

## CALIFORNIA COASTAL COMMISSION

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April 18, 1996



TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: CHUCK DAMM, SOUTH COAST DISTRICT DIRECTOR  
DEBORAH LEE, ASSIST. DISTRICT DIRECTOR, SAN DIEGO AREA OFFICE  
LEE MCEACHERN, COASTAL PROGRAM ANALYST, SAN DIEGO AREA OFFICE

SUBJECT: STAFF RECOMMENDATION ON MAJOR AMENDMENT 1-96F (Green Valley Master Plan) TO THE CITY OF CARLSBAD LOCAL COASTAL PROGRAM -- EAST BATIQUITOS LAGOON/HUNT PROPERTIES SEGMENT (For public hearing and possible final action at the meeting of May 7-10, 1996).

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SYNOPSIS

SUMMARY OF AMENDMENT REQUEST

The subject amendment request involves the certified East Batiquitos Lagoon/Hunt Properties segment of the City of Carlsbad's LCP. The request involves two components: The first component is a text revision to the certified land use plan which requires the master plan to be consistent with the General Plan adopted in September 1994, rather than the one in existence in March of 1988. The second component of the amendment is to adopt the Green Valley Master Plan as the implementing ordinance for the 282 acre Green Valley portion of this LUP segment.

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STAFF RECOMMENDATION

Staff recommends approval of the proposed East Batiquitos Lagoon/Hunt Properties segment land use plan amendment as submitted. However, staff recommends rejection of the Green Valley Master Plan (Implementation Plan amendment) as submitted, and then approval, if modified.

The appropriate resolutions and motions may be found on Pages 5 - 6. The suggested modifications begin on Page 7. Findings for approval, as submitted, of the amendment to the East Batiquitos Lagoon/Hunt Properties Land Use Plan segment begins on Page 9. Findings for denial, as submitted, of the Green Valley Master Plan Implementation Plan amendment begin in Page 12. Findings for approval of the Green Valley Master Plan, if modified, begin on Page 16.

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## BACKGROUND

The Carlsbad Local Coastal Program consists of six geographic segments. Pursuant to Sections 30170(f) and 30171 of the Public Resources Code, the Coastal Commission prepared and approved two portions of the LCP, the Mello I and II segments in 1980 and 1981, respectively. However, the City of Carlsbad found several provisions of the Mello I and II segments unacceptable and declined to adopt the LCP implementing ordinances for the LCP. In October, 1985, the Commission approved major amendments related to steep slope protection and agricultural preservation to the Mello I and II segments, which resolved the major differences between the City and the Coastal Commission. The City then adopted the Mello I and II segments and began working toward certification of all segments of its local coastal program. Since the 1985 action, the Commission has approved many major amendments to the City of Carlsbad LCP.

The Commission certified the land use plan portion of the Agua Hedionda segment in 1982. In addition, two new segments were annexed to the City, the West Batiquitos Lagoon/Sammis Properties segment and the East Batiquitos Lagoon/Hunt Properties segment. The West Batiquitos Lagoon/Sammis Properties LCP was certified in 1985. The East Batiquitos Lagoon/Hunt Properties LCP segment was certified in 1988. However, in approval of the East Batiquitos Lagoon/Hunt properties segment, the Commission, while approving the LUP portion of the LCP, deferred certification of the 282 acre Green Valley sub-area pending approval of a master plan that would comprise the implementing ordinances for this area. The subject LCPA request involves approval of the Green Valley Master Plan which will be the implementing ordinances for the Green Valley sub-area.

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## ADDITIONAL INFORMATION

Further information on the City of Carlsbad LCP Amendment #1-96F may be obtained from Lee McEachern, Coastal Planner, at (619) 521-8036.

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## PART I. OVERVIEW

### A. LOCAL COASTAL PROGRAM HISTORY

The City of Carlsbad Local Coastal Program (LCP) consists of six geographic segments: the Agua Hedionda Lagoon LCP segment comprised of approximately 1,100 acres; the Carlsbad Mello I LCP segment with 2,000 acres; the Carlsbad Mello II LCP segment which includes approximately 5,300 acres; the West Batiquitos Lagoon/Sammis Properties LCP segment with 200 acres; the East Batiquitos Lagoon/Hunt Properties LCP segment with 1,000 acres and the Village Area Redevelopment segment with approximately 100 acres.

Pursuant to Public Resources Code Sections 30170(f) and 30171, the Coastal Commission was required to prepare and approve an LCP for identified portions of the City. This resulted in the two Carlsbad LCP segments commonly referred to as the Mello I and Mello II segments. The Mello I and Mello II LCP segments were approved by the Coastal Commission in September 1980 and June 1981, respectively. The Agua Hedionda segment Land Use Plan was prepared by the City and approved by the Coastal Commission on July 1, 1982.

The Mello I, Mello II and Agua Hedionda segments of the Carlsbad LCP cover the majority of the City's coastal zone. They are also the segments of the LCP which involve the greatest number of coastal resource issues and have been the subject of the most controversy over the past years. Among those issues involved in the review of the land use plans of these segments were preservation of agricultural lands, protection of steep-sloping hillsides and wetland habitats and the provision of adequate visitor-serving facilities. Preservation of the scenic resources of the area was another issue raised in the review of these land use plans. As mentioned, the City had found the policies of the certified Mello I and II segments regarding preservation of agriculture and steep-sloping hillsides to be unacceptable. The City therefore did not apply these provisions in the review of local projects.

In the summer of 1985, the City submitted two amendment requests to the Commission and, in October of 1985, the Commission certified amendments 1-85 and 2-85 to the Mello I and Mello II segments, respectively. These (major) amendments to the LCP involved changes to the agricultural preservation, steep slope protection and housing policies of the Mello I and II segments of the LCP. After certification of these amendments, the City adopted the Mello I and II LCP segments.

