use (ER-MU1) in that it is consistent with the certified LUP, as amended. Staff is recommending denial, as submitted and subsequent approval, with suggested modifications, of the proposed changes to the Implementation section of the Specific Plan. The proposed suggested modification more clearly details when public access trail improvements shall be constructed and available for public use. Staff is recommending approval of the proposed revision which will limit Phase I development to a maximum of 3766 PM Peak trips instead of relating to maximum square footage (475,000 sq. ft.).

The appropriate resolutions and motions begin on Page 5. The suggested modifications begin on Page 8. The findings for approval, as submitted, of the Land Use Plan revisions begin on Page 8. Findings for approval, as submitted, of portions of the Implementation Plan revisions begin on Page 14. Findings for denial of the Implementation section revisions begin on Page 16. The findings for approval, if modified, of the revised Implementation section of the plan begin on Page 20.

SUMMARY OF AMENDMENT REQUEST

On August 9, 1995, the Commission approved Encinitas LCPA 1-95-A, adopting the Encinitas Ranch Specific Plan. The Encinitas Ranch Specific Plan covers an approximately 850 acre area located within the northcentral portion of the City of Encinitas (ref. Exhibit #2 attached). The specific plan includes two land use scenarios for the area it covers, either of which, could be implemented. LUP Alternative A includes 1,158 dwelling units; an approximately 650,000 sq. ft. regional commercial center; approximately 191,000 sq. ft. of mixed-use development; an 18-hole municipal golf course; 136 acres for agricultural production and 221 acres of open space.

LUP Alternative B includes 1,064 dwelling units as well as the regional commercial center, the mixed-use development, golf course, 123 acres for agricultural production and 215 acres of open space. The major difference between the two plan alternatives is the whether or not to relocate the existing ranch and greenhouse operations. While the Encinitas Ranch Specific Plan contains both land use plan policies and implementing ordinances, it acts in conjunction with the City's overall LCP, with policies and ordinances of the LCP that are not specifically addressed in the Specific Plan, serving as the standard of review.

As part of the specific plan, the Commission approved, among other things, a phasing plan for build-out of the specific plan area to assure adequate public facilities and infrastructure were developed and constructed as needed so as to not adversely impact surrounding areas and roadways. In addition, the Commission also adopted pedestrian/bicycle trail alignments and development standards for such as well as requirements for timing of construction of such improvements.

The proposed request contains several components that involve amendments to both the Land Use Plan and Implementation portions of the City's Local Coastal Program (LCP). Specifically, the request includes amending the certified LUP to revise several trail alignments in the southern boundary of the specific plan area as well as along Quail Gardens Drive, which runs north/south through the specific plan area. In addition, a 2.3 acre parcel located in the Green Valley Planning Area is proposed to be redesignated and rezoned from Open Space (OS) to Mixed-Use (ER-MU1) and restricted for multi-family residential development (25 dua).

The amendment request also includes a revision to the phasing of development. Currently, Phase I limits development to 475,000 sq. ft. of regional commercial development in the Green Valley Planning Area and 400 dwelling units until after completion of the extension/widening of Leucadia Boulevard and the Interstate 5/Leucadia Boulevard Interchange improvements. The proposed amendment will remove the 475,000 sq. ft. building restriction and instead, restrict Phase I development to vehicle trip

generations not to exceed a total of 3766 PM Peak Hour Trips. The amendment will also lower the maximum number of multi-family residential units that can be constructed in the Green Valley Planning Area from 542 to 450 and allow affordable housing to occur above and beyond the 400 dwelling unit maximum, but still within the 3766 PM Peak Hour Trip limit. The final component of the amendment request relates to the construction timing of trail improvements.

BACKGROUND

On November 17, 1994, the Commission approved, with suggested modifications, the City of Encinitas Local Coastal Program (both land use and implementing ordinances). The City accepted the suggested modifications and on May 15, 1995, began issuing coastal development permits for those areas of the City within the Coastal Zone. The subject LCPA will be the fourth amendment to the City's certified LCP.

ADDITIONAL INFORMATION

Further information on the City of Encinitas LCP Amendment #1-96 may be obtained from Lee McEachern, Coastal Planner, at the San Diego District Office of the Coastal Commission, 3111 Camino Del Rio North, Suite 200, San Diego, CA 92108-1725, (619) 521-8036.

PART I. OVERVIEW

A. LCP HISTORY

The City of Encinitas is within the area that was previously part of the County of San Diego Local Coastal Program, which covered the north-central coast of San Diego County that included the areas of Leucadia, Encinitas, Cardiff, Solana Beach and other unincorporated communities.

On July 1, 1986 and October 1, 1986, the Cities of Solana Beach and Encinitas incorporated, reducing the remaining unincorporated area of the County within the coastal zone to less than 2,000 acres. At that time, the County had both an approved land use plan and implementation plan. Because of these incorporations, the County indicated that it did not plan to assume coastal development permit-issuing authority for the remaining acreage and the County LCP never became "effectively certified".

On June 2, 1994, the City of Encinitas completed the submittal for its local coastal program Land Use Plan (LUP) and Implementation Plan. On November 17, 1994, the Commission certified the City's entire LCP, with suggested modifications. Subsequently, the City accepted the suggested modifications and on May 15, 1995, began issuing coastal development permits.

On August 9, 1995, the Commission approved, with suggested modifications, one portion of the City's first LCP Amendment, Part A, pertaining to adoption of the Encinitas Ranch Specific Plan and the Planned Commercial Development Regulations. Subsequently, on October 10, 1995, the Commission approved, with suggested modifications, Part B of the City's LCPA 1-95 pertaining to several General Plan amendments and various zoning code revisions.

Then, on January 12, 1996, the Commission approved the City's second LCP Amendment request, as a minor amendment, pertaining to additional time for completion of a comprehensive plan for the City's shoreline. On February 8, 1996, the Commission approved, as submitted, the City's third LCP amendment to apply zoning and land use designations to 3.3 acres of land that was being annexed to the City to accommodate the alignment of Leucadia Boulevard. The subject LCP amendment will be the City's fourth such request.

B. STANDARD OF REVIEW

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or LUP amendment if it finds that it meets the requirements of Chapter 3 of the Coastal Act. Specifically, it states:

Section 30512

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

C. PUBLIC PARTICIPATION

The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

- A. RESOLUTION I (Resolution to approve City of Encinitas Land Use Plan Amendment #1-96, as submitted)

MOTION I

I move that the Commission certify the City of Encinitas Land Use Plan Amendment #1-96, as submitted.

Staff Recommendation

Staff recommends a **YES** vote and adoption of the following resolution and findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

Resolution I

The Commission hereby certifies the amendment request to the City of Encinitas Land Use Plan, as submitted, and adopts the findings stated below on the grounds that the amendment will meet the requirements of and conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act; the land use plan, as amended, will contain a specific access component as required by Section 30500 of the Coastal Act; the land use plan, as amended, will be consistent with applicable decisions of the Commission that shall guide local government actions pursuant to Section 30625(c); and certification of the land use plan amendment does meet the requirements of Section 21080.5(d)(2)(i) of the California Environmental Quality Act, as there would be no feasible measures or feasible alternatives which would substantially lessen significant adverse impacts on the environment.

- B. **RESOLUTION II** (Resolution to approve certification of portions of the City of Encinitas Implementation Plan Amendment #1-96, as submitted)

MOTION II

I move that the Commission reject the proposed rezoning of Lot #44 of the Encinitas Ranch Specific Plan from OS to ER-MU1.

Staff Recommendation

Staff recommends a **NO** vote and the adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution II

The Commission hereby approves certification of the amendment to the Implementation Plan of the City of Encinitas LCP on the grounds that the amendment conforms with, and is adequate to carry out, the provisions of the certified land use plan. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval would have on the environment.

- C. **RESOLUTION III** (Resolution to reject certification of portions of the City of Encinitas Implementation Plan Amendment #1-96, as submitted)

MOTION III

I move that the Commission reject the proposed revisions to the Encinitas Ranch Specific Plan relative to the timing of public trail construction.

Staff Recommendation

Staff recommends a **YES** vote and adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution III

The Commission hereby **rejects** the amendment to the Implementation Plan of the City of Encinitas LCP on the grounds that it does not conform with, and is inadequate to carry out, the provisions of the certified land use plan. There are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval would have on the environment.

- D. **RESOLUTION IV** (Resolution to approve certification of portions of the City of Encinitas Implementation Plan Amendment #1-96 pertaining to the timing of trail construction, if modified)

MOTION IV

I move that the Commission approve the proposed revisions to the Encinitas Ranch Specific Plan pertaining to the timing of trail construction, if modified in conformity with the suggested modifications set forth in this report.

Staff Recommendation

Staff recommends a **YES** vote and adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution IV

The Commission hereby **approves certification** of the amendment request to the Implementation Plan of the City of Encinitas LCP, based on the modifications and findings set forth below, on the grounds that it conforms with, and is adequate to carry out, the provisions of the certified land use plan. There are no feasible alternatives or feasible mitigation measures available which would substantially

lessen any significant adverse impacts which the approval of the Implementation Plan would have on the environment.

PART III. SUGGESTED MODIFICATIONS

Staff recommends the following suggested revisions to the proposed Implementation Plan be adopted. The underlined sections represent language that the Commission suggests be added, and the ~~struck-out~~ sections represent language which the Commission suggests be deleted from the language as originally submitted.

1. Section 9.1.1, under Phase One Development, on Page 9-1 of the Specific Plan, shall be revised to read as follows:

[...]

Pedestrian Trail Improvements: All pedestrian and bicycle trails located around the golf course and adjacent to Phase One road improvements and located within Planning Areas where Phase One development is occurring shall be improved and open for public use ~~upon completion of the development prior to the issuance of any building permits for residential development~~ within the Planning Area where the trail is located, except that the pedestrian/bicycle trails and paths within the Green Valley Planning Area and along Leucadia Boulevard shall be improved and open for public use prior to or concurrent with the first occupancy of the commercial center and the pedestrian path that runs north along the top edge of the inland hillside in the North Mesa Planning shall be improved and open for public use upon completion of the golf course (ref. Exhibit Nos. 6 and 7 attached). However, the trail that will extend from Quail Gardens Drive eastward (along Street "A") and north along the eastern edge of the golf course to Leucadia Boulevard (Alternative Land Use Plan A) shall be permitted to be constructed immediately upon termination of any field crop operations adjacent to the trail on the south mesa.

[...]

PART IV. FINDINGS FOR APPROVAL OF THE CITY OF ENCINITAS LCPA 1-96 LAND USE PLAN AMENDMENT, AS SUBMITTED

A. SPECIFIC PLAN DESCRIPTION

The Encinitas Ranch Specific Plan includes two land use scenarios for the 850 acre area it covers, either of which could be implemented for the area. Land Use Plan Alternative A includes residential, commercial, and mixed-use development with open space, recreational areas and agricultural uses. Specifically, Land Use Plan Alternative A includes 323 single-family residences and 835 multi-family residences; a 73 acre,

approximately 650,000 sq. ft. regional commercial center in Green Valley; approximately 191,000 sq. ft. of mixed-use development; a 151 acre 18-hole golf course with driving range and club house; 136 acres for agricultural production and 221 acres of open space.

Land Use Plan Alternative B includes 417 single-family residences and 647 multi-family units; the 650,000 sq. ft. regional commercial center in Green Valley; 191,000 sq. ft. of mixed-use development; the 18-hole golf course 123 acres for agricultural production and 215 acres of open space. The major difference between the two plans being the location of the existing ranch and agricultural operations.

The specific plan is divided into eight separate "Planning Areas", which are the same for both land use alternatives (ref. Exhibit #3 attached). As approved, development of the specific plan will occur in three phases: Phase I includes the construction of 475,000 sq. ft. of regional commercial uses within the Green Valley, construction of 400 dwelling units within the Green Valley and West Saxony Planning Areas, the 18-hole golf course, a number of infrastructure improvements, park improvements and biological mitigation.

Phase II includes completion of the regional commercial center to the full 650,000 sq. ft. building allowance and completion of infrastructure improvements. Phase III involves final buildout of the specific plan. Also, it is at this phase that the decision must be made as to which development alternative will be chosen.

B. AMENDMENT DESCRIPTION

The proposed amendment to the City's certified land use plan has essentially two components. The first involves some minor realignments and revisions to the approved pedestrian/bicycle trail system within the Encinitas Ranch Specific Plan area (ref. Exhibit Nos. 6 and 7 attached). The proposed revisions, which involve the trails in the southern portion of the specific plan area, will essentially make the trail system the same for both land use plan alternatives (Land Use Plan A and Land Use Plan B) by realigning, deleting and adding several small trail segments. The revisions to the approved trail plan also involves a change to the pedestrian/bicycle trail along Quail Gardens Drive to relocate the paved (asphalt concrete) pedestrian/bicycle trail to the west side of Quail Gardens Drive and the "soft" (dirt or decomposed granite) trail to the east side of Quail Gardens Drive along the golf course. The second component of the proposed LUP revision involves changing the land use designation on a 2.3 acre site within the Green Valley Planning Area from Open Space to Mixed-Use.

B. CONFORMANCE WITH SECTION 30001.5 OF THE COASTAL ACT

The Commission finds, pursuant to Section 30512.2b of the Coastal Act, that the LCP amendment, as set forth in the resolution for certification as submitted, is consistent with the policies and requirements of Chapter 3 of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act which states:

The legislature further finds and declares that the basic goals of the state for the Coastal Zone are to:

- a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.
- b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

C. CHAPTER 3 CONSISTENCY

1. Public Access/Recreation.

The following Chapter 3 policies of the Coastal Act, which address public access and recreational resources, are most applicable to the proposed amendment:

Section 30213

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30252

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new

residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

As noted previously, the Encinitas Ranch Specific Plan covers an approximately 850 acre land area located in northcentral Encinitas. While the specific plan area is located entirely within the Coastal Zone boundary, it is located inland of the coast and does not border on the Pacific Ocean, or on any inland waterway or lagoon. Thus, goals, policies and development standards originally approved by the Commission for the plan that address public access pertain to development of a circulation system that is compatible with both local and regional needs, that can adequately and safely handle the traffic generated by the project, and that will facilitate the movement of the public to the coast.

The specific plan, as it was originally approved by the Commission, includes a number of road improvements that include the extension of Leucadia Boulevard from its current terminus west of the specific plan area to El Camino Real. With the completion of this roadway, Leucadia Boulevard will become a major east/west coastal access route that provides a means of access to the coast for inland visitors who currently rely on Manchester Avenue and Encinitas Boulevard to the south or La Costa Avenue to the north. Other major roadway improvements include the extension of Via Cantebria into Green Valley and the extension of Quail Gardens Drive north, through the specific plan area. The subject LUP amendment does not include any revisions to the existing approved roadway and infrastructure improvements nor with the required timing in which they are to be constructed.

Relative to recreation, the specific plan includes an 18-hole municipal golf course as well as provides for a network of pedestrian and bicycle trails and paths that link with other planned and constructed off-site trails as well. The majority of public trails/paths are within or adjacent to proposed roadways and roadway extensions. In addition, several pedestrian trails will be constructed in Green Valley, up through and along the inland hillside and next to the golf course. The specific plan also contains requirements for the development of several scenic overlooks and vista points.

The subject amendment to the Encinitas Ranch Specific Plan LUP proposes several minor realignments/revisions to the approved public trail system within the specific plan area. The changes are proposed to essentially serve three purposes. First, to make the trail alignments the same for both land use plan alternatives (A and B). Second, to realign a small trail segment in the south portion of the specific plan area along the inland hillside to provide a more accessible trail and improve its linkages to existing development and public streets. Third, to move the improved pedestrian/bicycle trail within Quail Gardens Drive to the west and the dirt/decomposed granite pedestrian path to the east in order to improve the pedestrian "experience", linkages to existing development outside the specific plan area and to address public safety concerns along the golf course.

As proposed, the subject amendment will still provide essentially the same number of trails, in the same general alignment and not substantially change any required development standards for improvement of the trails. The revised trail system will continue to allow for pedestrian movement and public access within the specific plan area allowing free access to both natural open space and other recreational amenities. Therefore, the Commission finds the proposed amendment is consistent with all applicable public access and recreation policies of the Coastal Act.

2. Environmentally Sensitive Habitat Areas/Scenic Resources.

A number of Coastal Act policies address the protection and enhancement of sensitive habitat areas and scenic resources. The most applicable to the proposed amendment include:

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30240

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal area, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas.

The specific plan area is located in the northcentral portion of the City of Encinitas. Topographically, a mesa traverses the central portion of the plan area. A steep north-south trending inland hillside borders the eastern edge of the mesa and separates it from a valley known as the Green Valley. A small tributary channel runs parallel to El Camino Real along the eastern-most boundary of the Specific Plan area and feeds into Encinitas Creek and ultimately Batiquitos Lagoon. The elevation of the plan area ranges from approximately 70 feet Above Mean Sea Level (AMSL) in Green Valley to approximately 400 feet AMSL on the mesa top.

Approximately 220 acres of the 850 acre specific plan area contains natural vegetation, the majority of which is made up of Southern maritime chaparral and Diegan coastal sage scrub. Some riparian woodland, riparian scrub and wetlands also exist within the planning area. The chaparral primarily occurs as a large stand on the inland hillside bordering Green Valley and is contiguous with similar chaparral off-site to the north. The sage scrub is found mostly in the finger canyons in the northwest portion of the plan area. The riparian and wetland communities are mainly found along Encinitas Creek in Green Valley.

The subject changes to the public access trails, which involve some minor realignments/revisions to the approved trail system for the specific plan area, as proposed, have no impact on environmentally sensitive habitat areas. The proposed amended trail system either follows the alignment of proposed roadways or the alignment of existing paths or agricultural roads. In addition, the proposed amendment to the trail system does not revise any trails development standards or requirements that trail landscape improvements be compatible with adjacent natural areas.

The subject amendment also includes the redesignation of a 2.3 acre site from Open Space to Mixed-Use. The site is located adjacent to and east of Via Cantebria as it enters Green Valley from the south. An existing mobilhome park is located east of the subject site. While the site subject to this amendment is located on the inland hillside bordering Green Valley described above, its value as natural open space is minimal. The site is small (2.3 acres) and, in conjunction with the construction of Via Cantebria, was graded and left isolated from the open space and habitat area of the remainder of the inland hillside. In addition, impacts to any native vegetation occurring on the site were documented and made part of the overall mitigation program for development of the specific plan.

Development of the site under the proposed Mixed-Use designation will also have no adverse impacts on environmentally sensitive resources. The site is separated from the natural inland hillside areas by Via Cantebria and access to the site will be directly off Via Cantebria. As such, no impacts to sensitive habitat areas will occur to provide access to the site. To the east of the site is an existing mobilhome park and the undeveloped area north and east of the site is also designated for mixed-use development.

Relative to visual resources, the subject site is located towards the lower portion of the bluff and is not visually prominent. In addition, future approved development on the site will have to adhere to all development standards for the Mixed-Use Zone. Therefore, the Commission finds the proposed amendment to the Encinitas Ranch Specific Plan LUP is consistent with all applicable Chapter 3 policies pertaining to protection of environmentally sensitive habitat areas and visual resources.

3. Planning and Locating New Development.

Section 30250 of the Coastal Act is most applicable and states, in part:

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

As originally approved by the Commission, the specific plan calls for intense development of the 850 acre plan area. However, the plan also requires that adequate public services and infrastructure be provided in a timely manner so as not to overburden existing facilities. While the proposed amendment to redesignate a 2.3 acre site from Open Space to Mixed-Use (for multi-family residential development at a maximum allowable density of 25 du/a) would appear to increase the permitted intensity of development for the specific plan area, in fact, the overall number of residential units within the Mixed-Use Zone in Green Valley will be reduced by the proposal from 542 to 450. In addition, the specific plan includes an adequate commitment of open space area with over 200 acres permanently reserved.

In addition, no changes are proposed to development standards or policy language that addresses the location of new development and the provision of adequate public services. As such, the Commission finds the proposed amendment to the Encinitas Ranch Specific Plan LUP to be consistent with Section 30250 of the Coastal Act.