The West Batiquitos Lagoon/Sammis Properties segment was certified in 1985. Subsequently, in 1988, the sixth Carlsbad LCP segment, the East Batiquitos Lagoon/Hunt Properties segment, was certified by the Commission. Certification of these LCP segments paved the way for two large projects comprising the majority of each segment: the

Batiquitos Lagoon Educational Park-Sammis project within the West Batiquitos segment and the Pacific Rim Master Plan (now known as the Aviara Master Plan) within the East Batiquitos Segment.

The plan area of the Village Area Redevelopment segment was formerly part of the Mello II segment of the LCP. In August of 1984, the Commission approved the segmentation of this 100-acre area from the remainder of the Mello II LCP segment and, at the same time, approved the submitted land use plan for the area. In March of 1988, the Commission approved the Implementation Program for the Village Area Redevelopment segment of the LCP. A review of the post-certification maps occurred in December and the City assumed permit authority for this LCP segment on December 14, 1988.

In addition to the review process for the six LCP segments mentioned, the City has also submitted at various times, packages of land use plan amendments to the certified LUP segments, including these segments, in an effort to resolve existing inconsistencies between the City's General Plan, Zoning Maps and the Local Coastal Program. After all such inconsistencies are resolved, the City plans to submit, for the Commission's review, the various ordinances and post-certification maps for implementation of the LCP. At that time, or perhaps earlier, the City should also prepare and submit a single LCP document that incorporates all of the LCP segments as certified by the Commission and any subsequent LCP amendments. After review and approval of these documents by the Commission, the City would gain "effective certification".

#### 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 several Planning Commission and City Council meetings with regard to the Green Valley Master Plan. All of these 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 certification of the City of Carlsbad East Batiquitos Lagoon/Hunt Properties Segment Land Use Plan Amendment #1-95F, as submitted)

MOTION I

I move that the Commission certify the City of Carlsbad East Batiquitos Lagoon/Hunt Properties Segment Land Use Plan amendment, 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 Carlsbad East Batiquitos Lagoon/Hunt Properties Segment 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 reject the Green Valley Master Plan, as submitted)

**MOTION II**

I move that the Commission reject the Green Valley Master Plan, as submitted.

**Staff Recommendation**

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

**Resolution II**

The Commission hereby **rejects** the Implementation Plan for the East Batiquitos Lagoon/Hunt Properties segment of the Carlsbad 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 which would substantially lessen any significant adverse impacts which the approval would have on the environment.

C. **RESOLUTION III** (Resolution to approve certification of the Green Valley Master Plan, if modified)

**MOTION III**

I move the Commission approve the Green Valley Master Plan, if modified in conformance with the suggestions set forth in this staff report.

**Staff Recommendation**

Staff recommends a **YES** 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 III**

The Commission hereby approves certification of the Implementation Plan for the East Batiquitos Lagoon/Hunt Properties segment of the Carlsbad 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 impact which approval of the Implementation Plan would have on the environment.

### PART III. SUGGESTED MODIFICATIONS

The following are the suggested modifications to the Green Valley Master Plan. Deletions are ~~struck out~~ and new language to be added is underlined.

1. Section A(5), under General Community Development Guidelines, on Page IV-1 of the Master Plan shall be revised as follows:
  5. Temporary runoff control devices shall be installed immediately after grading operations have started, but must be in place prior to the beginning of the rainy season (October ~~15~~ 1st), monitored and maintained throughout the rainy season.
2. Section A(9), under General Community Development Guidelines, on Page IV-2 of the Master Plan shall be revised as follows:
  9. Required hydroseeding, landscaping, and irrigation shall be installed after April 1 and  
be completed prior to October ~~15~~ 1st of any year. [...]
3. The following shall be added as Section A(13), under General Community Development Guidelines, on Page IV-2 of the Master Plan:
  13. Conversion of all non-prime agricultural lands to urban uses shall require the payment of an agricultural conversion mitigation fee pursuant to Section 30171.5 of the Coastal Act.
4. Section D(1), under Open Space and Biological Habitat Enhancement Plan, on Page V-5 of the Master Plan shall be revised as follows:

The expansion of the riparian woodland includes approximately 20 acres of new native riparian woodland. Some of this acreage is mitigation for the disturbance of pre-existing habitat that is caused by the two road crossings. Mitigation for riparian impacts shall be at a 3:1 ratio and mitigation for wetland impacts shall be at a 4:1 ratio by the creation of new habitat from existing upland area on-site. [...]
5. Under Section E, titled Biological Mitigation Program, the second paragraph on Page V-8 of the Master Plan shall be revised as follows:

The primary goal of the mitigation program for the riparian woodland, wetlands and upland habitats of Green Valley is to create new habitat areas to offset areas lost due to construction of the proposed project so that a net loss of acreage in both quantity and quality of the various habitats does not occur. Additionally, it will protect the pre-existing habitat areas from impacts associated with construction of the proposed project. ~~The following specific details of the mitigation and monitoring program is addressed here in concept and should be used in conjunction with the detailed mitigation program contained in the EIR-~~ will be developed at the time of coastal development permit review.

6. Section E, titled Biological Mitigation Program, shall be deleted beginning with Goals of the Mitigation Program on Page V-8 of the Master Plan to the end, on Page V-12.
7. Pertaining to Planning Area 1, Development Standards, under Section VI(B) on Page VI-7 of the Master Plan shall be revised as follows:

[...]

#### Use Allocation

No urban development or construction of improvements, including grading, is permitted in this planning area except as noted below.

#### Permitted Uses

Open space compatible urban support uses are permitted as follows:

[...]

- ~~Off-street-Trailhead~~ parking at grade

[...]

#### Pedestrian/Bicycle Trail

A portion of the Citywide trail system shall be located along the riparian buffer corridor, either adjacent to and partially within the street right-of-way of Street "A", or within the upper one-half of the buffer area adjacent to the riparian woodland. [...] The portion of the Citywide trail system located in this planning area shall be permanently reserved for use by the public through an offer to dedicate a trail easement to the City of Carlsbad at the time of approval of subdivision of the site. In addition, all pedestrian trail improvements shall be constructed concurrent with site



development and open and available for use by the public prior to occupancy of any structures.

#### Trailhead Parking

The Citywide Trail System Plan shows a secondary staging area on the Green Valley property. This staging area is proposed to be located near the intersection of Street "A" and Calle Barcelona and will consist of a small parking area of six (6) spaces and a connection to the pedestrian/bicycle trail. [...] The trailhead parking shall be constructed concurrent with site development and open and available for use by the public prior to occupancy of any structures.

8. Pertaining to Planning Area 2, Development Standards, under Section VI(C) on Page VI-15 of the Master Plan shall be revised as follows:

[...]

#### Building Height

1. Buildings shall be limited to a maximum of 35 feet including any roof mounted equipment and screening elements.
2. Non-habitable architectural design features may extend to a maximum height of 45 feet, but may not exceed three percent (3%) of the total roof area.

[...]

### PART IV. FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD EAST BATIQUITOS LAGOON/HUNT PROPERTIES LAND USE PLAN AMENDMENT #1-96F. AS SUBMITTED

#### A. AMENDMENT DESCRIPTION

The proposed land use plan amendment involves a change to the text of the LUP which revises a referenced version of the City's General Plan. Specifically, Section 3b of the LUP is proposed to be revised as follows:

Development of the entire 280 acres of Green Valley shall be pursuant to a Master Plan which is consistent with the uses allowed by the Carlsbad General Plan adopted as of ~~March 1, 1988~~ September 1994.

#### B. CONFORMANCE WITH SECTION 30001.5 OF THE COASTAL ACT

The Commission finds, pursuant to Section 30512.2b of the Coastal Act, that the land use plan 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 property owners.
- d) Assure priority for coastal-dependent and coastal-related development over other developments 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. Intensity of Use/Resource Preservation.

Section 30231 of the Coastal Act states:

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 30233 of the Act states, in part:

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

[...]

(5) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

[...]

(7) Restoration purposes.

(8) Nature study, aquaculture, or other similar resource dependent activities.

Lastly, Section 30240 of the Coastal Act states:

(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.

At the time of approval of the LUP, the Commission was concerned with the proposed intensity of use of the Green Valley site (and the corresponding increase in human activities associated with such intensity increases) because of potential impacts to the existing substantial riparian corridor of Encinitas Creek and potential impacts to the natural upland habitat covering the western hillsides of the valley. As such, suggested language modifications were proposed (and recently accepted by the City) to address these concerns. The revised LUP language required that the intensity of development for the Green Valley site be consistent with currently planned roadway capacities (and standards) for La Costa Avenue and El Camino Real as well as consistent with uses permitted in the General Plan as of March 1988. In this way, the Commission could be assured that any future development of the site pursuant to a master plan would involve an intensity of development that would not adversely impact the existing environmentally sensitive habitat areas of the site.

Since that time, in September of 1994, the City completed an update of its General Plan. As such, the City proposed a revision to the LUP to require the master plan for the Green Valley to be consistent with the updated General Plan. Again, the concern lies in that if, based on any increased intensity of development, both La Costa Avenue and El Camino Real would need to be widened (beyond their currently planned capacities), there would be resulting adverse impacts to the Encinitas Creek riparian corridor. However, based on Commission review, it has been determined that neither the designation or development standards for these roads has been changed in the General Plan update from what they were in 1988. In addition, no additional uses or change in the potential development intensity for the site resulted from the 1994 update. As such, the Commission finds that the proposed LUP amendment will not result in an increased density of development for the site that could have adverse impacts on environmentally sensitive habitat areas. Therefore, the Commission finds that the proposed amendment to the East Batiquitos Lagoon/Hunt Properties Land Use Plan segment is consistent with the resource protection policies of the Coastal Act.

**PART V. FINDINGS FOR DENIAL OF THE CITY OF CARLSBAD EAST  
BATIQUITOS LAGOON/HUNT PROPERTIES IMPLEMENTATION  
PLAN AMENDMENT 1 -96F (GREEN VALLEY MASTER PLAN), AS  
SUBMITTED**

**A. AMENDMENT DESCRIPTION**

This amendment involves the adoption of the Green Valley Master Plan as the Implementation Plan for the East Batiquitos Lagoon/Hunt Properties Land Use Plan segment. The Green Valley Master Plan will serve as the zoning for the approximately 281.2 acre Green Valley. It establishes land uses, delineates approximate acreages for development, considers differing land use interrelationships, delineates specific design criteria, outlines phasing, and provides implementation methodology. It will serve as the basis for future, more detailed, project reviews such as individual tentative maps and more precise development plans and does not, by itself, grant development rights for the property.

**B. MASTER PLAN AREA DESCRIPTION**

The Green Valley Master Plan covers an area of approximately 281.2 acres and is located in the southwestern portion of the City of Carlsbad (see attached Exhibit #2). The plan area is bordered by the City of Encinitas to the south and west and by two circulation element roads, La Costa Avenue to the north and El Camino Real on the east. The site is characterized by three distinct physical areas: (1) a substantial riparian corridor approximately 400 ft. wide is located in the easternmost portion of the plan area running in a north/south direction parallel to El Camino Real; (2) a relatively flat area of previously

cultivated agricultural fields is located adjacent to and west of the riparian corridor; and (3) naturally vegetated steep slopes make up the westernmost portion of the plan area.