PART V. FINDINGS FOR APPROVAL, AS SUBMITTED, OF PORTIONS OF THE ENCINITAS RANCH SPECIFIC PLAN IMPLEMENTATION PLAN

A. AMENDMENT DESCRIPTION

The subject amendment request involves the rezoning of a particular site and some revisions to the Mixed-Use Zone Development Standards. Specifically, the proposal is to rezone a 2.3 acre site located in the Green Valley Planning Area from Open Space (OS) to Mixed-Use (ER-MU1), restrict use of the site to multi-family residential development with

a maximum density of 25 dwelling units per acre and revise the maximum number of multi-family dwelling units that can be constructed in Green Valley from 542 to 450.

B. FINDINGS FOR CERTIFICATION

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP. As there are two different ordinances affecting the subject LCP amendment request, each ordinance will be addressed separately below, under applicable subheadings.

1. Proposed Rezoning/Mixed Use Zone (ER-MU1).

a) Purpose and Intent of the Ordinance. The purpose of the Mixed-Use Zone is to detail permitted uses and development standards to allow individual properties to develop as either residential, commercial, office professional, or a mixture of retail, commercial, office professional or residential uses.

b) Major Provisions of the Ordinance. There are several major provisions of the Mixed-Use Zones that include:

- list uses permitted by right as well as those uses which require review of either a minor or major use permit; and
- establishes development standards that include maximum allowable height of buildings, density, setbacks, buffer requirements, off-street parking and landscaping requirements.

c) Adequacy of the Ordinance to Implement the Certified LUP. The intent of the Mixed-Use Zone is to encourage development of a variety of multi-family housing types in close proximity to commercial and office uses. The proposed amendment is to rezone a 2.3 acre site from Open Space to Mixed-Use (ref. Exhibit Nos. 4 and 5 attached). The site is located on the inland hillside adjacent to and east of Via Cantebria and west of an existing mobilehome park in the southern portion of the Green Valley Planning Area. Although some natural vegetation did occur on this site, as a result of the extension of Via Cantebria north through the inland hillside to Green Valley, the site was isolated from the habitat area on the hillside to the west and north. In addition, the site was graded and all impacts to natural habitat areas will be fully mitigated as part of the overall mitigation plan for development of the Specific Plan. Because of the small size of the site and its isolation from other contiguous habitat areas, the site was found by the resource agencies and the Commission in approval of the specific plan to have no further biological value.

While the site has no biological "value" as open space, the site is however, suitable for multi-family residential development which is provided for under the ER-MU1 Zone. The site has direct access to Via Cantebria, is in close proximity to the regional commercial

center, public transit and other park and recreation facilities. Under current development standards provided for in the ER-MU1 Zone, a maximum of 45 dwelling units could be developed on the site. Surrounding uses include a mobilehome park to the east, Via Cantabria and open space to the west and undeveloped, ER-MU1 zoned property to the north. Because the ER-MU1 Zone permits a variety of commercial, residential and other uses that may present incompatible land use issues for the site, and because the multi-family residential zone in the specific plan only permits a maximum density of 10 dwelling units per acre, the amendment also proposes to restrict the site to multi-family residential development (25 du/a) and to lower the maximum number of multi-family residential units that can be constructed within this zone from 542 to 450.

The proposed rezone is also consistent with the concurrent action on the LUP, which changed the land use designation on the same property to Mixed-Use. With the proposed rezoning, the Commission finds the Encinitas Ranch Specific Plan's Implementation Plan will be fully consistent with, and able to carry out the amended land use plan.

**PART VI. FINDINGS FOR REJECTION OF THE AMENDMENT TO THE
IMPLEMENTATION SECTION OF THE ENCINITAS RANCH SPECIFIC
PLAN, AS SUBMITTED**

A. AMENDMENT DESCRIPTION

The proposed amendment to this section of the specific plan relates to the phasing of development. Development of the specific plan is to occur in three separate phases. Phase I currently limits development to 475,000 sq. ft. of regional commercial development in the Green Valley Planning Area and 400 dwelling units until after completion of numerous on- and off-site infrastructure improvements. The proposed amendment will remove the 475,000 sq. ft. building restriction and instead, restrict Phase I development relative to vehicle trip generations not to exceed a total of 3766 PM Peak Hour Trips. In addition, the amendment will also allow affordable housing units to be developed above and beyond the 400 dwelling unit maximum, but still within the 3766 PM Peak Hour Trip limit. The proposed amendment also includes revisions to the phasing of public access pedestrian and bicycle trails throughout the specific plan area.

B. FINDINGS FOR REJECTION

1. Implementation Section.

a) Purpose and Intent of the Ordinance. The purpose of this section is to detail the phased development of the specific plan which is to be carried out in three major phases over an approximately ten year period.

b) Major Provisions of the Ordinance. This Section includes the following major provisions:

- details the general requirements for each of the proposed three phases; and
- provides exhibits of each phase of development that includes a description of the development, its location, the acreage, maximum number of dwelling units and amount of development that may occur in each phase.

c) Adequacy of the Ordinance to Implement the Certified LUP. As originally approved, the specific plan will be developed in three phases with the majority of the commercial development occurring in Phase 1 and the majority of the residential development occurring in Phase 3. While this section does not include specific development standards, it does detail the phasing plan for development to assure that needed infrastructure and other improvements occur in a logical progression to meet the development needs associated with each phase of development and to assure a safe and efficient circulation system is provided as the project builds out over time.

As approved, Phase I of the specific plan permits up to 475,000 sq. ft. of regional commercial uses in Green Valley, 400 dwelling units, an 18-hole golf course and a 10 acre active recreational park in Green Valley. Based on a traffic analysis for the specific plan, this amount of development was found to be the threshold at which certain roadway improvements, including the widening/extension of Leucadia Boulevard and improvements to the I-5/Leucadia Boulevard Interchange, would be needed. As such, development of the specific plan (Phase I) is restricted to this amount of development until these road improvements are completed.

The subject amendment proposes to delete reference to the maximum of 475,000 sq. ft. of commercial development and instead, limit Phase I development based on a vehicle trip generation limit. In addition, the amendment would also allow affordable housing units to be constructed above and beyond the 400 dwelling unit maximum. As proposed, Phase I development would not be able to exceed a total of 3766 PM peak hour trips. This figure was derived from the above described traffic analysis and corresponds to the total number of PM peak hour trips generated by 475,000 sq. ft. of discount commercial development, 400 dwelling units, a 173 acre golf course and a 10 acre park.

The intent of this amendment is allow more flexibility in development of the center than allowed under the original approval. In the original traffic analysis for the specific plan, the discount commercial trip rate was applied to the entire 475,000 sq. ft. building limit because it generates the highest amount of trips for a retail center (as the trip rate is based on the assumption that each building is freestanding and does not interact with other retail uses in the center). This was so that a "worst case scenario" could be evaluated in the environmental review process.

Depending on the mix of commercial development and the type of residential uses, more than 475,000 sq. ft. of commercial uses may be permitted in Phase I with approval of the proposed amendment. This is because when an actual tenant mix is developed (i.e., restaurant, neighborhood commercial, discount commercial, shopping center, etc.), the number of trips generated for such a tenant mix could allow for more actual construction while still generating less PM peak hour trips. On the surface, it would seem that allowing more development to occur, than was originally approved for Phase I, could cause adverse impacts on surrounding infrastructure and roadways to occur. However, even though more square footage may occur, the development must still not exceed the 3766 PM peak hour trip limitation. And, as noted above, the 3766 PM peak hour trip figure is the same as originally approved for the center, but square footage was used as the limiting factor instead of the maximum number of trips. As such, while the proposed amendment may allow for more commercial and residential development in Phase I, no additional impacts on surrounding roads or infrastructure will occur.

One concern with the proposal however, relates to how the City is going to monitor the development of Phase I to assure the 3766 PM peak hour trip maximum is not exceeded. City staff have indicated that monitoring will occur administratively. Each time a building permit is issued, staff will calculate the number of trips generated by the proposed use and total it with other approved uses to make sure the maximum is not exceeded. While this type of system may not be ideal, given the potential number of tenancy changes and the interpretive nature of assigning trip generation to projects, based on information submitted by the City relative to timing of improvements to Leucadia Boulevard and the I-5 Interchange, such monitoring would only occur for a short period of time. Based on current projections provided by the City of Encinitas, construction of the widening of Leucadia Boulevard is expected to begin in July of 1997 and construction of the I-5 Interchange improvements is expected to begin construction in March of 1998, with all improvements expected to be completed by June of 1999. As such, assuming construction of these improvements remains on schedule, monitoring of Phase I development would only be necessary for less than three years. After completion of the improvements, Phase II could begin and monitoring would no longer be necessary. Therefore, based on the above discussion, the proposed amendment pertaining to Phase I development will not create additional adverse impacts beyond that which have already been approved and mitigated for in the original approval of the specific plan, consistent with the certified LUP.

The subject amendment also proposes changes to the timing of construction of various pedestrian/bicycle trail improvements. The LUP for the Encinitas Ranch Specific Plan calls for a number of pedestrian/bicycle paths and trails throughout the specific plan area to provide an alternate means of access, as well as recreational opportunities for both residents and others outside the specific plan area. As originally approved by the Commission, all pedestrian trail improvements and scenic overlooks within the specific plan area were required to be constructed and open for public use upon completion of the golf course, with the exception of a proposed trail segment that extended north from Street

A along the eastern edge of the golf course to Leucadia Boulevard, which could be deferred until such a time that adjacent field crop operations were terminated.

The subject amendment proposes essentially two changes pertaining to the timing of construction of the trail improvements. First, the amendment proposes that construction of the trail segment that runs along the southern boundary of the specific plan from Quail Gardens Drive to Via Cantabria be deferred until the decision is made on whether to choose Land Use Alternative A or B. Because this trail segment is isolated and would really not lead anywhere until completion of the trails improvements on Quail Gardens Drive, the Commission can support this portion of the amendment.

The other change proposed relative to trail construction timing deletes the statement that trails be constructed and open upon completion of the golf course and replaces it with the following:

Pedestrian Trail Improvements: All pedestrian and bicycle trails located around the golf course and adjacent to Phase One road improvements and located within Planning Areas where Phase One development is occurring shall be improved and open for public use upon completion of the development within the Planning Area where the trail is located.

What this is saying, is that those trails segments located within planning areas where Phase I development is occurring need not be constructed or open until all development within that planning area is completed. For example, the North Mesa Planning Area contains a portion of the golf course and residential development. Although the golf course is to be constructed under Phase I, the residential development is not proposed until Phase III. As such, the pedestrian trail that runs from Leucadia Boulevard north along the edge of the inland hillside, would not need to be constructed until completion of Phase III, possibly many years in the future.

While the Commission is not concerned with deferring construction of trails in areas where development is not to occur until some time in the future (i.e, trails along Quail Gardens Drive), the Commission is concerned with delaying other proposed trails. Specifically, the pedestrian trail segment that runs north from Leucadia Boulevard along the edge of the inland hillside to the water tower and the trails within the Green Valley Planning Area, are in areas where the public would benefit from their use sooner as they are located in areas proposed for development in Phase I. Therefore, the Commission finds the Implementation Section is not adequate to carry out the certified Encinitas Ranch Specific Plan Land Use Plan.

PART VII. FINDINGS FOR CERTIFICATION OF THE AMENDMENT TO THE
IMPLEMENTATION SECTION OF THE ENCINITAS RANCH
SPECIFIC PLAN, IF MODIFIED

1. Implementation Section.

As stated in the findings for denial, the proposed amendment to this section of the Implementation Plan pertaining to deferring construction of trail improvements until completion of the development in a particular planning area is not acceptable as trail improvements may not be developed until far in the future, limiting public access and recreational opportunities within the plan area. To address this concern, Suggested Modification #1 has been proposed. This proposed revision would require that trail improvements be improved and open for public use prior to the issuance of any building permits for residential development within the planning area where the trail is located.

In addition, the suggested modification also requires that the pedestrian path segment located along the top edge of the inland hillside in the North Mesa Planning Area be improved and open for public use upon completion of the municipal golf course and, the pedestrian/bicycle trails and paths in Green Valley and along Leucadia Boulevard be improved and open for public use prior to or concurrent with the first occupancy of the commercial center. In this way, it can be assured that this critical, low cost public amenity will be completed and available for use in a timely manner. Therefore, as modified, the Implementation section of the Encinitas Ranch Specific Plan conforms with and is adequate to carry out the certified land use plan.

PART VIII. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA)

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. Instead, the CEQA responsibilities are assigned to the Coastal Commission and the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions. In the case of the subject LCP amendment request, the Commission finds that approval of the Land Use Plan revisions, as submitted, which involve revisions to several pedestrian trail alignments and redesignation of a 2.3 acre site, would not result in significant environmental impacts under the meaning of CEQA. Relative to the proposed Implementation Plan, several changes are proposed. The changes pertaining to

rezoning a 2.3 acre site from Open Space (OS) to Mixed-Use (ER-MU1) is acceptable as submitted. However, the changes pertaining to timing of construction of proposed public trails is not acceptable and raises inconsistencies with LUP policies. A suggested modification has been proposed which would more definitively detail when required trails improvements are to be constructed.

Given the proposed mitigation measure, the Commission finds the proposed local coastal program amendment, as modified, will not result in significant environmental impacts under the meaning of the California Environmental Quality Act. Furthermore, future individual projects would require coastal development permits from the City of Encinitas. Throughout the City's Coastal Zone, the specific impacts associated with individual development projects would be assessed through the environmental review process; and, the individual project's compliance with CEQA would be assured. Therefore, the Commission finds that there are no feasible alternatives under the meaning of CEQA which would reduce the potential for such impacts which have not been explored.

RESOLUTION NO. 96-47

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ENCINITAS
APPROVING MODIFICATIONS TO THE LAND USE PLAN AND
IMPLEMENTATION PLAN OF THE ENCINITAS RANCH SPECIFIC PLAN/LOCAL
COASTAL PROGRAM, DEVELOPMENT AGREEMENT,
AND TRACT MAP CONDITIONS 94-066 REGARDING PHASE ONE DEVELOPMENT,
TRAILS, AFFORDABLE HOUSING, AND ZONING/LAND USE CHANGE FROM
OPEN SPACE TO MIXED USE
(CASE NO. 96-062 SPA/LCPA)**

WHEREAS, on May 11, 1995, the City of Encinitas Local Coastal Program was formally certified by the California Coastal Commission and the City began issuing coastal development permits for those coastal zone areas within the City;

WHEREAS, on July 1, 1995, the Encinitas Ranch area was annexed to the City of Encinitas, and became part of the City's Coastal Zone jurisdiction;

WHEREAS, on September 14, 1995, the California Coastal Commission certified the Land Use Plan and Implementation Plan of the Encinitas Ranch Specific Plan through the approval of the Encinitas Ranch Specific Plan Local Coastal Program Amendment;


WHEREAS, on April 5, 1996, the City of Encinitas received an application from the Caritas Company to consider amendments to the Encinitas Ranch Specific Plan;

WHEREAS, on May 30, 1996, the City of Encinitas Planning Commission held a public hearing to consider amendments to the Encinitas Ranch Specific Plan/Local Coastal Program, Development Agreement and Tract Map 94-066 (96-062 SPA/LCPA) to modify Phase One development, affordable housing and trail provisions/requirements, and to change Zoning/Land Use designation of OS (Open Space) to Mixed Use (ER-MU1) for 2.34 acre parcel on the east side of Via Cantebria.

WHEREAS, on May 30, 1996, the City of Encinitas Planning Commission made a recommendation to the City Council to approve an amendment to the Encinitas Ranch Specific Plan/Local Coastal Program, Development Agreement, and Tract Map 94-066 to reflect changes to Phase One Development, trails, affordable housing provisions, and Zoning/Land Use changes to Mixed Use (ER-MU1) with restrictions to multi-family (25 du's/ac) for a 2.34 acre parcel;

WHEREAS, on June 26, 1996, the City Council held a public hearing to consider and adopt Resolution No. 96-47 approving amendments to the Encinitas Ranch Specific Plan/Local Coastal Program, Development Agreement and Tract Map 94-066 (96-062 SPA/LCPA) to modify Phase One development, affordable housing and trail provisions/requirements, and to change Zoning/Land Use designation of OS (Open Space) to Mixed Use (ER-MU1) for 2.34 acre parcel on the east side of Via Cantebria; and

cd/pem/g/reports/SR062696.CC1 6/17/96

EXHIBIT NO. 1
APPLICATION NO.
ENC. LCPA 1-96
City Resolution
Page 1 of 2
 California Coastal Commission

WHEREAS, the City Council, upon the recommendation of the Planning Commission, hereby approves an amendment to the Land Use Plan and Implementation Plan of the Encinitas Ranch Specific Plan/Local Coastal Program, Development Agreement and Tract Map 94-066 based on the following findings:

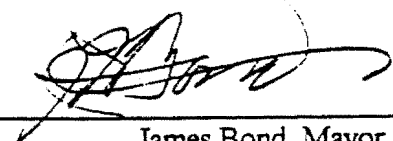
SEE EXHIBIT "A"

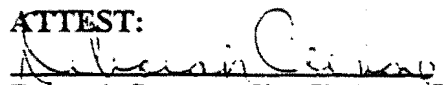
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Encinitas, as follows:

1. That the Encinitas Ranch Specific Plan/Local Coastal Program, Development Agreement and Tract Map 94-066 amendments are intended to be carried out in a manner in full conformance with the California Coastal Act of 1976;
2. That the Community Development Director is hereby authorized to submit the Encinitas Ranch Specific Plan/Local Coastal Program, Development Agreement and Tract Map 94-066 amendment application to the Executive Director of the California Coastal Commission; and
3. That the Encinitas Ranch Specific Plan/Local Coastal Program, Development Agreement and Tract Map 94-066 amendments, as indicated in Exhibit "B" of this Resolution, are hereby approved and shall not become effective until the Local Coastal Program Amendment is approved by the California Coastal Commission.
4. Pursuant to Sections 15162 and 15168 of the State California Environmental Quality Act (CEQA) Guidelines, the City Council of the City of Encinitas has reviewed the proposed amendments and has determined that the proposed amendments will not have a significant effect on the environment because all potentially significant effects have been (1) adequately analyzed in the Encinitas Ranch Specific Plan Final Program EIR (Resolution 94-28), (2) either avoided or mitigated, or (3) addressed through the previously adopted Statement of Overriding Considerations (Resolution 94-91).