The Master Plan divides the Green Valley Plan Area into five different planning areas:

Planning Area 1 - Encinitas Creek Conservation and Buffer Corridor. This plan area is located along El Camino Real in the easternmost portion of the plan area. It is comprised mostly with a substantial riparian woodland corridor. This plan area contains approximately 79 acres and is proposed for conservation with the exception of two proposed roadway crossings for site access and the development of a public trail.

Planning Area 2 - Retail Center. This plan area is approximately 18 acres and is located in the southern portion of the Green Valley just west of Planning Area 1. This plan area will allow up to 300,000 square feet of commercial development.

Planning Area 3 - Single-Family Residential. This plan area, which is approximately 55.8 acres, is located in the central-northern portion of the Green Valley, north of Planning Area 2 and west of Planning Area 1. A total of up to 400 single-family dwelling units may be approved in this area.

Planning Area 4 - Upland Bluff Area. This approximately 124 acre plan area includes the hillside area that makes up the western portion of the property. The majority of the plan area is comprised of steep, natural slopes vegetated for the most part with Southern maritime chaparral. This entire plan area is proposed for conservation.

Planning Area 5 - Open Space. This approximately 1.7 acre plan area is located at the corner of El Camino Real and La Costa Avenue. This area is proposed for open space, with the exception of an existing commercial building and parking area (commonly referred to as the "Red Barn") which will remain as a legal non-conforming use.

### C. SUMMARY FINDINGS FOR REJECTION

Some portions of the Green Valley Master Plan are acceptable as submitted. However, because the majority of the Implementation Plan submittal does not conform with and is not adequate to carry of the goals and policies of the certified East Batiquitos Lagoon/Hunt Properties segment Land Use Plan, the entire submittal is recommended for rejection.

### D. SPECIFIC FINDINGS FOR REJECTION OF THE GREEN VALLEY MASTER PLAN

a) Purpose and Intent of the Ordinance. The intent of the Green Valley Master Plan is to be the zoning (implementation regulations) for the Green Valley property and will serve as the basis for more detailed project reviews in the future. The purpose of the Master

Plan is to assure development occurs in an orderly and positive manner without creating significant impacts to existing resources and infrastructure.

b) Major Provisions of the Ordinance. The Green Valley Master Plan has a number of major provisions that include the following:

- Establishes land uses;
- Delineates approximate acreages for development areas;
- Delineates specific design criteria;
- Outlines phasing;
- Establishes general development guidelines pertaining to trails, grading, signage and lighting;
- Details landscape requirements;
- Establishes development standards for each of the planning areas; and
- Includes detailed mitigation and monitoring requirements for impacts to sensitive habitat areas.

c) Adequacy of the Ordinance to Implement the Certified LUP. The Green Valley Master Plan is organized into seven sections. For ease of review, the findings for denial of the Master Plan as submitted, will be specified for each separate section. Because Section I - Introduction, Section II- General Plan and Land Use Provisions, Section III - Master Plan Amendment, and Section VII - Public Facilities and Services, are acceptable as submitted, they are not be discussed below.

#### 1. Section IV - General Community Development Guidelines

This section of the master plan lays out the general development guidelines for the Green Valley site. This section contains general guidelines pertaining to grading, trails, landscaping, signage and lighting. It is intended that all development in Green Valley be consistent with these general guidelines.

For the most part, this section of the master plan is acceptable. However, relative to two areas, this section of the master plan is not adequate to carry out the certified LUP. Because drainage from the Green Valley site ends up in Encinitas Creek and ultimately Batiquitos Lagoon, both identified environmentally sensitive habitat areas, Policy D(3)(g)(5) of the certified LUP requires that all site grading cease, and all temporary erosion control devices and plantings be installed prior to the onset of the winter rainy season (October 1st of any year). In this way, sedimentation impacts to the lagoon and creek can be minimized. However, the master plan permits grading until October 15th of any year. As such, the master plan language is not consistent with the policy language of the certified LUP.

The second area that makes this section of the master plan unacceptable relates to conversion of agricultural uses to urban development. Policy B of the certified LUP

requires that conversion of all non-prime agricultural lands to urban development can only be accomplished with payment of a mitigation fee consistent with the requirements of Section 30171.5 of the Coastal Act. At the time, it was determined that the Green Valley site did not contain any prime lands and as such, could be converted, subject to payment of the mitigation fee. However, the master plan does not contain any requirements relative to payment of an agricultural mitigation fee, and as such, is inconsistent with and not adequate to carry out the certified LUP.

## 2. Section V - Open Space and Habitat Protection and Enhancement Plan

The master plan proposes open space for a large percentage of the site. These open space areas are essentially contained in two large areas; the riparian woodland corridor along Encinitas Creek and the natural hillside that makes up the western portion of the site. This section of the Master Plan pertains to the protection of the site's existing (and proposed) sensitive resources. In addition, because road improvements to provide access to the site require impacts to sensitive habitat areas, this section also addresses mitigation for those impacts. In all, after completion of required mitigation, approximately 194 acres of the 281.2 acre site is proposed to be preserved in open space.

With a couple of exceptions, this section of the Master Plan is adequate to implement the certified LUP in that no disturbance of the steep natural hillside is proposed, access to the site from El Camino Real has been limited to no more than two crossings over Encinitas Creek and proposed desiltation/pollution basins will not impact sensitive resources. In addition, although the Master Plan indicates that El Camino Real will be widened, which will have some impacts on sensitive habitat, its width and that of La Costa Avenue is not proposed to accommodate an intensity of development beyond what the LUP cited for these roads.

The areas that make this section of the Master Plan unacceptable pertain to the proposed biological enhancement plan for impacts to sensitive resources. While the Master Plan does discuss mitigation requirements (ratios) for unavoidable impacts to riparian areas, it does not include similar detail for unavoidable impacts to salt marsh habitat. In addition, the proposed enhancement plan does not make it clear that mitigation for impacts to riparian and salt marsh habitat must be accomplished by creating new in-kind habitat on the site, such that there is not net loss in either acreage or quality of the various habitats impacted, as required by the certified LUP.

Lastly, this section of the Master Plan contains very detailed mitigation guidelines. While on the surface, this sounds acceptable, because the Master Plan is a planning document from which future development must be in compliance with, the specificity provided in the Master Plan relative to mitigation/monitoring requirements is problematic. In review of the proposed guidelines by the Commission's staff biologist, it was determined that numerous revisions would be necessary to this section to address Commission concerns. In addition,

because the development contemplated by the Master Plan will need to be reviewed and permitted by various resource agencies (i.e., Fish and Game, Fish and Wildlife, etc.) any of which may call for revisions to the proposed standards, it does not make sense to provide such detail in this document. That type of detail is typically developed at the time of permit review for a specific development. In other words, if the proposed language is made part of the Master Plan now, then each time a change is required by any one of the resource agencies, then, because this document would be the standard of review for any permit, an LCP Amendment would need to be processed. Therefore, based on the above discussion, the Commission finds this section of the Master Plan is not adequate to implement the certified LUP.

### 3. Section VI - Planning Area Development Standards and Guidelines

This section of the Master Plan contains design and development standards specific to each of the proposed five planning areas. The intent is that the standards provided in this section, along with the general community development standards, would comprise the total development standards for the site. This section looks at each of the planning areas and includes a general description of the plan area, specific development standards for each plan area that include permitted uses, building heights, setbacks and parking, and special design criteria requirements. Again, for the most part, this section of the Master Plan is consistent with and adequate to carry out the certified LUP. However, two areas make it unacceptable.

The first pertains to trail requirements. While the certified LUP only generally addresses trails within the plan area, it does discuss on-site trails as being permitted within the upper one-half of the required habitat buffer. In addition, the LUP does indicate that the trails shall be public trails. While the Master Plan does discuss the provision of a pedestrian access trail system on the site, it does not include specific language as to how the trails are to be preserved for public use or when they are to be constructed and open and available to the public.

The other area of this section of the Master Plan that renders it unacceptable pertains to preservation of visual resources by limiting building heights. The Master Plan does limit buildings within the proposed commercial retail area to a maximum of 35 feet, consistent with Policy A(3) of the certified LUP. However, the Master Plan also allows non-habitable architectural design features to extend up to a maximum of 45 feet. While, this does not necessarily pose a problem, absent more specific provisions, there are instances where such design features could occupy the entire top portion of a building. In such an instance, visually, the building would be 45 ft. high and effectively be inconsistent with the height standard. As such, this provision of the Master Plan is not consistent with the certified LUP.

While the Green Valley Master Plan is for the most part acceptable, based on the above discussion, there are several portions which render it as unacceptable. Thus, the Commission finds that the Green Valley Master Plan is not consistent with or adequate to



carry out the certified East Batiquitos Lagoon/Hunt Properties LUP segment and must therefore be rejected.

PART VI. FINDINGS FOR APPROVAL OF THE GREEN VALLEY MASTER PLAN, IF MODIFIED

A. SUMMARY FINDINGS FOR APPROVAL

The Commission finds that, if the above stated suggested modifications are incorporated into the Green Valley Master Plan, the plan would then be certifiable. It should be noted that the suggested modifications are intended to provide guidance to the City in resubmitting the Implementation Plan to the Coastal Commission and that they are not binding upon the City. The basis for this overall finding is that the suggested modifications would result in the Implementation Plan being in conformance with, and adequate to carry out, the land use plan as certified by the Commission, consistent with the requirements of Section 30513 of the Coastal Act. Any specific ordinances that have not been discussed or modified are deemed acceptable as submitted.

B. SPECIFIC FINDINGS FOR APPROVAL, IF MODIFIED

1. Section IV - General Community Development Guidelines

As noted in the findings for denial of this section of the master plan, for the most part, this master plan section is acceptable. However, pertaining to restrictions on grading during the rainy season, it is not consistent with the certified LUP. However, if modified consistent with Suggested Modification Nos. 1 and 2, it could be found acceptable. These suggested modifications require that all grading cease prior to October 1st of any year and that installation of erosion control measures and landscaping be installed prior to this time and maintained and monitored throughout the rainy season. With these suggested modifications, downstream sensitive resources would be afforded adequate safeguards from sedimentation impacts, consistent with the certified LUP.

Relative to conversion of agricultural lands, the findings for denial of this section also found the master plan to be inconsistent with the certified LUP in that the Master Plan does not contain provisions for payment of an agricultural mitigation fee. However, if modified consistent with Suggested Modification #3, the section can be found acceptable. Specifically, this suggested modification requires that all lands converted from agricultural use to urban uses, be required to pay a mitigation fee (pursuant to Section 30171.5 of the Coastal Act). If modified as suggested, the Master Plan could be found consistent with Policy B of the certified LUP pertaining to agricultural conversion.

2. Section V - Open Space and Habitat Protection and Enhancement Plan

As noted in the findings for denial of this section of the master plan, for the most part this section can be found consistent with the certified LUP. However, pertaining to specific mitigation requirements/standards, it has been found unacceptable. If the Master Plan is modified as proposed in Suggested Modification Nos. 4, 5, and 6, it would be acceptable. Suggested Modification #4 calls out the specific mitigation requirements for any unavoidable impacts to Southern coastal salt marsh that result from development of the site. In addition, this suggested modification makes it clear that all mitigation for impacts must be accomplished through the creation of new habitat from upland areas on site.