PASSED AND ADOPTED this 17th day of June, 1996, by the following vote, to wit:

AYES:	Aspell, Bond, Davis, DuVivier, Hano
NAYS:	None
ABSENT:	None
ABSTAIN:	None


James Bond, Mayor of the
City of Encinitas

ATTEST:

Deborah Cervone, City Clerk

[illegible]

NO SCALE



California Coastal Commission

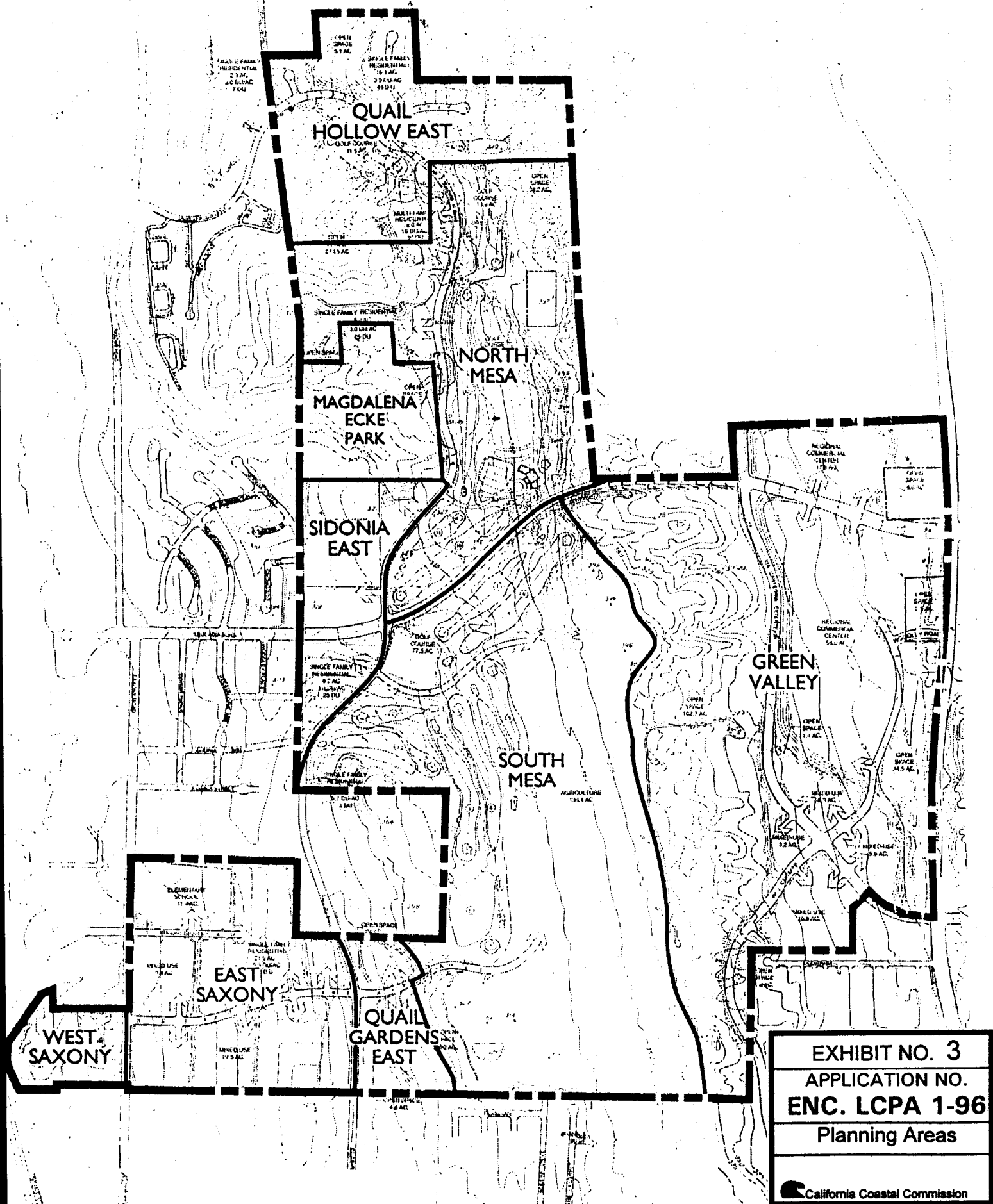


EXHIBIT NO. 3
APPLICATION NO.
ENC. LCPA 1-96
Planning Areas

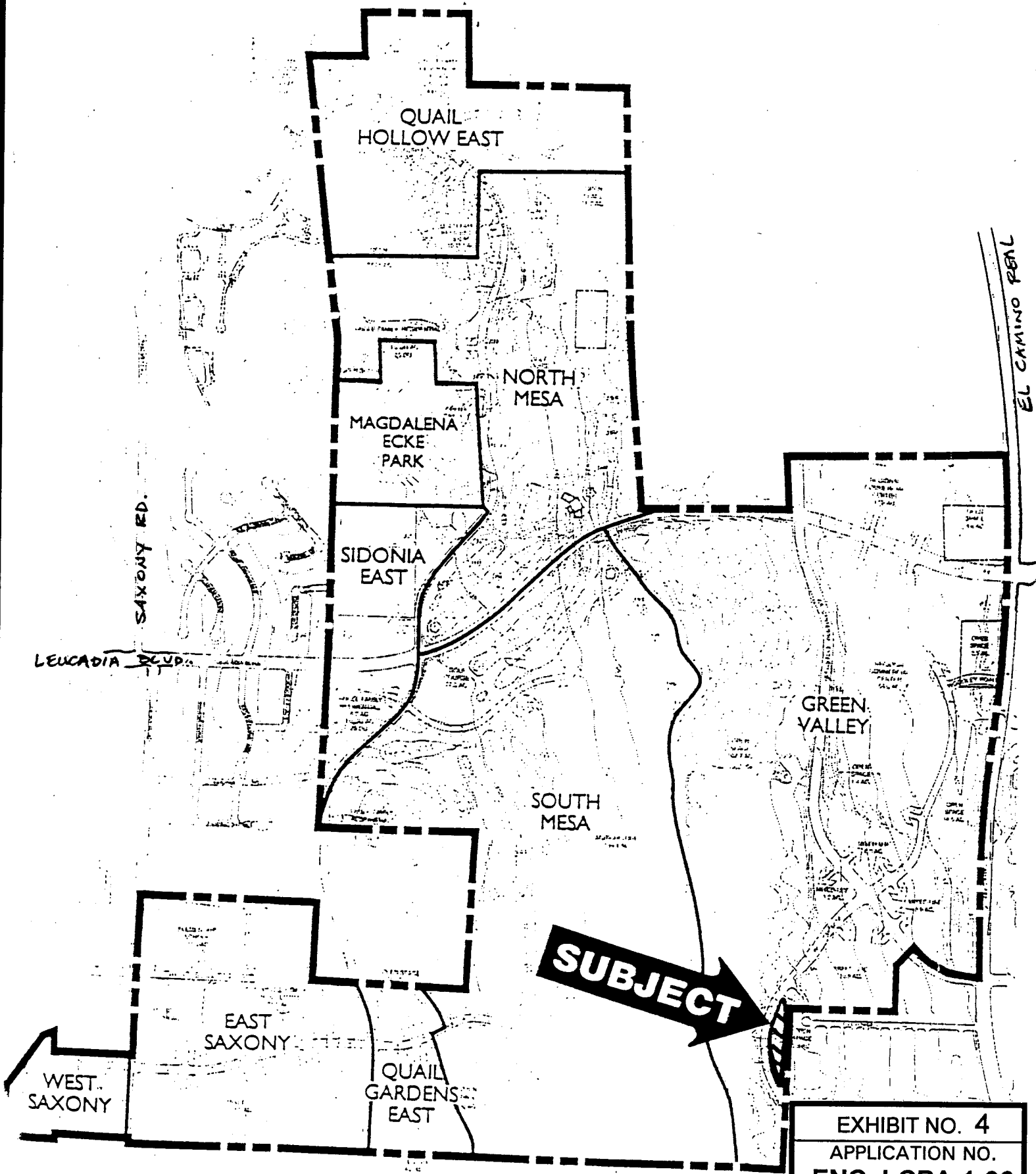


EXHIBIT NO. 4
APPLICATION NO.
ENC. LCPA 1-96
2.3 Acre Site Location

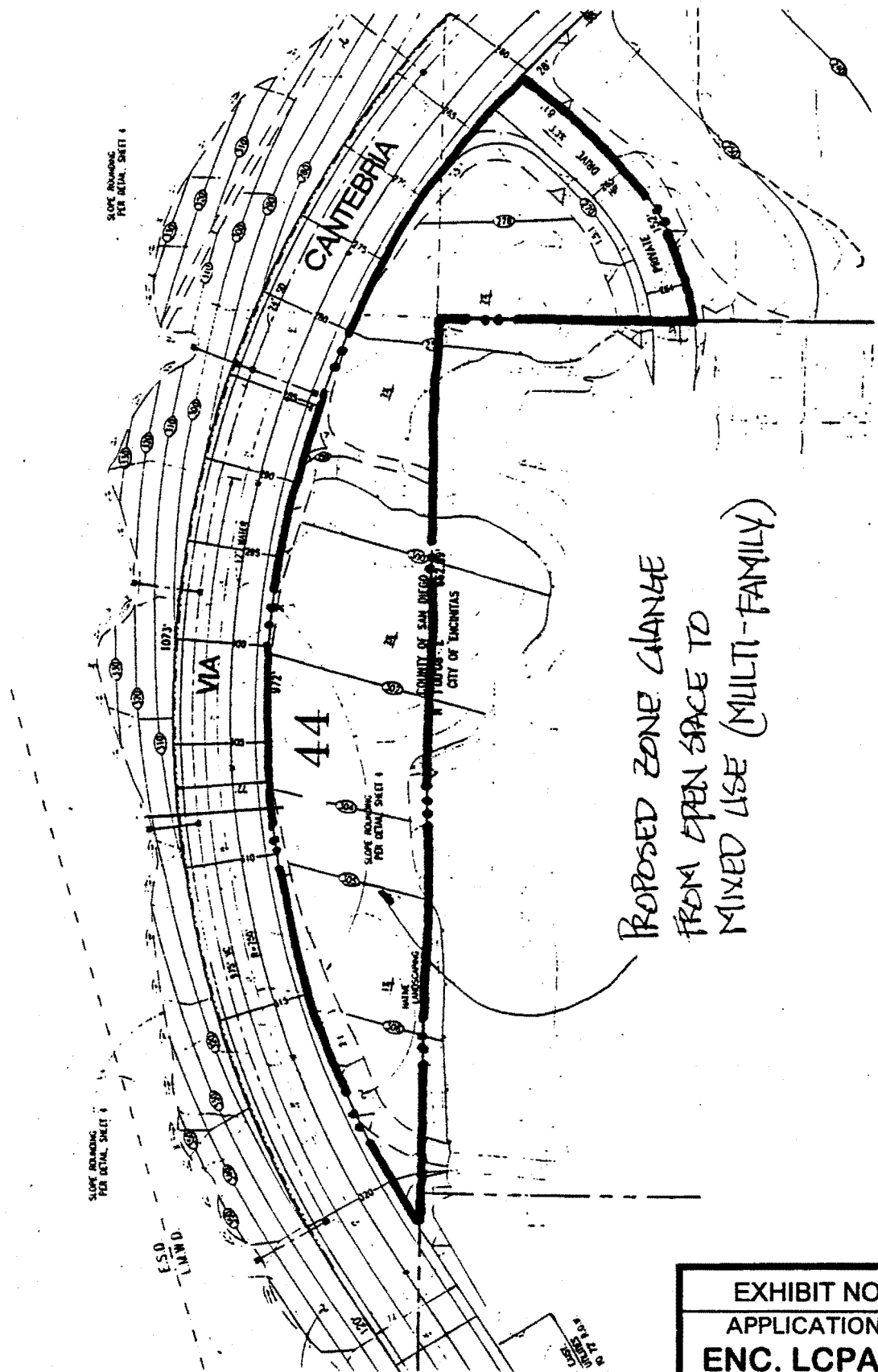

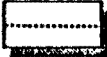


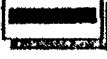
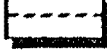


EXHIBIT NO. 5
APPLICATION NO.
ENC. LCPA 1-96
2.3 Acre Site Plan
 California Coastal Commission

PEDESTRIAN AND BICYCLE TRAILS ALTERNATIVE A

LEGEND

-  PEDESTRIAN PATH
-  PEDESTRIAN AND OFF-STREET BICYCLE TRAIL
-  POSSIBLE LOCATION OF SCENIC OVERLOOK
-  GOLF CART/PEDESTRIAN AND BICYCLE BRIDGE
-  ON-STREET BICYCLE LANE

NOTE: This pedestrian trail will tie into the planned residential street system.

Proposed Amendments to Trails

-  DELETE
-  ADD

Move Pedestrian/Bicycle Trail to west side of Quail Gardens Drive.
Locate Pedestrian Trail on east side of Quail Gardens Drive.

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 20



EXHIBIT NO. 6

APPLICATION NO.

ENC. LCPA 1-96


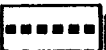
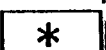
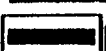
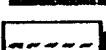
Proposed Trail Revisions

Alternative A

California Coastal Commission



PEDESTRIAN AND BICYCLE TRAILS ALTERNATIVE B

LEGEND

-  PEDESTRIAN PATH
-  PEDESTRIAN AND OFF-STREET BICYCLE TRAIL
-  POSSIBLE LOCATION OF SCENIC OVERLOOK
-  GOLF CART/PEDESTRIAN AND BICYCLE BRIDGE
-  ON-STREET BICYCLE LANE

Move Pedestrian/Bicycle Trail to west side of Quail Gardens Drive.
Locate Pedestrian Trail on east side of Quail Gardens Drive.

Proposed Amendments to Trails

-  DELETE
-  ADD

ENCINITAS RANCH SPECIFIC P
FIGURE

Page




EXHIBIT NO. 7

APPLICATION NO.

ENC. LCPA 1-96

Proposed Trail

Revisions

Alternative B

California Coastal Commission



TABLE 3-1

ENCINITAS RANCH: LAND USE PLAN ALTERNATIVE A SUMMARY

Land Use	Acreage	Comm/Office	Density	Max. DU
Single Family Residential	3.4		0.9	3 DU
Single Family Residential	69.9		3.0	210 DU
Single Family Residential	21.9		5.0	110 DU
Single Family Residential Total	95.2			323 DU
Multi-Family Residential	8.0		10.0	80 DU
Green Valley Mixed-Use Multi-Family Residential	<u>13.811.5</u>		25.0	<u>346287</u> DU
Commercial/Office/Residential	3.9	3,000 SF		<u>104117</u> DU
Church/School Site	10.9	41,000 SF ⁽¹⁾		
East Saxony Mixed-Use Multi-Family Residential	9.4		20.0	188 DU ⁽³⁾
Commercial/Office	13.0	75,000 SF ⁽²⁾		
Quail Botanical Gardens Expansion	14.5			
West Saxony Mixed-Use Multi-Family Residential	8.1		20.0	163 DU
Office	4.9	25,000 SF		
Open Space ⁽⁴⁾	<u>219.5221.8</u>			
Golf Course & Club House	151.7			
Agriculture	136.4			
Regional Commercial Center	73.8	650,000 SF ⁽⁵⁾		
Elementary School	11.4			
Major Roads	48.5			
Magdalena Ecke Park	29.8			
PROJECT TOTAL	852.8	753,000 SF		12041.158

- (1) If this 10.9-acre site does not build-out with church/school uses, then the site would develop with multi-family homes, provided the total residences permitted within the entire Mixed-Use Zone in Green Valley shall not exceed 450542 DU.
- (2) Up to 75,000 SF of commercial/office development with a Floor Area Ratio not to exceed 0.1324 may be constructed on up to 13.0 acres in the East Saxony Planning Area. Any land within the 13.0 acres remaining undeveloped may develop with multi-family residences at densities up to 20 du/ac, provided that no more than 260 dwellings may be constructed on the parcel.
- (3) This parcel could develop with residential care facilities at a similar intensity. If such use is constructed on the 9.4 acres, then the total unit count would be reduced by 188 dwelling units.
- (4) Open Space acreage includes undisturbed land, manufactured slopes adjacent to roads, drainage detention areas, trails outside of the golf course, and the linear greenbelt/recreation area adjoining El Camino Real.
- (5) An additional 15,000 SF of building area for possible community-oriented uses such as a community theater shall be permitted in excess of the 650,000 SF for commercial and office uses.

**Amend Third Paragraph, Under Section 3.1.1 Land Use Plan Alternative A,
Page 3-6 of the Encinitas Ranch Specific Plan.**

The most intense development within Encinitas Ranch will occur in the Green Valley Planning Area, adjacent to El Camino Real. This area will include a 73.8-acre Regional Commercial Center (straddling Leucadia Boulevard) and approximately 28.626.3 acres to be developed as a mixed-use development in the manner of a traditional "village center" with a variety of commercial, office, and multi-family residential uses combined into the same building or the same small area. The village center may also include a church, day-care center, and other community-oriented facilities. A linear greenbelt, public recreation area, and open space area consisting of 25.6 acres will be located adjacent to El Camino Real. This open space will contain a mix of passive and active recreational areas, as well as a drainage channel with riparian vegetation and natural open space. The recreation area will contain athletic playing fields, trails, and restroom facilities. Access into Green Valley will be available from Leucadia Boulevard, Woodley Road and the extensions of Garden View Road and Via Cantabria. Collector and local serving roads will connect the Regional Commercial Center in Green Valley to the mixed-use areas of Green Valley.

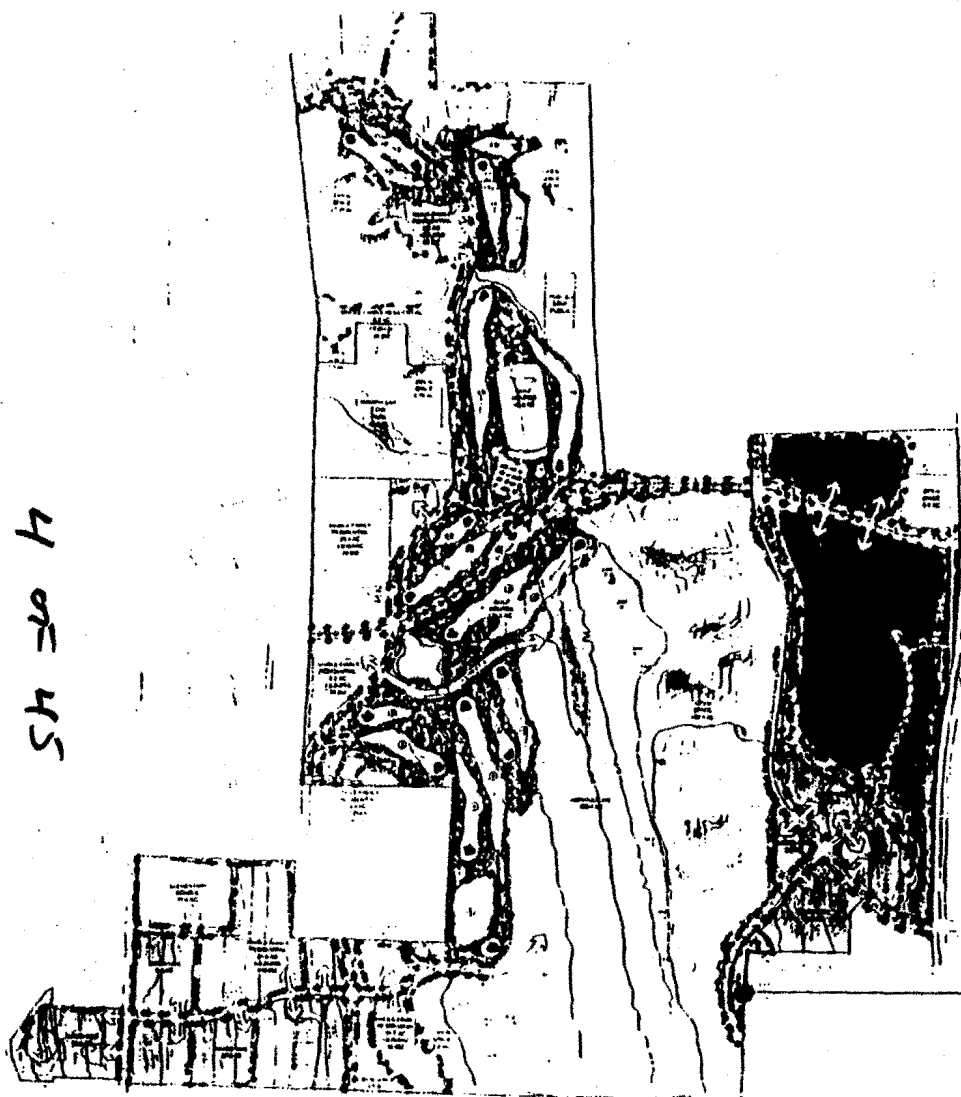
**TABLE 3-2
ENCINITAS RANCH: LAND USE PLAN ALTERNATIVE B SUMMARY**

Land Use	Acreage	Comm/Office	Density	Max. DU
Single Family Residential	3.4		0.9	3 DU
Single Family Residential	138.1		3.0	414 DU
Single Family Residential Total	141.5			417 DU
Multi-Family Residential	8.0		10.0	80 DU
Green Valley Mixed-Use Multi-Family Residential	13.8		25.0	346 DU
Commercial/Office/Residential	11.5	3,000 SF		287 DU
Church/School Site	3.9	50,000 SF ⁽¹⁾		117 DU
	10.9	41,000 SF		
West Saxony Mixed-Use Multi-Family Residential	8.1		20.0	163 DU
Office	4.9	25,000 SF		
Open Space ⁽²⁾	213.3			
Golf Course & Club House	151.7			
Agriculture	123.5			
Regional Commercial Center	73.8	650,000 SF ⁽³⁾		
Community Use	12.8	75,000 SF		
Elementary School	10.1			
Major Roads	46.7			
Magdalena Ecke Park	29.8			
PROJECT TOTAL	852.8	753,000 SF		1,101,064 DU

(1) If this 10.9-acre site does not build-out with church/school uses, then the site would develop with multi-family homes, provided the total residences permitted within the entire Mixed-Use Zone in Green Valley shall not exceed 450 DU.