Suggested Modifications 5 and 6 again address mitigation requirements for habitat impacts. Modification #5 clarifies the intent of the mitigation is to assure that no net loss of habitat in both quantity and quality occurs. In addition, this modification deletes reference to a monitoring program contained within the Master Plan and states that such a program will be developed at the time of coastal permit review. In addition, Modification #6 deletes the section on biological monitoring guidelines. As proposed, the section on monitoring is too specific for a planning level document, which would likely lead to numerous amendment requests to include requirements of resource agencies at the permit review level. The specifics of a mitigation monitoring program can be developed at the time development is proposed for the project, incorporating the comments and requirements of the various resource agencies. Given the proposed modifications, the Commission finds this section of the Master Plan to be acceptable.

### 3. Section VI - Planning Area Development Standards and Guidelines

This section of the Master Plan for the most part is adequate to carry out the certified LUP. However, as discussed in the findings for denial, relative to public trails and heights of proposed structures, it has been found unacceptable. If the Master Plan is modified pursuant to proposed Suggested Modifications 7 and 8, it would be acceptable. Modification #7 adds language which requires the proposed public trails to be permanently reserved for public use through dedication of a trail easement to the City. In addition, this modification also requires the trails, trailhead parking, and signage to be constructed and open to the public prior to occupancy of any structures. In this way, the public is assured use of the trails at the time of site development and that the trails will be maintained in perpetuity for public use.

Suggested Modification #8 pertains to protection of visual resources. As cited in the findings for denial of this section, the LUP only permits structures to a maximum height of 35 feet to limit visual impacts. As proposed, architectural elements of buildings would be permitted to a maximum of 45 feet. If not limited, this could essentially permit 45 foot high structures. As such, Suggested Modification #8 clarifies that such architectural elements can extend to 45 feet, but that they are limited to no more than three percent (3%) of the total roof area. In this way, the scenic visual resources of the area will not be overpowered by tall buildings. Given the above discussion, with the proposed modification, the Green Valley

Master Plan can be found consistent with and adequate to carry out the certified East Batiquitos Lagoon/Hunt Properties Land Use Plan Segment.

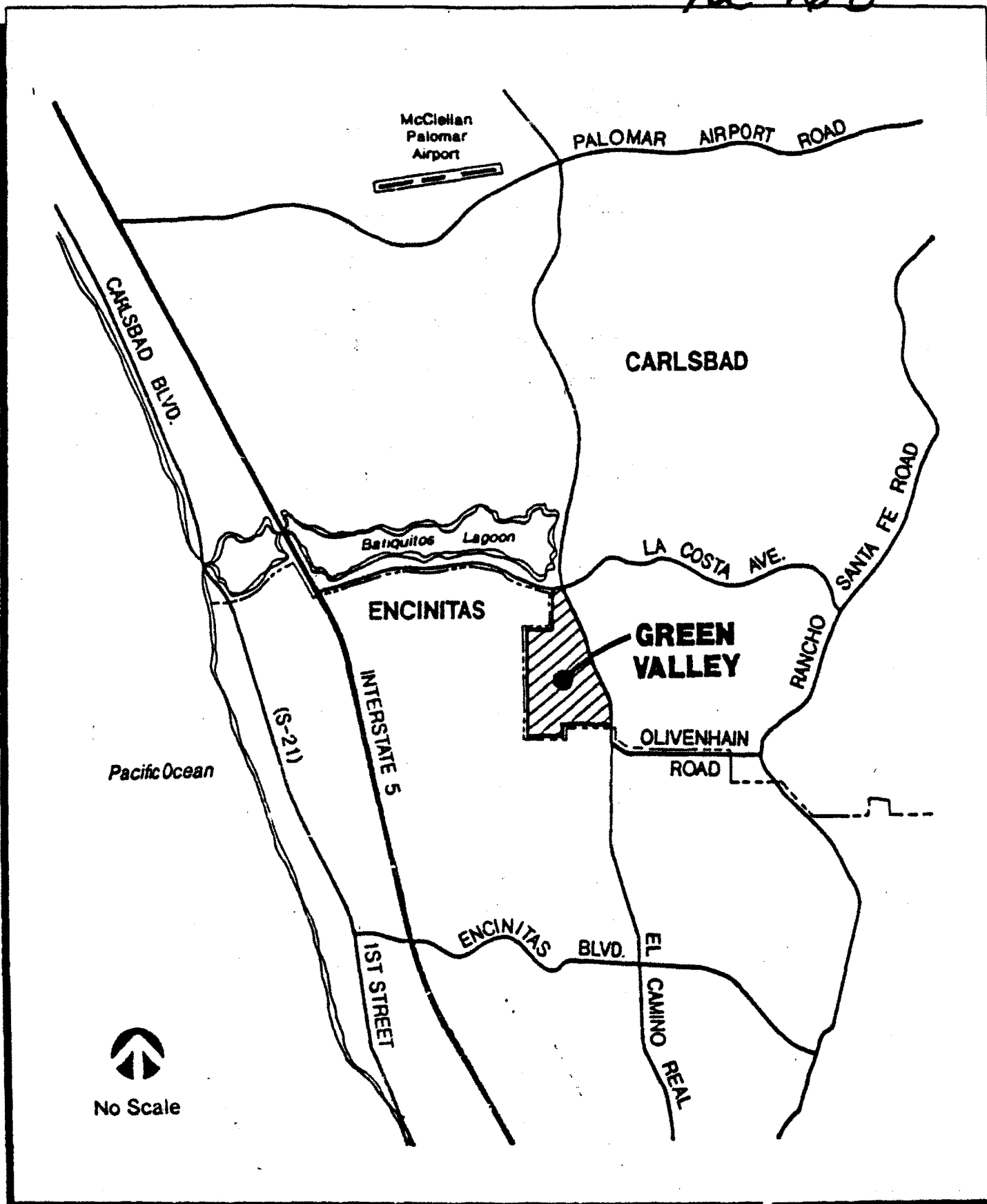
PART VII. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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. The plan, as proposed, serves to preserve on-site the vast majority of the natural resource areas. The sensitive slopes along the western section will be entirely preserved without encroachment and permanently protected as open space. The riparian and wetland corridor associated with Encinitas Creek will also largely be preserved intact. However, there will be impacts precipitated by two road crossings to access the property, as well as limited improvements to El Camino Real to its presently approved standards. Those impacts have been minimized to the fullest extent possible. All impacts are being fully mitigated on-site with new creation of like habitat; as such, there should be no net loss in either quality or quantity of wetlands. The mitigation area directly abuts the creek corridor and the expanded open space will be permanently preserved. Other development controls, including, but not limited to, rainy season grading restrictions and erosion controls, have been established to mitigate the potential for non-point source pollution and downstream sedimentation. As such, the Commission finds that impacts have been appropriately mitigated and reduced to a level of insignificance. No unmitigated impacts will occur and no significant adverse impacts to the environment should result from the plan's implementation.