(2) Open Space acreage includes undisturbed land, manufactured slopes adjacent to roads, drainage detention areas, trails outside of the golf course, and the linear greenbelt/recreation area adjoining El Camino Real.

(3) An additional 15,000 SF of building area for possible community-oriented uses such as a community theater shall be permitted in excess of the 650,000 SF for commercial and office uses.



Proposed Specific Plan Amendment
from OS (Open Space) to Mixed Use
(restricted to Multi-Family).

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 6A



5 of 45



Proposed Specific Plan Amendment
from OS (Open Space) to Mixed Use
(restricted to Multi-family).



Amend Portions of Section 3.2.1A1 and 3, Green Valley Planning Area, Descriptive Summary, Encinitas Ranch Specific Plan.

3.2.1 GREEN VALLEY PLANNING AREA

A. *Descriptive Summary - Green Valley*

1. Mixed-Use Zone

The Mixed-Use Zone in the Green Valley Planning Area of the Encinitas Ranch Specific Plan will encompass approximately 28,626.3 acres and is intended to allow individual properties to develop as either residential, commercial, office professional, or a mixture of retail/commercial/office professional and residential uses. In a mixed-use development, residential uses may be allowed on the same parcel or in the same structure as commercial or office uses. ~~Centered on the intersection of Via Cantabria and Garden View Road, the Mixed-Use Zone in Green Valley is intended to provide a focus and center for the immediate and adjacent communities.~~ Building heights up to three stories are permitted to provide a community focus and to encourage mixed-use development.

The Mixed-Use Zone encourages the development of a variety of multi-family housing types including townhomes, condominiums and apartments in close proximity to the planned commercial and office uses. Experimental housing will also be permitted subject to approval of a Minor Use Permit. Residential densities up to 25 dwelling units per acre are permitted for free-standing residential structures in order to minimize reliance on the automobile since residents will be able to walk or bike to a variety of other uses. The residential density will also be high enough to support the use of limited mass transit such as bus routes. Up to 450542 dwelling units are permitted in the Mixed-Use Zone ~~if the 10.9-acre church/school site does not build out with 41,000 square feet of church/school uses.~~

The Specific Plan encourages a Village Center concept as the focal point of the Green Valley Planning Area, however, a true mixed use development may not be achievable. The ultimate mix of commercial/residential uses for the area is flexible to allow varying intensities, including a predominantly residential project. This area, referred to herein as the "Village Center," will serve as the focal point of the Green Valley Planning Area. Should a mixed use concept be implemented, the uses will be arranged in a manner similar to traditional commercial streets with the commercial uses oriented directly onto the street. The mixed-use development is designed to encourage active street frontages and create a comfortable, human-scaled environment. The small size of this area will encourage pedestrian movement between individual uses and de-emphasize use of the automobile. Limited on-street parking may be provided to give the area the flavor of a small town from the mid-Twentieth Century. Buildings will be situated directly on local streets, with little or no front and side yard setbacks. Retail and service commercial uses will predominate

on the first floor of the buildings, with offices and/or residential uses on the upper floors or behind the commercial uses. Thus, the buildings will truly function as mixed-use facilities.

The commercial/office development in a mixed use concept ~~this Mixed-Use Zone~~ is intended to provide retail and office uses which serve area residents, while maintaining compatibility with a residential environment. Development in and adjacent to the Village Center will consist of residential uses in the same building(s) as commercial/office uses. Free-standing residential development shall be concentrated around the periphery of the Village Center, along the extensions of Garden View Road and Via Cantebria, ~~and shall not constitute more than 65 percent of the entire Mixed-Use Zone's acreage.~~ The free-standing residential development shall not exceed an overall density of 25 dwelling units per acre. Up to 40 percent of the building footprint for all free-standing residential buildings may exceed two stories in height, although no free-standing residential structure shall exceed three stories in height. The two-story buildings should be concentrated along the greenbelt/recreation area that abuts El Camino Real and adjacent to natural open space areas. Three-story buildings should be concentrated internal to individual parcels and along project area roadways. In no case shall buildings exceed three (3) stories in height.

The 10.9-acre parcel located at the southeast intersection of Garden View Road and Via Cantebria may be developed with school and/or church uses. If the area is not so developed, then the area may be developed as multi-family residential at the same density as the balance of the mixed-use area. However, the total residential units permitted within the mixed-use area shall not exceed ~~450~~542 dwelling units. ~~If this area is developed as residential uses, then the maximum acreage provided for residential uses which may be developed in the mixed use area shall not exceed 85% instead of 65% as provided in the previous paragraph.~~

The 2.34 acre parcel on the east side of Via Cantebria (west of the existing mobile home park) shall be restricted to multi-family residential, 25 dwelling units per acre. An affordable housing compliance plan shall be submitted and approved by the City prior to submittal of a development proposal for the 2.34 acre parcel.

It is the intention of the mixed-use development in Green Valley to allow for significant functional and physical integration of project components of different adjacent uses as well as mixed commercial/office professional and residential uses. Consideration will be given to joint use of parking, common areas, landscaping, specific types of uses and associated intensities, housing types and sizes of units, and overall architectural design. Below-grade and on-grade parking shall be permitted in the Mixed-Use Zone; however, above-ground multi-story parking structures are discouraged.

3. Natural Open Space

The western portion of the Green Valley Planning Area containing the bluffs which separate the mesa area from Green Valley will be preserved as permanent open space. Only passive uses such as a minimal pedestrian trail will be permitted within this area. The 102.7 acres of natural open space will serve to protect the various indigenous fauna and flora that are found within the bluffs. ~~An additional 1.8 acres of land adjacent to the church/school site will also be preserved as natural open space.~~

Amend Portions of Section 3.2.1C4a, General Planning Standards - Green Valley Planning Area, Encinitas Ranch Specific Plan.

C. *General Planning Standards - Green Valley*

4. The following pedestrian trail standards shall apply:

- a. *Natural Open Space Trails:* The maximum width of any trail or path located in the natural open space areas located in the western half of the Green Valley Planning Area shall not exceed six (6) feet. The trails will extend northward from the southern boundary of the Green Valley Planning Area ~~within~~along the toe of the bluffs, then turn east and pass between the edges of the Mixed-Use Zone and the Regional Commercial Center. The trail will terminate at the combination pedestrian and off-street bicycle trail in the recreation area located adjacent to El Camino Real (see Figures 20A and 20B, *Pedestrian and Bicycle Trails*).

GREEN VALLEY PLANNING AREA

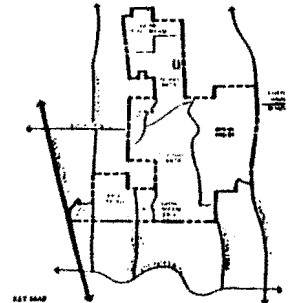
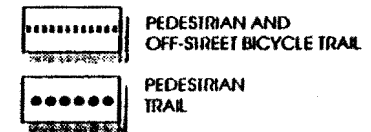
OPEN SPACE
107.3 ACRES

COMMERCIAL
73.8 ACRES

MIXED-USE
26.3 ACRES

GREENBELT/
RECREATION AREA
25.6 ACRES

PEDESTRIAN TRAIL/
GREENBELT
1.4 ACRES

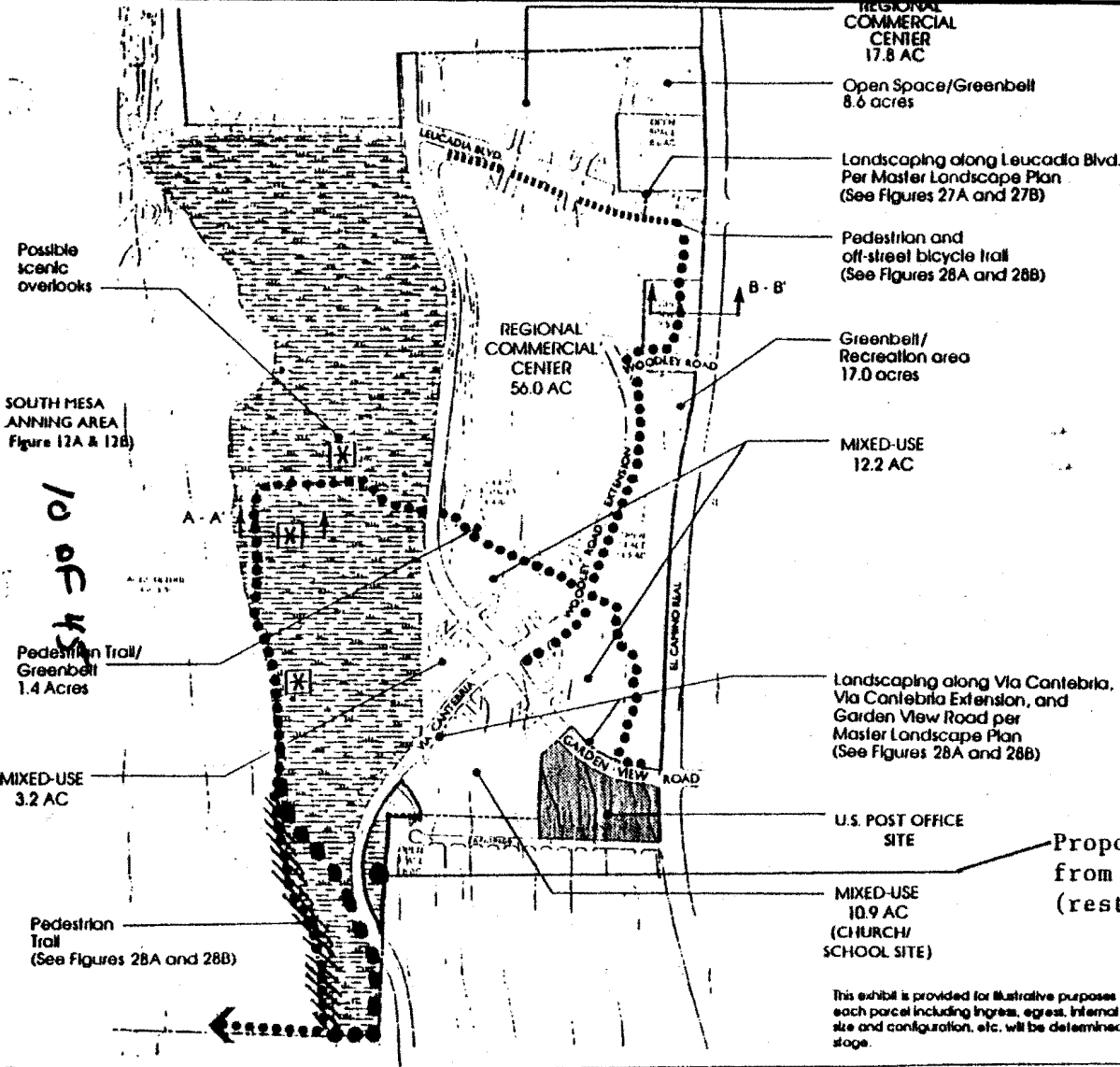


Proposed Specific Plan Amendment
from OS (Open Space) to Mixed Use
(restricted to Multi-Family).

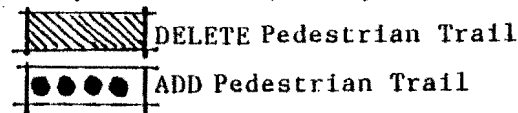
ENCINITAS RANCH SPECIFIC PLAN

FIGURE 7

Page 3-12



Proposed Amendments to Trails



Amend Portions of Section 3.2.2C5, General Planning Standards, Quail Hollow East, Encinitas Ranch Specific Plan.

C. General Planning Standards - Quail Hollow East

5. A ~~thirteen (13)~~ ^{twelve (12)} foot wide Landscape Development Zone (LDZ) is planned on either side of Quail Gardens Drive. ~~An off-street pedestrian and bicycle trail which shall meander within the planned LDZ is planned on the east and northeast side of Quail Gardens Drive. A public access pedestrian "soft" (dirt or DG) trail shall be provided along the east and northeast side of Quail Gardens Drive. The trail shall be designed to be handicapped accessible, where feasible, and shall be designed to be compatible with the adjacent golf course such that fences between the golf course and trail are not required, where feasible. The trail shall not exceed six (6) feet in width. The west and southwest side of Quail Gardens Drive shall have a pedestrian and off-street bicycle trail no less than eight (8) feet in width having an AC (asphalt concrete) surface.~~
—This trails shall meander within the LDZ while meeting golf course safety standards and shall terminate at Swallowtail Road.

QUAIL HOLLOW EAST PLANNING AREA

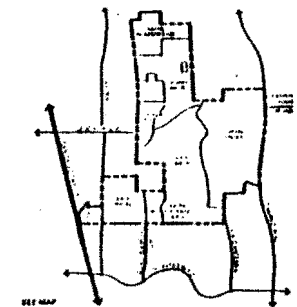
OPEN SPACE
28.5 AC.

GOLF COURSE
14.8 AC.

SINGLE FAMILY RESIDENTIAL
18.4 AC.
3 DU/AC
55 DU MAXIMUM

MULTI-FAMILY RESIDENTIAL
3.6 AC.
10 DU/AC
36 DU MAXIMUM

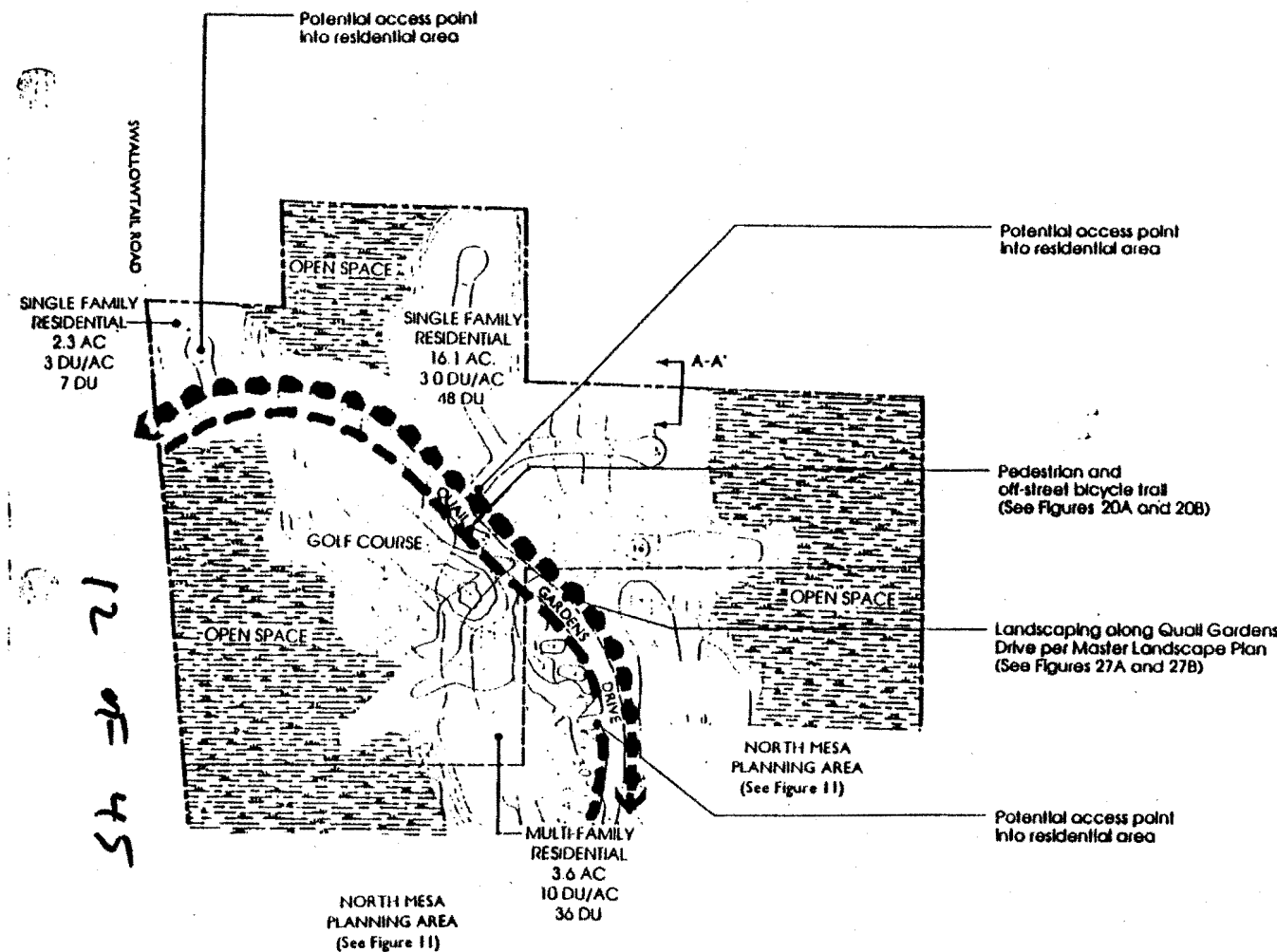
 PEDESTRIAN AND
OFF-STREET BICYCLE TRAIL



ENCINITAS RANCH SPECIFIC PLAN

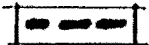

FIGURE 10

Page 3-28



This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.

Proposed Trail Amendment

-  1. Pedestrian/Bicycle trail moved to west side of Quail Gardens Drive.
-  2. Pedestrian Trail located on east side of Quail Gardens Drive.

Amend Portions of Section 3.2.3C6 and 7, General Planning Standards, North Mesa Planning Area, Encinitas Ranch Specific Plan.

C. General Planning Standards - North Mesa

6. A public access pedestrian trail shall be provided along the eastern edge of the golf course, adjacent to natural open space, north of Leucadia Boulevard. The trail shall be designed to be handicapped accessible, where feasible, and shall connect with a pedestrian/bicycle trail that runs parallel to the east side of Quail Gardens Drive, and shall be designed to be compatible with the adjacent golf course such that tall fences between the golf course and trail are not required. The trail shall not exceed six (6) feet in width. *Paragraph amended 8/23/95 (Reso. 95-91)*
7. A thirteen (13) foot wide Landscape Development Zone (LDZ) is planned on either side of Quail Gardens Drive. A public access pedestrian "soft" (dirt or DG) trail shall be provided along the east side of Quail Gardens Drive. The trail shall be designed to be handicapped accessible, where feasible, and shall be designed to be compatible with the adjacent golf course such that fences between the golf course and trail are not required, where feasible. The trail shall not exceed six (6) feet in width and shall meander within the LDZ while meeting golf course safety standards. The west side of Quail Gardens Drive shall have a pedestrian and off-street bicycle trail no less than eight (8) feet in width having an AC (asphalt concrete) surface. The trail shall meander within the LDZ.
87. A pedestrian trail may be constructed within Magdalena Ecke Park subject to the necessary City and County approvals. Such a trail, if approved by the appropriate agencies, shall be constructed and maintained by either the City or the County. Should a trail through the Magdalena Ecke Park not be feasible, a pedestrian linkage shall be provided to connect the Indian Head Canyon property to the Quail Gardens Drive trail system.

RENUMBER THE REMAINING SECTIONS

NORTH MESA PLANNING AREA

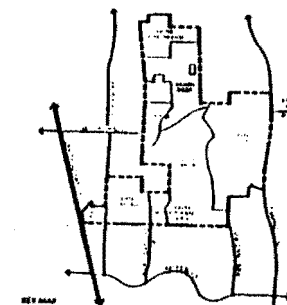
OPEN SPACE
45.3 AC

SINGLE FAMILY RESIDENTIAL
8.2 AC
3 DU/AC
25 DU MAXIMUM

GOLF COURSE
59.4 AC

MULTI-FAMILY RESIDENTIAL
4.4 AC
10 DU/AC
44 DU MAXIMUM

MAGDALENA ECKE PARK
29.8 AC



ENCINITAS RANCH SPECIFIC PLAN

FIGURE 11

Page 3-32

QUAIL HOLLOW EAST
PLANNING AREA
(See Figure 10)

RESIDENTIAL
4.4 AC
10 DU/AC
44 DU MAXIMUM

Potential access point into
residential areas

Landscaping along Quail Gardens Drive
per Master Landscape Plan
(See Figures 27A and 27B)

Pedestrian trail
(Maximum width : 6 feet)

Public / Semi-Public
(Water Tank Location)

Pedestrian and
off-street bicycle trail
(See Figures 20A and 20B)

Driving Range

Putting Green

Landscaping along Leucadia Boulevard
per Master Landscape Plan
(See Figures 27A and 27B)

Possible location of scenic overlook

Golf Club House facility

Pedestrian/Golf Cart overpass

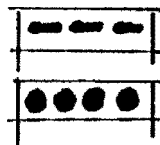
Parking lot for Golf Cart and
Club House

PEDESTRIAN AND
OFF-STREET BICYCLE TRAIL

PEDESTRIAN
TRAIL

This exhibit is provided for illustrative purposes only. Actual design of
each parcel including ingress, egress, internal circulation, exact parcel
size and configuration, etc. will be determined at the Tentative Map
stage.

Proposed Trail Amendment



1. Pedestrian/Bicycle trail moved to west side
of Quail Gardens Drive.

2. Pedestrian trail located on east side of Quail Gardens Drive



14 of 45

SIDONIA EAST
PLANNING AREA
(See Figure 13)

SOUTH MESA
PLANNING AREA
(See Figures 12A and 12B)

SINGLE-FAMILY
RESIDENTIAL
8.2 AC
3.0 DU/AC
25 DU

Possible
pedestrian
trail

OPEN SPACE

OPEN SPACE

GOLF COURSE

MAGDELENA ECKE
PARK

QUAIL GARDENS DRIVE
LEUCADIA BOULEVARD

Amend Portions of Section 3.2.4C7, General Planning Standards, South Mesa Planning Area, Encinitas Ranch Specific Plan.

C. *General Planning Standards - South Mesa*

7. A thirteen (13) foot wide Landscape Development Zone (LDZ) is planned on either side of Quail Gardens Drive. A public access pedestrian "soft" (dirt or DG) trail shall be provided along the east side of Quail Gardens Drive. The trail shall be designed to be handicapped accessible, where feasible, and shall be designed to be compatible with the adjacent golf course such that fences between the golf course and trail are not required, where feasible. The trail shall not exceed six (6) feet in width and shall meander within the LDZ while meeting golf course safety standards. The west side of Quail Gardens Drive shall have a pedestrian and off-street bicycle trail no less than eight (8) feet in width having an AC (asphalt concrete) surface. The trail shall meander within the LDZ.

**NORTH MESA
PLANNING AREA**
(See Figure 11)

Reservoir/
water feature

Landscaping along
Quail Gardens Drive
per Master Landscape
Plan
(See Figure 27A)

3 SINGLE FAMILY LOTS
(MINIMUM SIZE: 1/2 AC)
3.4 ACRES
3 DWELLING UNITS

Reservoir/water feature

Local street
(Access for
agricultural
uses only)

QUAIL GARDENS EAST
PLANNING AREA
(See Figure 17A)

Pedestrian trail

Landscaping along Leucadia Boulevard
per Master Landscape Plan
(See Figure 27A)

Pedestrian and
off-street bicycle trail
(See Figure 20A)

Pedestrian/Golf Cart overpass

Local street
(Access for agricultural uses only)

GREEN VALLEY
PLANNING AREA
(See Figure 7)

Pedestrian trail
(See Figure 20A)

AGRICULTURAL USE
128.0 AC

AGRICULTURAL USE
6.1 AC

Minimum 25' wide landscape buffer

**SOUTH MESA
PLANNING AREA
ALTERNATIVE A**

AGRICULTURE
134.1 ACRES

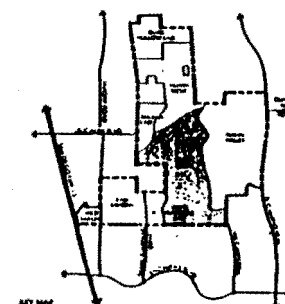
LANDSCAPE BUFFER/TRAIL
3.7 ACRES

SINGLE FAMILY RESIDENTIAL
3.4 ACRES
3 DWELLING UNITS MAXIMUM

GOLF COURSE
82.3 ACRES

 PEDESTRIAN AND
OFF-STREET BICYCLE TRAIL

 PEDESTRIAN
TRAIL





ENCINITAS RANCH SPECIFIC PLAN

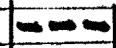
FIGURE 12A

This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc. will be determined at the Tentative Map stage.

Proposed Amendments to Trails

 DELETE Pedestrian Trail

 ADD Pedestrian Trail

 ADD Pedestrian and off-street bicycle trail.

SOUTH MESA PLANNING AREA ALTERNATIVE B

AGRICULTURE
53.5 ACRES

OPEN SPACE/TRAIL
1.8 ACRES

SINGLE FAMILY RESIDENTIAL
69.2 ACRES
3.0 DU/AC
207 DWELLING UNITS

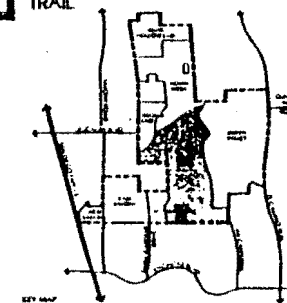
SINGLE FAMILY RESIDENTIAL
3.4 ACRES
3 DWELLING UNITS MAXIMUM

SCHOOL
10.0 ACRES

GOLF COURSE
82.3 ACRES

PEDESTRIAN AND
OFF-STREET BICYCLE TRAIL

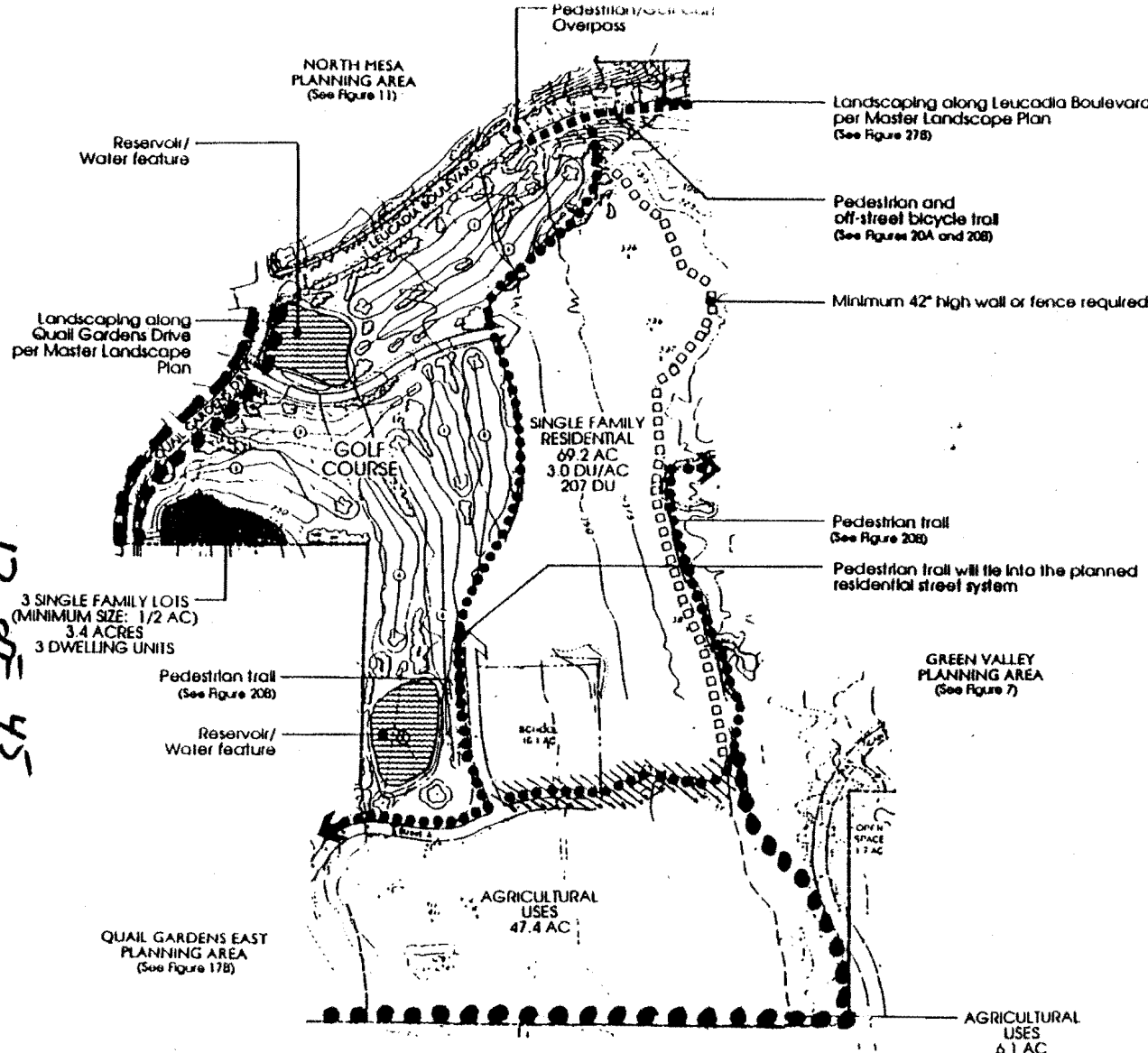
PEDESTRIAN
TRAIL



ENCINITAS RANCH SPECIFIC P



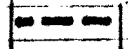
FIGURE

Page



This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc. will be determined at the Tentative Map stage.

Proposed Amendment to Trails

-  DELETE Pedestrian Trail
-  ADD Pedestrian Trail
-  ADD Pedestrian and Off-Street Bicycle Trail.

Amend Portions of Section 3.2.5C11, General Planning Standards, Sidonia East Planning Area, Encinitas Ranch Specific Plan.

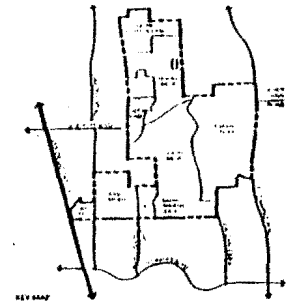
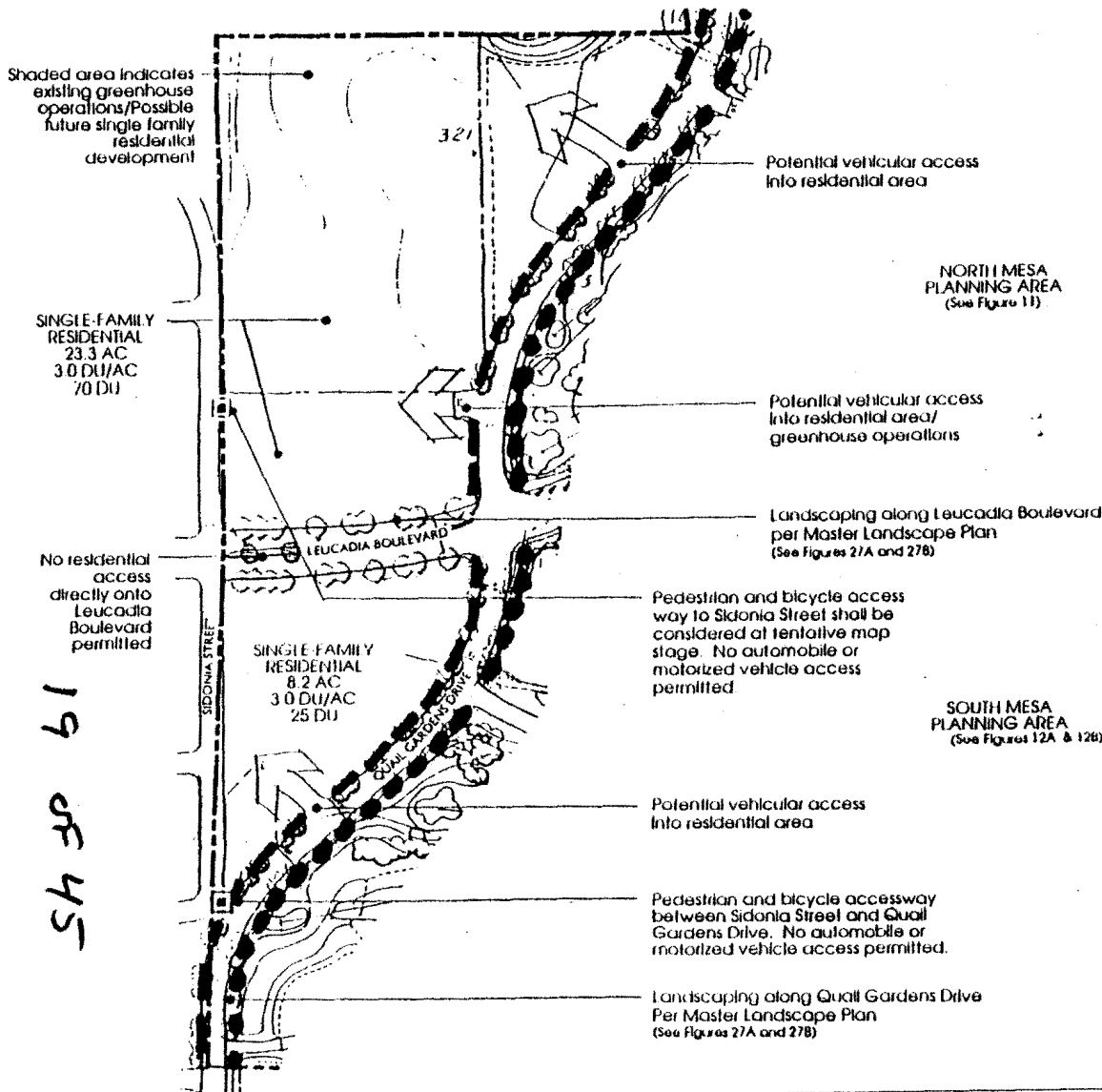
C. General Planning Standards - Sidonia East

11. A thirteen (13) foot wide Landscape Development Zone (LDZ) is planned on either side of Quail Gardens Drive. A public access pedestrian "soft" (dirt or DG) trail shall be provided along the east side of Quail Gardens Drive. The trail shall be designed to be handicapped accessible, where feasible, and shall be designed to be compatible with the adjacent golf course such that fences between the golf course and trail are not required where feasible. The trail shall not exceed six (6) feet in width and shall meander within the LDZ while meeting golf course safety standards. The west side of Quail Gardens Drive shall have a pedestrian and off-street bicycle trail no less than eight (8) feet in width having an AC (asphalt concrete) surface. The trail shall meander within the LDZ.

SIDONIA EAST PLANNING AREA

SINGLE FAMILY RESIDENTIAL *
31.5 ACRES
3.0 DU/AC
95 DWELLING UNITS MAXIMUM

* (Assumes that existing greenhouse operations will develop with single family residential uses)



ENCINITAS RANCH SPECIFIC PLAN

FIGURE 13

This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc. will be determined at the Tentative Map stage.

Page 3-47

Proposed Trail Amendment

1. Locate Pedestrian/Bicycle trail on west side of Quail Gardens Drive.
2. Locate Pedestrian Trail on east side of Quail Gardens Drive.

Amend Portions of Section 3.2.6C10, General Planning Standards, East Saxony Planning Area, Encinitas Ranch Specific Plan.

C. *General Planning Standards - East Saxony*

11. A thirteen (13) foot wide Landscape Development Zone (LDZ) is planned on either side of Quail Gardens Drive. A public access pedestrian "soft" (dirt or DG) trail shall be provided along the east side of Quail Gardens Drive. The trail shall be designed to be handicapped accessible, where feasible. The trail shall not exceed six (6) feet in width. The west side of Quail Gardens Drive shall have a pedestrian and off-street bicycle trail no less than eight (8) feet in width having an AC (asphalt concrete) surface. The trails shall meander within the LDZ.

EAST SAXONY PLANNING AREA ALTERNATIVE A

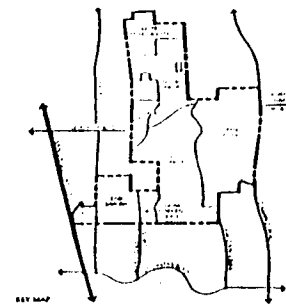
SINGLE FAMILY RESIDENTIAL
21.9 AC
5 DU/AC
110 DU MAXIMUM

MIXED USE
36.9 AC

ELEMENTARY SCHOOL
11.4 AC

PEDESTRIAN AND
OFF-STREET BICYCLE TRAIL

LANDSCAPE BUFFER



ENCINITAS RANCH SPECIFIC PLAN
FIGURE 14A

30' - 40' from face of curb required for residential uses.

Landscaping along Union Street
per Master Landscape Plan
(See Figure 27A)

Primary access into
elementary school site
recommended from
Union Street

Minimum 20' high slope
between Elementary school
and Single Family Residential

Minimum 1/2 ac lot size required for lots
in shaded areas which about specific plan
area boundaries

Potential access points
into residential areas

Potential access points

QUAIL GARDENS EAST
PLANNING AREA
(See Figure 17A)

Pedestrian and
off-street bicycle trail
(See Figure 20A)

Landscaping along Street A
per Master Landscape Plan
(See Figure 20A)

Landscaping along Quail Gardens Drive
per Master Landscape Plan
(See Figure 20A)

Change to "Potential Community Use"

Landscaping along Saxony Road
per Master Landscape Plan
(See Figure 27A)

QUAIL
BOTANICAL
GARDENS

MIXED USE

QUAIL BOTANICAL
GARDENS EXPANSION
14.5 AC

SINGLE FAMILY
RESIDENTIAL
21.9 AC
50 DU/AC
110 DU

MIXED USE
RESIDENTIAL
9.4 AC
20 DU/AC
188 DU MAXIMUM
OR
RESIDENTIAL
CARE

LIMITED
COMMERCIAL/
OFFICE
13.0 AC
AND/OR
MULTI-FAMILY
RESIDENTIAL

ELEMENTARY
SCHOOL
11.4 AC

UNION STREET

A - A'

B - B'

SAXONY ROAD

QUAIL GARDENS
DRIVE

STREET A

21 07-45

Proposed Trail Amendments

ADD Pedestrian and Off-Street Bicycle Trail

ADD Pedestrian Trail

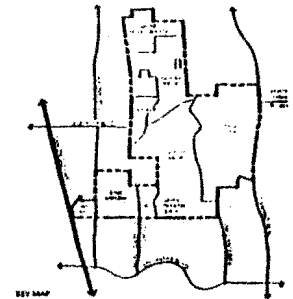
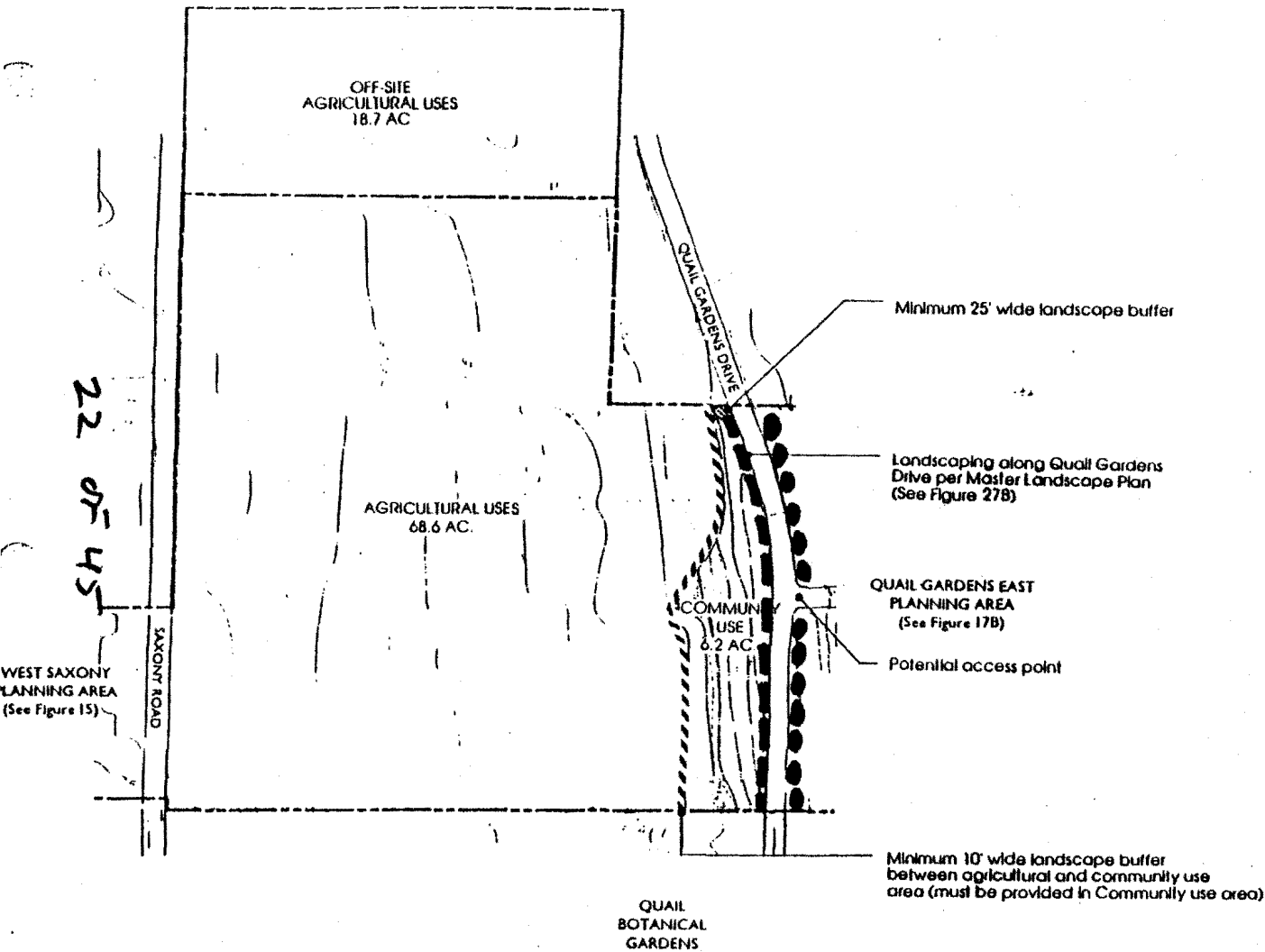
This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc. will be determined at the Tentative Map stage.



EAST SAXONY PLANNING AREA ALTERNATIVE B

AGRICULTURE
68.6 AC.

COMMUNITY USE
6.2 AC.



ENCINITAS FRANCH SPECIFIC PLAN

FIGURE 14B

This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc. will be determined at the Tentative Map stage.

Page 3-45

Proposed Trail Amendments



ADD Pedestrian and Off-Street Bicycle Trail



ADD Pedestrian Trail

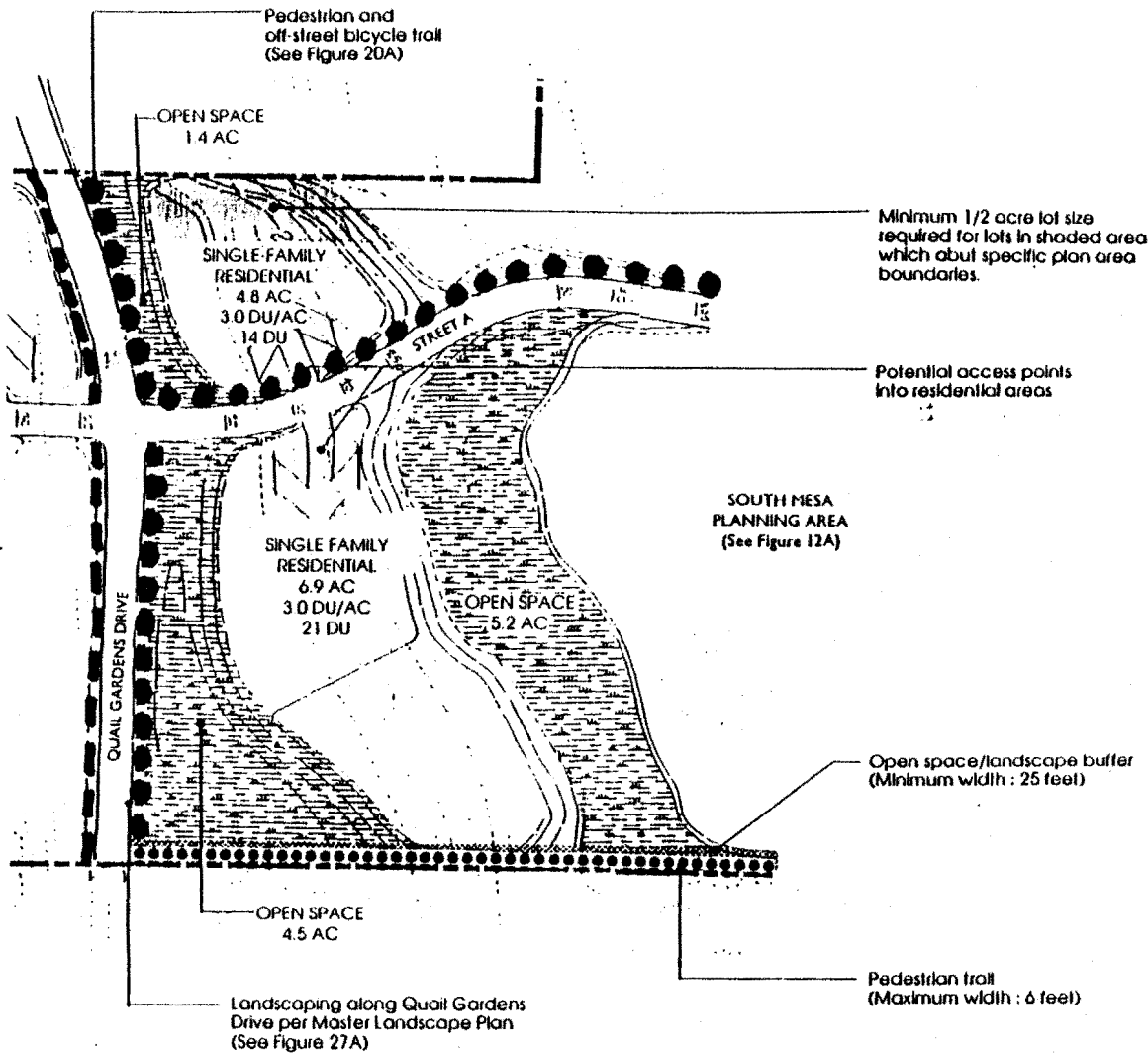
Amend Portions of Section 3.2.8C6, General Planning Standards, Quail Gardens East Planning Area, Encinitas Ranch Specific Plan.

C. *General Planning Standards - Quail Gardens East*

6. A thirteen (13) foot wide Landscape Development Zone (LDZ) is planned on either side of Quail Gardens Drive. A public access pedestrian "soft" (dirt or DG) trail shall be provided along the east side of Quail Gardens Drive. The trail shall be designed to be handicapped accessible, where feasible. The trail shall not exceed six (6) feet in width. The west side of Quail Gardens Drive shall have a pedestrian and off-street bicycle trail no less than eight (8) feet in width having an AC (asphalt concrete) surface. The trails shall meander within the LDZ.

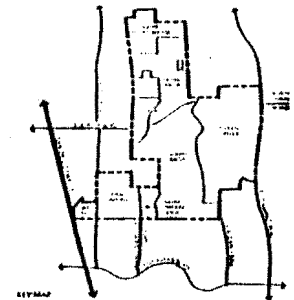
QUAIL GARDENS EAST PLANNING AREA ALTERNATIVE A

24 OF 45
EAST SAXONY
PLANNING AREA
(See Figure 14A)



OPEN SPACE
11.1 AC.

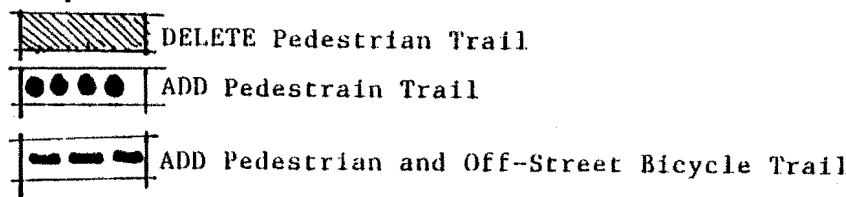
SINGLE FAMILY RESIDENTIAL
11.7 AC.
3 DU/AC
35 DU/AC



ENCINITAS RANCH SPECIFIC PLAN
FIGURE 17A

This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc. will be determined at the Tentative Map stage.

Proposed Amendment to Trails

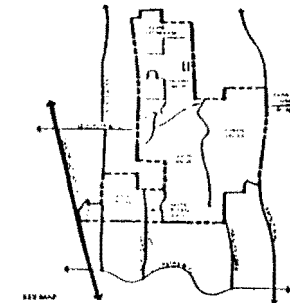


QUAIL GARDENS EAST PLANNING AREA ALTERNATIVE B

OPEN SPACE
5.2 AC

SINGLE FAMILY RESIDENTIAL
10.8 AC
3.0 DU/AC
32 DU MAXIMUM

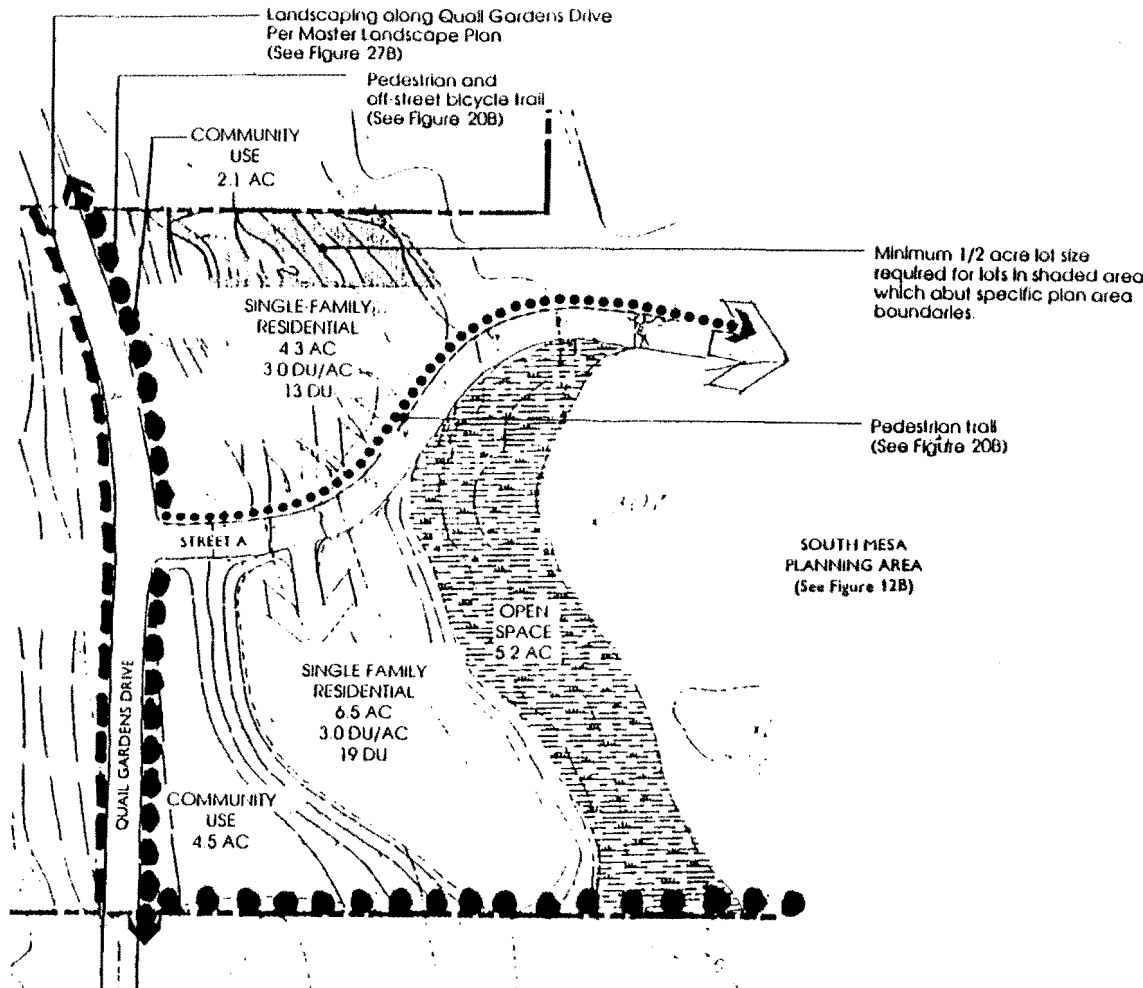
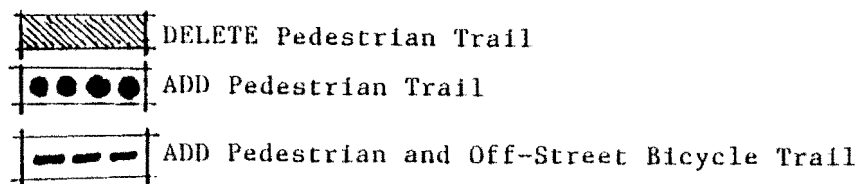
COMMUNITY USE
6.6 AC



ENCINITAS RANCH SPECIFIC PLAN
FIGURE 17B

This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.

Proposed Amendments to Trails



EAST SAXONY
PLANNING AREA
(See Figure 14B)

25 OF 45



4.3 TRAILS SYSTEM

In addition to a comprehensive network of vehicular roads, the Encinitas Ranch project will also provide a network of bicycle and pedestrian trails. The proposed trail and pedestrian system has been incorporated into the design of the Encinitas Ranch Specific Plan to encourage pedestrian movement within the Specific Plan Area. These trails allow the general public to move freely within the Encinitas Ranch property and allow access to both the natural open space and recreational amenities provided. The system includes trails for pedestrian use only and combination trails for both bicycle and pedestrian use.

A pedestrian and off-street bicycle trail along Leucadia Boulevard will begin at Quail Gardens Drive and continue eastward along the north side of Leucadia Boulevard for a distance of approximately 1,550 feet, where the trail will cross over a bridge structure above Leucadia Boulevard and continue on the south side of the street until it terminates at El Camino Real. The bridge structure will be constructed near the golf course club house; it is intended to ensure the safe movement of pedestrians and golf carts between the pedestrian path and the portion of the golf course located north and south of Leucadia Boulevard.

In both alternatives (see Figures 20A and 20B), joint off-street pedestrian and bicycle trails shall be provided on-site along the west east-side of Quail Gardens Drive and along Leucadia Boulevard (east of Quail Gardens Drive) within the linear greenbelt/recreation area that abuts El Camino Real.

A network of pedestrian-only paths (no bicycles shall be permitted) will also extend through much of the project site. In Alternative A and Alternative B, a pedestrian trail will extend from Quail Gardens Drive through a 25-foot-wide easement along the southern boundary of the Specific Plan Area to connect to Via Cantebria. This trail shall be located within the 25' easement to maximize coastal views, subject to City approval. In order to traverse the bluff edge along the southern boundary, the trail shall connect to the proposed trail within the Thornton property at the top of the bluff. After traversing the bluff via the Thornton property, the trail shall then extend northerly to make the connection to Via Cantebria. When the trail approaches After connecting to the proposed extension of Via Cantebria, the trail will veer northward through the natural open space area and bluffs in the Green Valley Planning Area. (See Chapter 9.0 for phasing requirements of trail improvements.) A minimum of three (3) four (4) scenic overlooks shall be provided at intervals along this portions of this the trail; these overlooks will offering spectacular views of Green Valley and coastal views from the southern boundary trail. The general location for placement of these overlooks is depicted on Figures 20A and 20B of the Specific Plan and shall be subject to City approval. At least one (1) of the scenic overlooks within this area (generally located at the eastern edge where the trail descends the bluff to Green Valley) shall be developed with enhanced facilities. The trail will continue eastward through the open space area in Green Valley, eventually connecting to a pedestrian trail that passes between the mixed-use development and the Regional Commercial Center to continue through the park adjacent to El Camino Real. In addition, the trail will extend from Quail Gardens Drive eastward, then north along the eastern edge of the golf course to Leucadia Boulevard.

Another pedestrian trail will start at Leucadia Boulevard and will extend northward, between the edge of the golf course and the eastern Specific Plan Area boundary, connecting to Quail Gardens Drive north of Magdalena Ecke Park. A minimum of three (3) scenic overlooks shall be provided at intervals along this portion of the trail north of Leucadia Boulevard. The general location for placement of these overlooks is depicted on Figures 20A and 20B of the Specific Plan. At least ~~one (1)~~ two (2) of the scenic overlooks shall be developed with enhanced facilities, ~~that include at a minimum a shelter, benches, educational signage and drinking water (if reasonably available) to provide an area for nature study, viewing, and resting.~~ These two enhanced viewing areas shall be located adjacent to the water tower north of Leucadia Boulevard, and at the eastern edge of the mesa where the trail descends the bluff to Green Valley. In addition, if golf course safety standards can be feasibly maintained and significant impacts to any environmentally sensitive habitat areas can be avoided (based on the configuration of the golf course and residential areas as depicted in the Specific Plan), then a trail shall also be provided from Quail Gardens Drive in the Quail Hollow East Planning Area east to the inland bluff edge, then south and east along the inland bluff edge and golf course, then continuing eastward to the eastern boundary of the planning area.

The two scenic overlooks requiring enhanced facilities shall be located north of Leucadia Boulevard in the North Mesa Planning Area and south of Leucadia Boulevard in the Green Valley Planning Area and shall include at a minimum a shelter, benches, educational signage and drinking water (if reasonably available) to provide an area for nature study, viewing, and resting.

A pedestrian and off-street bicycle trail shall be located on the west side of Quail Gardens Drive. The trail shall be a minimum eight (8) foot wide AC (asphalt concrete) surface trail that meanders and provides a linkage to the staging area (parking and trailhead) for the Magdalena Ecke Park. On the east side of Quail Gardens Drive a "soft" (dirt or DG) pedestrian trail shall be provided that does not exceed six (6) feet in width.

The trails adjacent to the golf course shall be designed to be compatible with the golf course and sited such that they not require tall fences. The "soft" pedestrian trail located on the east side of Quail Gardens Drive shall meander at points where golf course design permits, meeting safety standards. The City shall also coordinate planning for future trail alignments in the North Mesa/Quail Hollow East Planning Areas with any trail system planned and established by the City of Carlsbad in its LCP linking the Green Valley area with the North Mesa/Quail Hollow East Planning Areas and the City shall cooperate in implementing such a trail system once established in the certified Carlsbad LCP.

If Planning Alternative B is implemented, the pedestrian trail and easement that runs along the project's southern boundary from Quail Gardens Drive eastward will be eliminated. However, pedestrian trails will be provided along the planned local streets in the South Mesa Planning Area. These trails will connect to the trail system in the natural open space area of Green Valley. In addition, since no road will be extended through the East Saxony Planning Area, no pedestrian or bicycle trails will be provided in the East Saxony Planning Area, with the exception of a pedestrian and off-street bicycle trail located on the west side of Quail Gardens Drive. No trails

shall be provided within agricultural areas because of potential safety and vandalism concerns. All other sections of the trail shall be consistent with that of Alternative A described above.

In both alternatives, on-street bicycle lanes will be constructed along Leucadia Boulevard and the extension of Via Cantabria/Garden View Road.

The trail improvements shall include a minimum 5 foot wide improved accessway, fencing (as appropriate), trash receptacles and interpretive signage. Signage indicating the existence and availability of the trails for use by the public shall be located at each trailhead in a conspicuous location and easily identified by the public. In addition, signage shall also indicate that parking within the Regional Commercial Center and Mixed-Use area in Green Valley and at the golf course club house shall be available for use by the general public to access the pedestrian trails.

Section 4.3 amended 8/23/95 (Reso. 95-91)

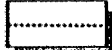
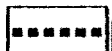
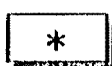


4.4 GOLF CART CROSSING AND WILDLIFE CROSSINGS BRIDGE

The golf cart crossing and ~~wildlife bridges to be built over~~ Leucadia Boulevard shall be constructed of: 1) steel-reinforced concrete to City standards, or 2) of other appropriate materials that will meet the necessary structural requirements as well as the criteria set forth below. The bridges should be designed to avoid the appearance of freeway bridges and an effort shall be made to design the bridges with a semi-rustic appearance. Concrete finishes, if used on the bridges, may include variations in texture and finish to create visual interest. In addition, accent bandings and strips of brick, stone, wood, or tile are encouraged, particularly on supporting pillars and columns. Railings shall be constructed either of decorative painted metal or stained/painted wood. Materials used in construction of the bridges should require minimal maintenance and reinforce the "rural" character of the Leucadia community. The bridges also may include a variety of accent colors (such as earthtones, black, white, or soft pastels). Bold, pure hues (other than white and black) should be discouraged, except for tiles, ornamentation, and other small detailed areas.

The wildlife crossing can be constructed either over or under Leucadia Boulevard to provide a connection between the open space areas along the bluff. A wildlife crossing shall meet City and appropriate agency standards. If the wildlife crossing bridges Leucadia Boulevard, the design of the bridge shall also be consistent with the golf cart crossing/bridge standards.

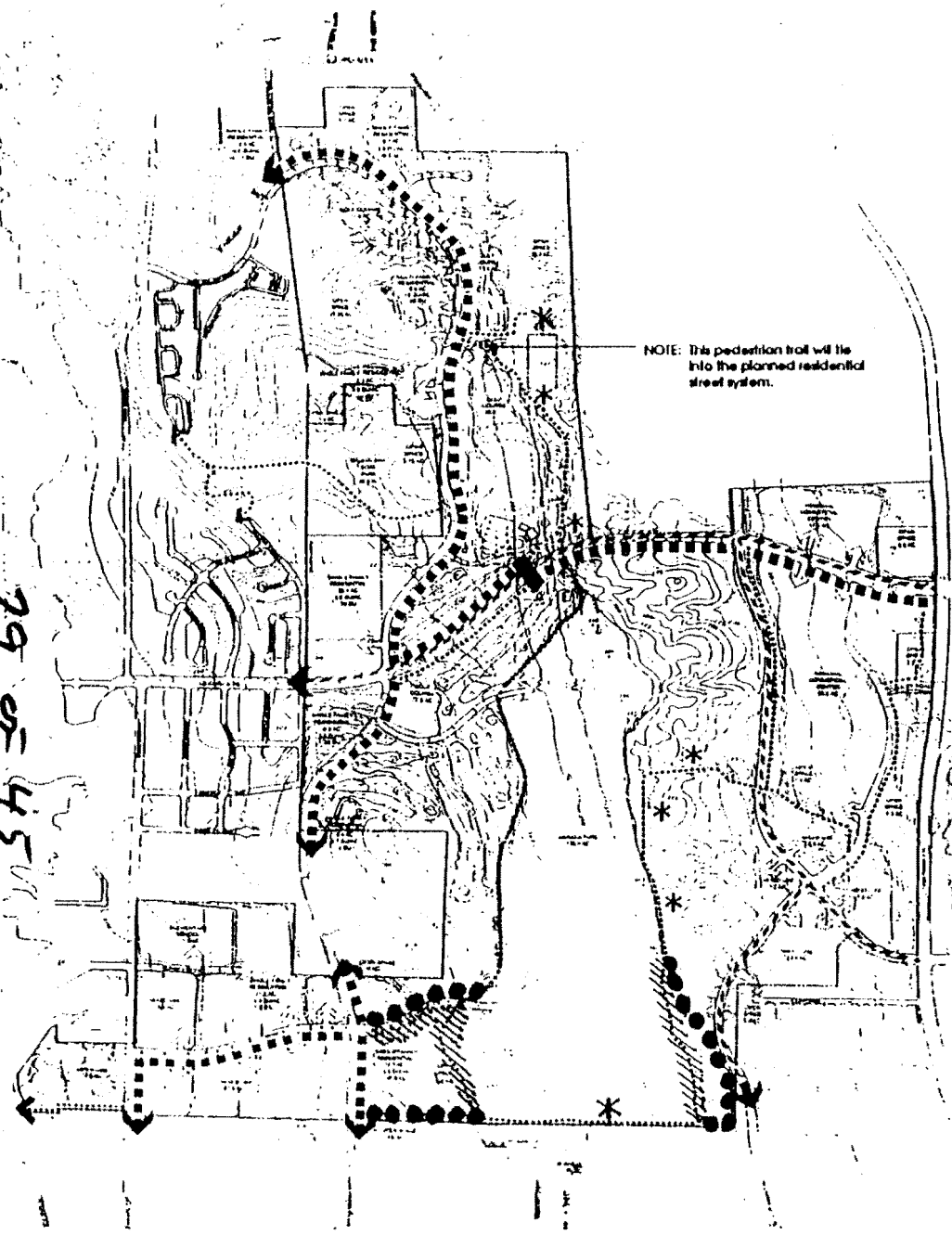
PEDESTRIAN AND BICYCLE TRAILS ALTERNATIVE A

LEGEND

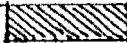

-  PEDESTRIAN PATH
-  PEDESTRIAN AND OFF-STREET BICYCLE TRAIL
-  POSSIBLE LOCATION OF SCENIC OVERLOOK
-  GOLF CART/PEDESTRIAN AND BICYCLE BRIDGE
-  ON-STREET BICYCLE LANE

NOTE: This pedestrian trail will tie into the planned residential street system.

29 05 45



Proposed Amendments to Trails

-  DELETE
-  ADD


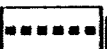
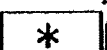

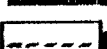
Move Pedestrian/Bicycle Trail to west side of Quail Gardens Drive.
 Locate Pedestrian Trail on east side of Quail Gardens Drive.

ENCINITAS RANCH SPECIFIC PLAN
 FIGURE 20





PEDESTRIAN AND BICYCLE TRAILS ALTERNATIVE B

LEGEND

-  PEDESTRIAN PATH
-  PEDESTRIAN AND OFF-STREET BICYCLE TRAIL
-  POSSIBLE LOCATION OF SCENIC OVERLOOK
-  GOLF CART/PEDESTRIAN AND BICYCLE BRIDGE
-  ON-STREET BICYCLE LANE

Move Pedestrian/Bicycle Trail to west side of Quail Gardens Drive.
Locate Pedestrian Trail on east side of Quail Gardens Drive.

Proposed Amendments to Trails

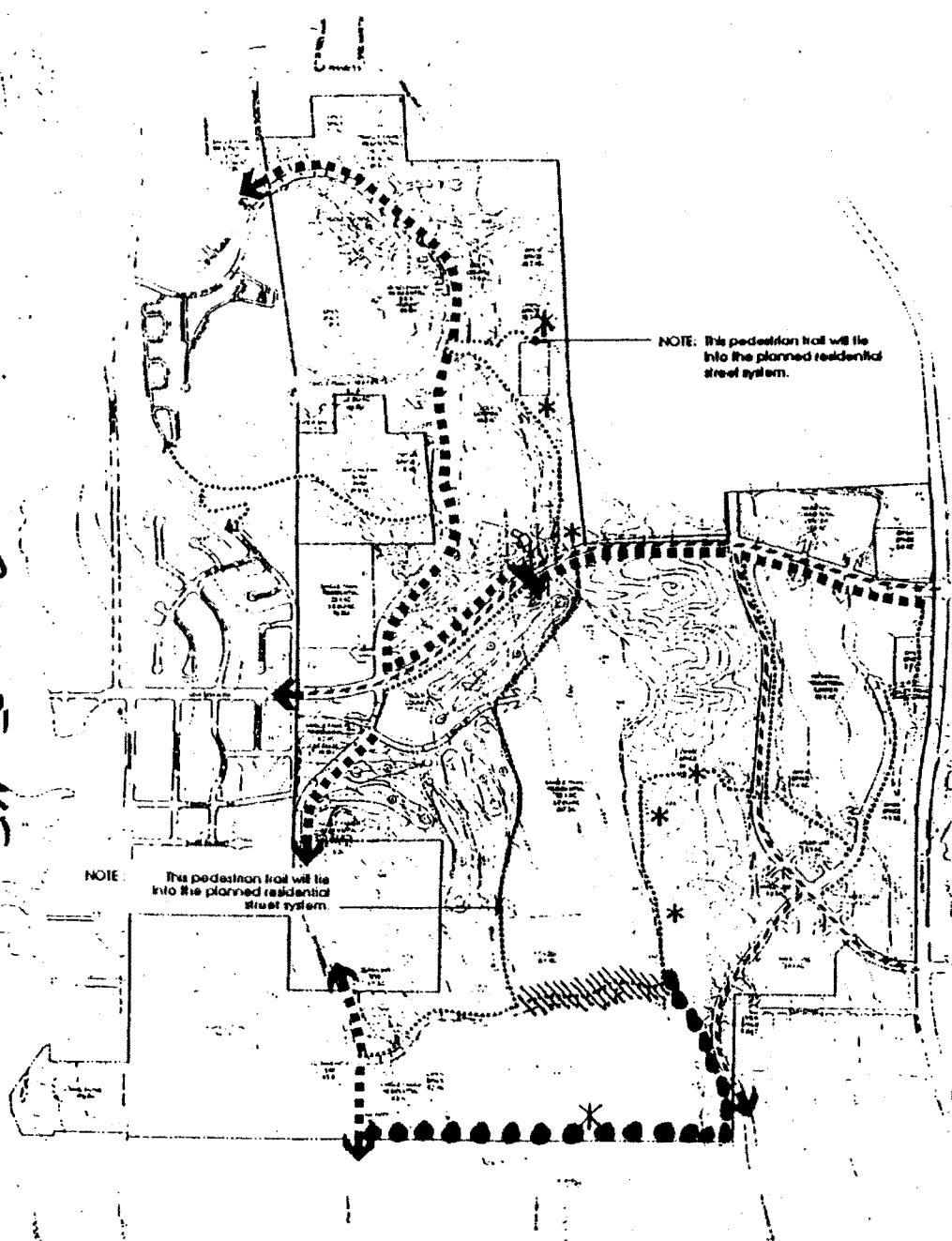
-  DELETE
-  ADD

ENCINITAS RANCH SPECIFIC P
FIGURE



Page

30
55
45



Amend Portions of Section 6.7.2D, E, and G, Development Standards, Mixed Use 1 Zone, Green Valley Planning Area, Encinitas Ranch Specific Plan.

6.7.2 DEVELOPMENT STANDARDS

- D. *Free-standing Residential Development:* Free-standing residential development shall be concentrated around the periphery of the Village Center, along the extensions of Garden View Road and Via Cantebria, ~~and shall not constitute more than 65 percent of the entire Mixed Use Zone's acreage.~~ The free-standing residential development shall not exceed an overall density of 25 dwelling units per acre. Up to 40 percent of the building footprint for all free-standing residential buildings may exceed two stories in height, although no free-standing residential structure shall exceed three stories in height. The two-story buildings should be concentrated along the greenbelt/recreation area that abuts El Camino Real and adjacent to natural open space areas. Three-story buildings should be concentrated internal to individual parcels and along project area roadways.

The 2.34 acre parcel (Lot 44 of Tract No. 94-066) located on the east side of Via Cantebria (west of the existing mobile home park) shall be restricted to multi-family residential, 25 dwelling units per acre. The purpose of restricting Lot 44 to multi-family is to provide affordable housing opportunities. Prior to the submittal of a development proposal for Lot 44, the Housing Compliance Plan, as required by the Development Agreement, shall be submitted to and approved by the Community Development Director. All development proposed on Lot 44 shall be in compliance with the Housing Compliance Plan.

- E. *Church/School Site:* The approximately 10.9-acre parcel located at the southeast intersection of Garden View Road and Via Cantebria may be developed with school and/or church uses. If the area is not so developed, then the area may be developed as multi-family residential at the same density as the balance of the mixed-use area. However, the total residential units permitted within the mixed-use area shall not exceed ~~450~~⁵⁴² dwelling units. ~~If this area is developed with residential uses, then the maximum acreage provided for residential uses which may be developed in the Mixed Use zone shall not exceed 85% and not 65% as provided in Section 6.7.2.D., above.~~
- G. *Residential/Commercial/Office Mixed Use Site Planning:* In the "ER-MU1" Zone, the following development standards shall apply for projects which mix residential with commercial or office uses on the same development site:

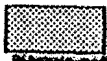
1. Residential uses shall be located either above and/or behind the primary commercial/ office professional use.

2. Separate building entrances shall be required for residential and commercial/office professional uses when occupying the same structure, but this provision does not preclude internal connections between uses.

~~3. Dwelling units may not exceed 65 percent of the land area zoned for Mixed Use within the entire Planning Area unless the church/school site develops with residential uses, in which case dwelling units may not exceed 85% of the land area zoned for Mixed Use within the entire Planning Area.~~

ZONING MAP ALTERNATIVE A

LEGEND

ER-SFR1	SINGLE FAMILY RESIDENTIAL 3.0 DU/AC MAXIMUM
ER-SFR2	SINGLE FAMILY RESIDENTIAL 5.0 DU/AC MAXIMUM
ER-MFR	MULTI-FAMILY RESIDENTIAL
ER-MU1	MIXED-USE
ER-MU2	MIXED-USE
ER-C	COMMERCIAL
AG	AGRICULTURE
P/SP	PUBLIC / SEMI-PUBLIC
OS	OPEN SPACE
	PROPERTIES DESIGNATED C/S (CHURCH/SCHOOL)

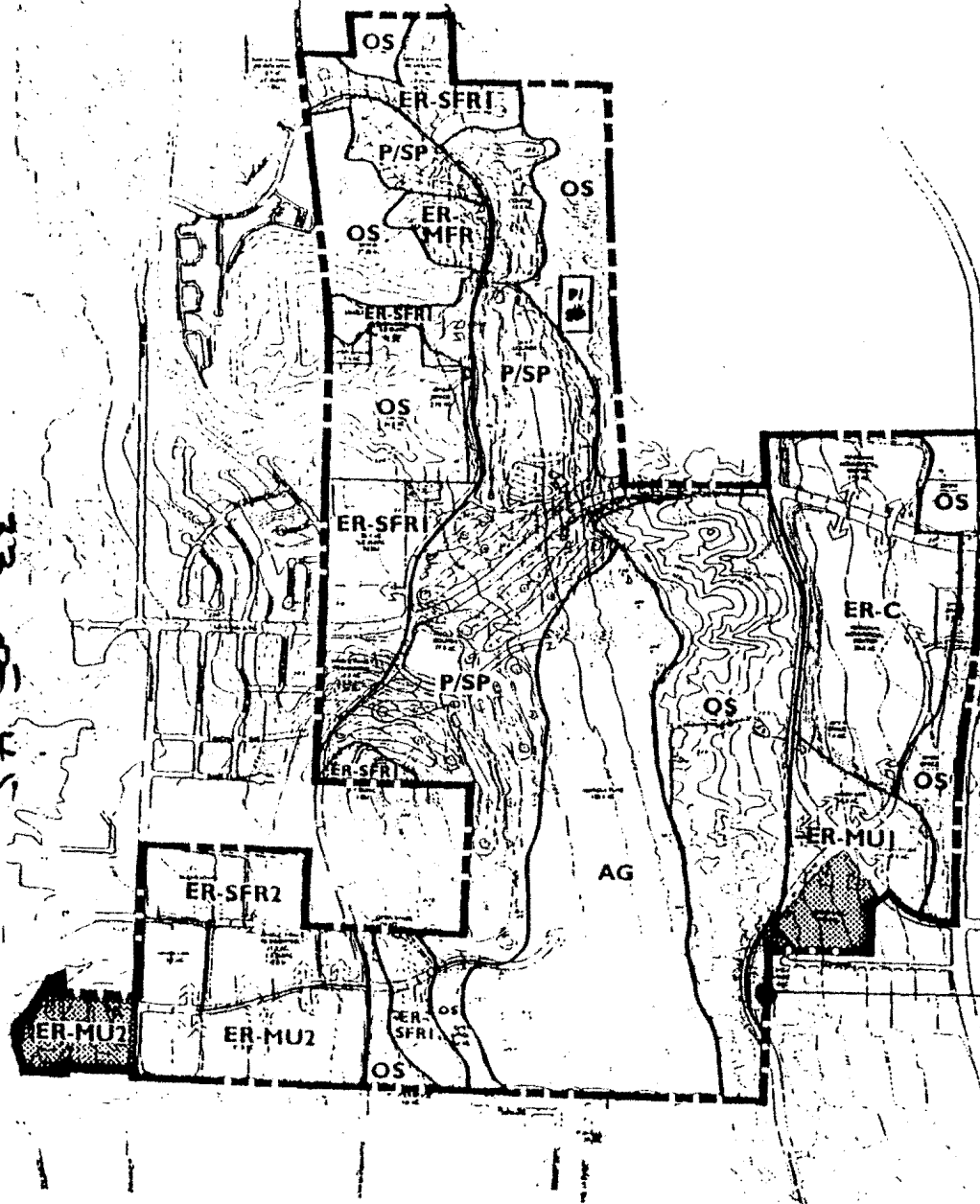
Proposed Specific Plan Amendment
to change the Zoning from OS (Open Space)
to ER-MU1 (Mixed Use, restricted to
multi-family).

ENCINITAS RANCH SPECIFIC PL

FIGURE :




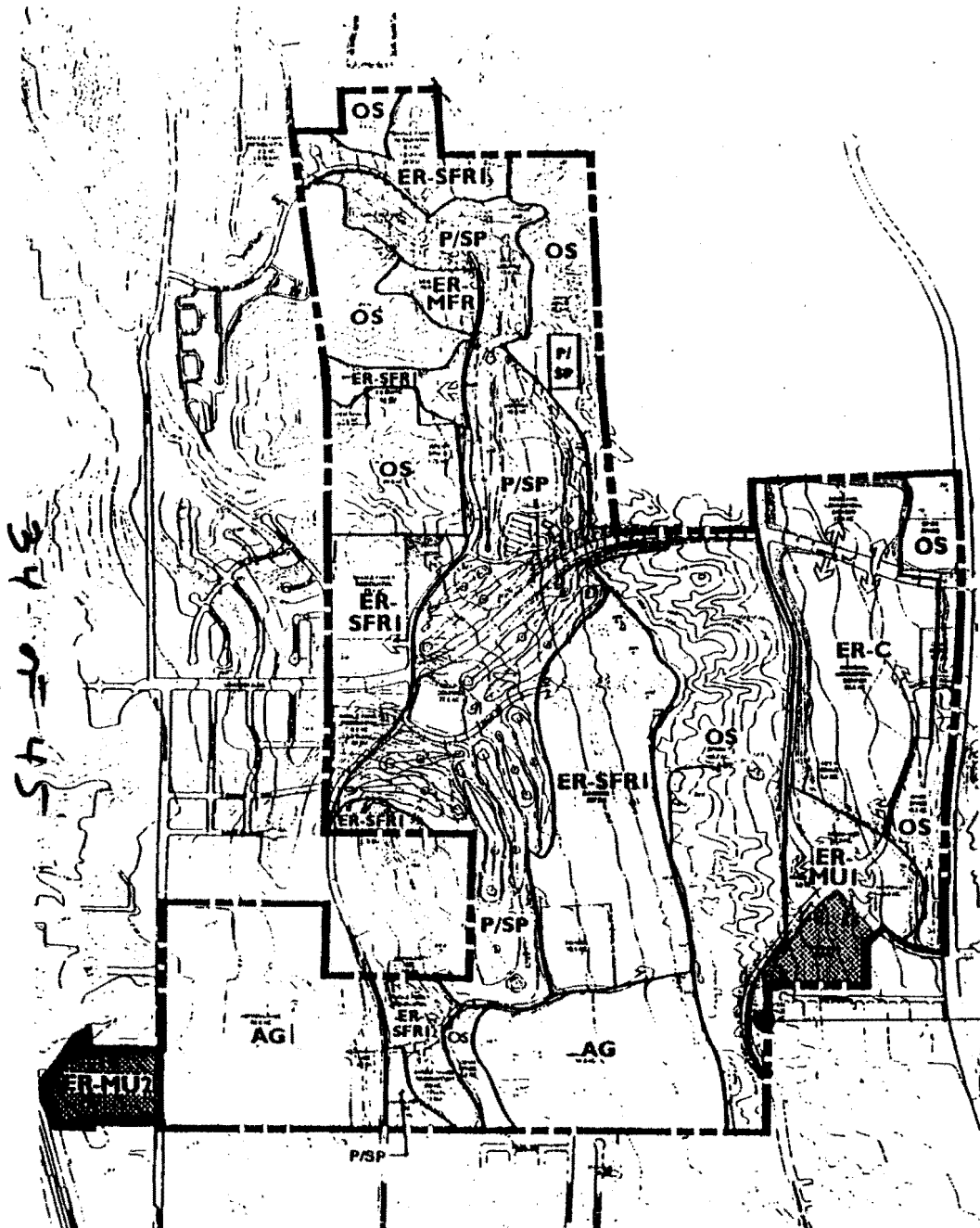
33
50
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ZONING MAP ALTERNATIVE B

LEGEND

ER-SFRI	SINGLE FAMILY RESIDENTIAL 3.0 DU/AC MAXIMUM
ER-MUI	MIXED-USE
ER-MFR	MULTI-FAMILY RESIDENTIAL
ER-MU2	MIXED-USE
ER-C	COMMERCIAL
AG	AGRICULTURE
P/SP	PUBLIC / SEMI-PUBLIC
OS	OPEN SPACE
	PROPERTIES DESIGNATED C/S (CHURCH/SCHOOL)



Proposed Specific Plan Amendment
to change the Zoning from OS (Open Space)
to ER-MUI (Mixed Use, restricted to
multi-family).



Amend Portions of Section 9.1.1, Phase One Development and Section 9.1.2, Phase Two Development, Implementation, Encinitas Ranch Specific Plan.

9.0 IMPLEMENTATION

9.1.1 PHASE ONE DEVELOPMENT

Land Use: Phase One identifies land uses within various areas of the Specific Plan including a mixture of commercial, residential and recreational (18-hole golf course, Green Valley Park and trails) uses that would not result in a PM peak hour trip generation greater than 3,766 trips. Regional and service related commercial uses, and residential uses are located within the Green Valley Planning Area with service related commercial and residential uses located in the West Saxony Planning Area. The North Mesa and Quail Hollow East Planning Areas are also permitted residential uses under Phase One Development. The total number of residential units permitted within Phase One is limited to 400 units, however, affordable housing units, as defined in the Development Agreement shall not be counted toward this limit. In no case, however, shall the number of dwelling units and the amount of commercial square footage result in a PM peak hour trip generation greater than 3,766 trips. ~~maximum of 475,000 square feet of regional commercial uses within the Green Valley Planning Area, 400 dwelling units within the Green Valley and West Saxony Planning Areas, and the 18-hole Golf Course.~~

Infrastructure Improvements: Infrastructure improvements associated within Phase One include various road improvements associated with El Camino Real, the Woodley Road extension, and portions of Quail Gardens Road, Leucadia Boulevard, and Via Cantebría. In addition to on-site road improvements, off-site improvements are also associated with Phase One including: Olivenhain Road widening at El Camino Real, Encinitas Boulevard widening at Saxony Road, and the El Camino Real/La Costa intersection. El Camino Real drainage improvements, the park in the Green Valley Planning Area, biological mitigation, and fire mitigation are also part of the Phase One improvements. *Paragraph amended 8/23/95 (Reso. 95-91)*

Pedestrian Trail Improvements: All pedestrian and bicycle trails located around the golf course and adjacent to Phase One road improvements and located within Planning Areas where Phase One development is occurring shall be improved and open for public use upon completion of the development within the Planning Area where the trail is located. ~~All pedestrian trail improvements and scenic overlooks as depicted on the Pedestrian and Bicycle Trails (Figures 20A and 20B of the Specific Plan) shall be improved and open for public use upon completion of the golf course.~~ However, the trail that will extend from Quail Gardens Drive eastward (along Street "A") and north along the eastern edge of the golf course to Leucadia Boulevard (Alternative Land Use Plan A) shall be permitted to be constructed immediately upon termination of any field crop operations adjacent to the trail on the south mesa.

The pedestrian trail linkage along the south boundary (including the scenic overlook located along this section) of the Specific Plan from Quail Gardens Drive to Via Cantebria shall be deferred (for both Land Use Alternatives A and B) until the land use decision is made regarding the location of the agricultural facilities. A portion of this trail shall connect to the proposed trail on the Thornton property in order to traverse the steep bluff. Should the Thornton project not be under construction at the time the Land Use decision is made, the linkage traversing the bluff to connect to Via Cantebria shall be located and constructed within the Specific Plan area along the south boundary. ~~In addition to on-site road improvements, off site improvements are also associated with Phase One including: Olivenhain Road widening at El Camino Real, Encinitas Boulevard widening at Saxony Road, and the El Camino Real/La Costa intersection. El Camino Real drainage improvements, the park in Green Valley, biological mitigation, and fire mitigation are also part of the Phase One improvements.~~

9.1.2 PHASE TWO DEVELOPMENT

Phase Two identifies completion of the Regional Commercial Center expanding it ~~from 475,000 to~~ 650,000 square feet. The infrastructure required with Phase Two is the completion (i.e., full improvements) to Via Cantebria and Leucadia Boulevard on-site. Garden View Road shall be extended from El Camino Real to the Via Cantebria intersection. Off-site improvements include the participation in the completion of the construction of Leucadia Boulevard between Sidonia Street to the I-5 freeway, and the completion of the I-5/Leucadia Boulevard interchange.

TABLE 9-1
PROJECT PHASING PLAN ALTERNATIVE A SUMMARY

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS	COMMERCIAL OFFICE/CHURCH SQUARE FOOTAGE
PHASE I				
Regional Commercial Center ¹	GREEN VALLEY	56.0	—	475,000 SF
Open Space/Recreation Area Open Space	GREEN VALLEY	25.6	—	—
	GREEN VALLEY	1.4	—	—
Golf Course/Clubhouse	QUAIL HOLLOW EAST NORTH MESA SOUTH MESA	151.7	<u>50</u> <u>25</u>	—
Mixed-Use	WEST SAXONY	8.1	163 DU	—
Mixed-Use	GREEN VALLEY	<u>28.6</u> <u>11.5</u>	<u>450404</u> DU	<u>3,000</u> —
PHASE I SUBTOTAL		<u>271.4</u> <u>254.3</u>	<u>688567</u> DU ²	<u>475,000</u> SF
PHASE II				
Regional Commercial Center ¹	GREEN VALLEY	17.8	—	175,000 SF
PHASE II SUBTOTAL		17.8	—	175,000 SF

¹ The amount of Regional Commercial square footage cannot not result in a PM peak hour trip generation greater than 3,766 trips for all Phase One Development (Commercial, Residential and recreational).

² The total number of residential units permitted in Phase One Development is limited to 400 units, however, affordable housing units shall not be counted toward this limit.

³ The total amount of regional commercial permitted in the Green Valley Planning Area shall not exceed a total of 650,000 for both Phase One and Phase Two.

PHASE III				
Mixed-Use	GREEN VALLEY	10.9	—	41,000 SF
	GREEN VALLEY	3.9	—	50,000 SF
Mixed-Use	EAST SAXONY	36.9	188 DU ²	75,000 SF
Mixed-Use	WEST SAXONY	4.9	—	25,000 SF
Multi-Family Residential (10 DU/AC)	NORTH MESA	4.4	1944 DU	—
	QUAIL HOLLOW EAST	3.6	36 DU	—
Single Family Residential (5 DU/AC)	EAST SAXONY	21.9	110 DU	—
Single Family Residential (3 DU/AC)	SIDONIA EAST	31.6	95 DU	—
	NORTH MESA	8.2	25 DU	—
	QUAIL HOLLOW EAST	30.1	4090 DU	—
Single Family Residential	SOUTH MESA	3.4	3 DU	—
School	EAST SAXONY	11.4	—	—
Agriculture ³	SOUTH MESA	136.4	—	—
Open Space	MISCELLANEOUS	194.8	—	—
Phase III Subtotal		502.4	516591	100,000191,000 SF
Total Phases I Through III		774.5	12041,158	753,000841,000 SF
Magdalena Ecke Preserve ⁴		29.8	—	—
Major Roads	—	48.5	—	—
PROJECT TOTAL		852.8	12041,158 DU	753,000841,000 SF

² The total number of dwellings within the Mixed-Use Area in the East Saxony Planning Area could increase by up to 260 DU, depending upon whether or not the 13.0 acre commercial/office site develops wholly or partially with multi-family residential uses.

³ Agricultural uses may commence prior to Phase III.

⁴ Improvements to Magdalena Ecke Preserve, if planned, may occur in any phase of development.

TABLE 9-2
PROJECT PHASING PLAN ALTERNATIVE B SUMMARY

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS	COMMERCIAL OFFICE/CHURCH SQUARE FOOTAGE
PHASE 1				
Regional Commercial Center ¹	GREEN VALLEY	56.0	—	475,000-sf
Open Space/Rec Area Open Space	GREEN VALLEY	25.6	—	—
	GREEN VALLEY	1.4	—	—
Golf Course/Clubhouse	QUAIL HOLLOW EAST NORTH MESA SOUTH MESA	151.7		—
			50	
			25	
Mixed-Use	WEST SAXONY	8.1	163 DU	—
Mixed-Use	GREEN VALLEY	28.6	450404 DU	3,000—
		11.5		
PHASE 1 SUBTOTAL		271.4	688567 DU ²	475,000-sf
		254.3		
PHASE 2				
Regional Commercial Center ¹	GREEN VALLEY	17.8	—	175,000-sf
PHASE 2 SUBTOTAL		17.8	—	175,000-sf

¹ The amount of Regional Commercial square footage cannot result in a PM peak hour trip generation greater than 3,766 trips for all Phase One Development (Commercial, Residential and Recreational).

² The total number of residential units permitted in Phase One Development is limited to 400 units, however, affordable housing units shall not be counted toward this limit.

³ The total amount of regional commercial permitted in the Green Valley Planning Area shall not exceed a total of 650,000 for both Phase One and Phase Two.

PHASE 3				
Mixed-Use	GREEN VALLEY	10.9	--	41,000 SF
	GREEN VALLEY	3.9	--	50,000 SF
Mixed-Use	WEST SAXONY	4.9	--	25,000 SF
Multi-Family Residential (10 DU/AC)	NORTH MESA	4.4	1944 DU	--
	QUAIL HOLLOW EAST	3.6	36 DU	--
Single Family Residential (3 DU/AC)	SIDONIA EAST	31.6	95 DU	--
	NORTH MESA	8.2	25 DU	--
	SOUTH MESA	3.4	3 DU	--
	QUAIL HOLLOW EAST	18.4	555 DU	--
	QUAIL GARDENS			
	EAST	10.8	32 DU	--
	SOUTH MESA	69.1	207 DU	--
Community Use	QUAIL GARDENS	6.6	--	75,000 SF ²
	EAST			
	EAST SAXONY	6.2	--	
School	SOUTH MESA	10.1	--	--
Open Space	MISCELLANEOUS	188.6	--	--
Agriculture ³	SOUTH MESA	54.9	--	--
	EAST SAXONY	68.6	--	--
PHASE 3 SUBTOTAL		504.2	422497 DU	100,00091,000 SF
Phases I through III		776.3	11101,064 DU	753,000841,000 SF

² The total development in the Quail Gardens East and East Saxony Planning Areas shall not exceed a combined maximum of 75,000 square feet of community uses.

³ Agricultural uses may commence prior to Phase III.

Magdalena Ecke Preserve ¹	--	29.8	--	--
Major Roads	--	46.7	--	--
PROJECT TOTAL		852.8	<u>11101,064 DU</u>	<u>753,000,841,000 SF</u>

¹ Improvements to Magdalena Ecke Preserve, if planned, may occur in any phase of development.

13 INTERSECTION IMPROVEMENT
@ LA COSTA & EL CAMINO REAL

20 BIOLOGICAL MITIGATION
• ON SITE REVEGETATION
• OFF SITE PURCHASE

PROJECT PHASING PLAN PHASE I

PHASE I IMPROVEMENTS

1. Leucadia Blvd. (El Camino Real to Via Cantebría)
2. Leucadia Blvd. (bridge)
3. Leucadia Blvd. (Via Cantebría to Skidonia)
• 2-lane imp. with full grading
6. El Camino Real (w/o Leucadia Blvd. to Garden View)
8. Via Cantebría
• Two lane improvements with full grading
between Garden View Road and Leucadia Blvd.
9. Quail Gardens Drive
• Access to golf course
10. Olivenhain Road widening (w/o El Camino Real)
11. Encinitas Blvd. widening (at Saxony Road)
12. El Camino Real/La Costa Intersection
15. Wildlife bridge
16. Woodley Road (El Camino Real to Garden View)
17. Woodley Bridge
20. Biological mitigation
21. ECR drainage
22. Green Valley Park
24. Golf Course

11 ROAD IMPROVEMENT @
ENCINITAS BLVD & SAXONY RD

25 FIRE STATION
RELOCATION

ENCINITAS RANCH SPECIFIC PLAN

FIGURE 28A

Page 9-6

Proposed Amendments to Phase One Development
to allow Lot 44 of Green Valley Planning
Area and portions of Quail Hollow East
and North Mesa Planning Areas as part of
first phase.

PROJECT PHASING PLAN PHASE II

PHASE II IMPROVEMENTS

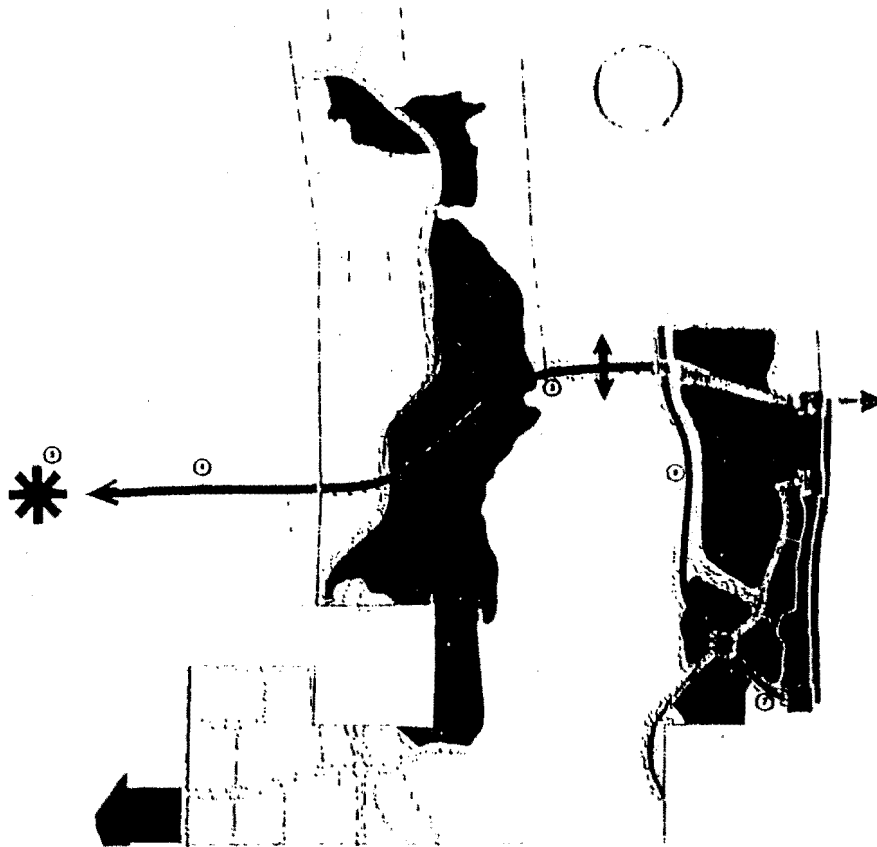
3. Leucadia Blvd (Via Cantabria to Sidonia St)
• Full Improvements
4. Leucadia Blvd (Sidonia St to I-5)
5. Leucadia Blvd / I-5 Interchange
7. Garden View Road (El Camino Real to Via Cantabria)
8. Via Cantabria
• Full Improvements

Proposed Amendments to Phase Two
Development to reflect changes to
Phase One Development.

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 28B

Page 9-7

43 of 45



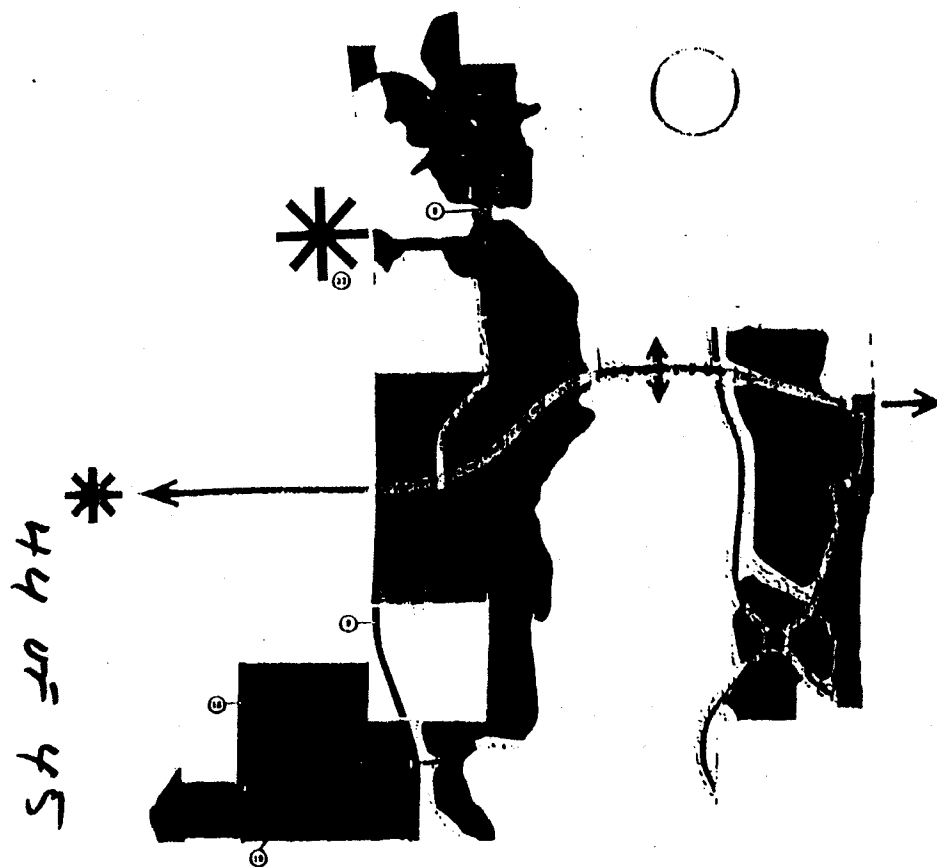
PROJECT PHASING PLAN PHASE III

PHASE III IMPROVEMENTS

9. Quail Gardens Drive
 - n/o Leucadia Blvd.
 - s/o Leucadia Blvd.
 - Outparcel
18. Saxony Road
19. "A" Street
23. Indian Head Canyon

Proposed Amendments to Phase Three Development to reflect changes to Phase One Development.

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 28C



Administrative Changes to the General Plan/Local Coastal Program

Changes to Table 3-1 and 3-2 of the Encinitas Ranch Specific Plan will also result in changes to Tables in the Land Use Element of the General Plan. The following is listing of the tables that will be administratively changed to reflect the Specific Plan changes:

Table 3a	Encinitas Ranch Specific Plan Land Use Distribution (Page LU-54a)
Table 5a	Encinitas Ranch Specific Plan Land Use Distribution Summary: Leucadia (Page LU-63a)
Table 6a	Encinitas Ranch Specific Plan Land Use Distribution Summary: New Encinitas (Page LU-66a)
Table 7a	Encinitas Ranch Specific Plan Land Use Distribution Summary: Old Encinitas (Page LU-72a)