Finally, the individual project to which the new LCP policies would apply will require a coastal development permit. The specific impacts associated with that project would be assessed through the environmental review process; and, its compliance with CEQA would be assured. Therefore, the Commission finds that no significant, unmitigable environmental impacts under the meaning of CEQA will result from the approval of the proposed amendment and that the proposed changes can be made.

Tu 16b



No Scale



**EXHIBIT NO. 1**  
**APPLICATION NO.**  
**CARLS LC PA 1-96 F**  
**LOCATION MAP**

California Coastal Commission

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PASSED AND ADOPTED at a regular meeting of said City Council held on

\_\_\_ day of \_\_\_\_\_, 1996, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

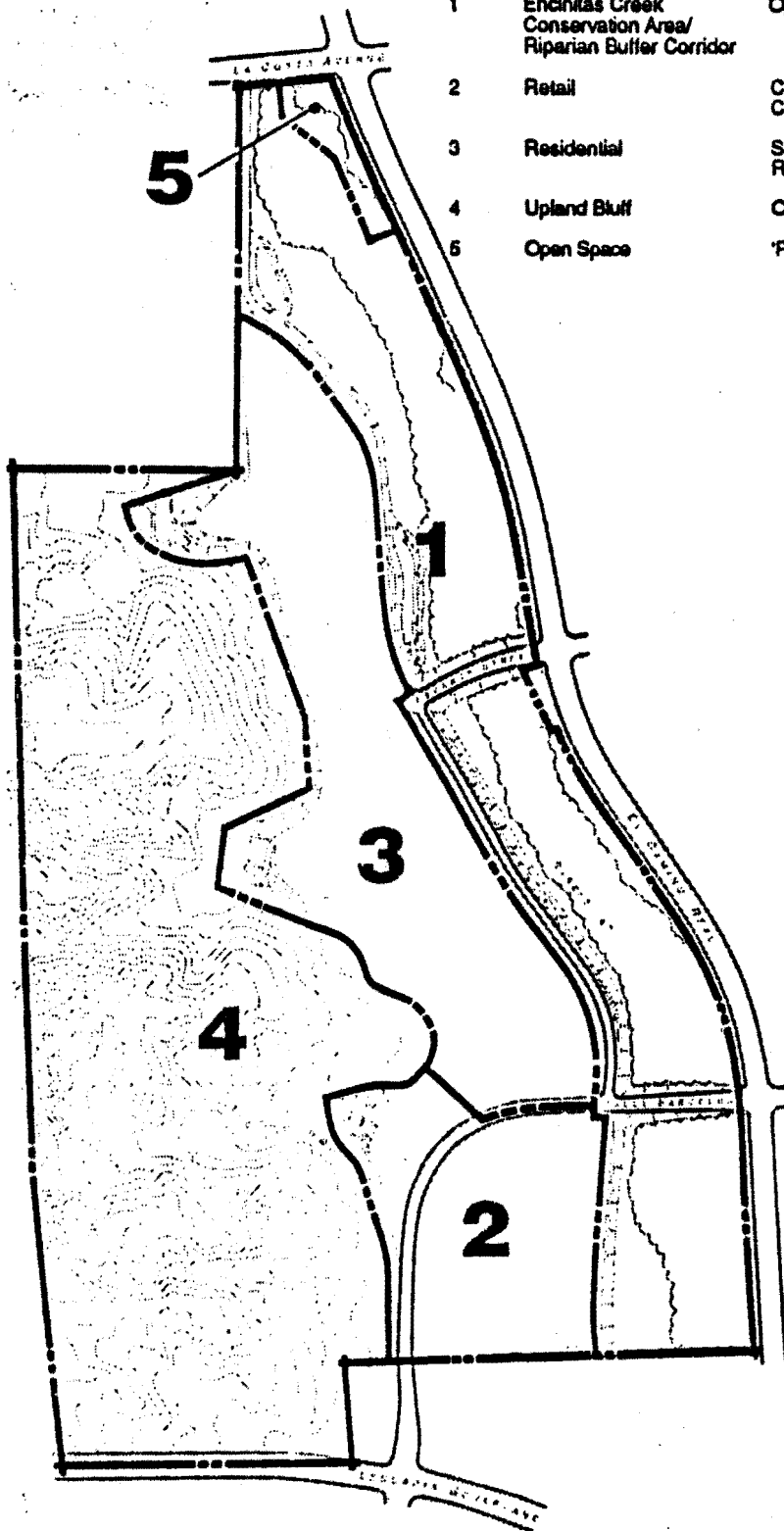
\_\_\_\_\_  
CLAUDE A. LEWIS, Mayor

ATTEST:

\_\_\_\_\_  
ALETHA L. RAUTENKRANZ, City Clerk

(SEAL)

PLANNING AREA	DESCRIPTION	LAND USE
1	Encinitas Creek Conservation Area/ Riparian Buffer Corridor	Open Space
2	Retail	Community Commercial
3	Residential	Single Family Residential
4	Upland Bluff	Open Space
5	Open Space	'Red Barn'



Master Plan


EXHIBIT NO. 2  
 APPLICATION NO.  
 CARLS LC-PA 1-96F  
 PLANNING AREAS

EAST BATIQUITOS LAGOON/HUNT PROPERTIES SEGMENT  
CARLSBAD LOCAL COASTAL PROGRAM

A. Land Use Categories

3. Green Valley

- b. ...Development of the entire 280 acres of Green Valley shall be pursuant to a Master Plan which is consistent with the uses allowed by the Carlsbad General Plan adopted as of March, 1988 September, 1994.

EXHIBIT NO. 3
APPLICATION NO. CARLS LCPA 1-96 F
LUP AMENDMENT
 California Coastal Commission

RESOLUTION NO. 96-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA CERTIFYING A PROGRAM ENVIRONMENTAL IMPACT REPORT, APPROVING CANDIDATE FINDINGS OF FACT AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING A LOCAL COASTAL PROGRAM AMENDMENT, LOCAL FACILITIES MANAGEMENT PLAN FOR ZONE 23, AND GREEN VALLEY MASTER PLAN FOR 281.2 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LA COSTA AVENUE AND EL CAMINO REAL.


CASE NAME: GREEN VALLEY MASTER PLAN  
CASE NO. EIR 93-02/MP 92-01/LCPA 93-06/LFMP  
87-23

WHEREAS, on November 29 and December 13, 1995 the Carlsbad Planning Commission held a duly noticed public hearing to consider the Environmental Impact Report (EIR 93-02), Green Valley Master Plan (MP 92-01), Local Coastal Program Amendment (LCPA 93-06), Local Facilities Management Plan Zone 23 (LFMP 87-23), Hillside Development Permit (HDP 92-15) and Special Use Permit (SUP 92-05) and adopted Planning Commission Resolutions Nos. 3855, 3856, 3857, 3858 respectively recommending to the City Council that EIR 93-02 be certified and MP 92-01, LCPA 93-06 and LFMP 87-23 be approved and adopted Planning Commission Resolutions Nos. 3860 and 3861 approving HDP 92-15 and SUP 92-05 subject to City Council approval of MP 92-01; and

WHEREAS, on November 29, December 13, and December 20, 1995 the Carlsbad Planning Commission held duly noticed public hearings to consider Carlsbad Tract (CT 92-08) and adopted Planning Commission Resolution No. 3859 approving CT 92-08 subject to City Council approval of MP 92-01; and

WHEREAS, the City Council of the City of Carlsbad, on January 23, 1996 held a public hearing to consider the recommendations and heard all persons interested

1 OF 4

EXHIBIT NO. 4
APPLICATION NO. CARIS LCPA 1-96F
Council Resolution
 California Coastal Commission



1 in or opposed to EIR 93-02, MP 92-01, LCPA 93-06, and LFMP 87-23; and

2 WHEREAS, an Environmental Impact Report was prepared and submitted to  
3 the State Clearing House and a Notice of Completion filed, published, and mailed to  
4 responsible agencies and interested parties providing a 45 day review period.  
5 Responses were prepared and incorporated into the Final Program Environmental  
6 Impact Report for all comments received from that review period; and  
7

8 WHEREAS, mitigation measures are fully incorporated into the conditions of  
9 approval and these conditions will be reviewed through a mitigation monitoring and  
10 reporting program set up for this project.

11 NOW, THEREFORE BE IT RESOLVED by the City Council of the City of  
12 Carlsbad, California, as follows:

- 13 1. That the above recitations are true and correct.
- 14 2. That the Environmental Impact Report (EIR 93-02) on the above  
15 referenced project is certified and that the Candidate Findings of Fact  
16 and the Mitigation Monitoring and Reporting Program are approved and  
17 that the findings and conditions of the Planning Commission contained  
18 in Planning Commission Resolution No. 3855, on file with the City Clerk  
19 and incorporated herein by reference, are the findings of the City  
20 Council.
- 21 3. That the recommendation of the Planning Commission for the approval  
22 of the Green Valley Master Plan is approved and that the findings and  
23 conditions of the Planning Commission contained in Planning  
24 Commission Resolution No. 3856, on file with the City Clerk and  
25 incorporated herein by reference are the findings and conditions of the  
26 City Council Resolution No. 96-37 and Ordinance No. NS-348  
27 shall be contemporaneously adopted.
- 28 4. That the recommendation of the Planning Commission for the approval  
of the Local Coastal Program Amendment (LCPA 93-06) is approved  
and that the findings of the Planning Commission contained in Planning  
Commission Resolution No. 3857, on file with the City Clerk and  
incorporated herein by reference, are the findings of the City Council.
5. That the recommendation of the Planning Commission for the approval  
of the Local Facilities Management Plan (LFMP 87-23) is approved and

1 that the findings of the Planning Commission contained in Planning  
2 Commission Resolution No. 3858, on file with the City Clerk and  
incorporated herein by reference, are the findings of the City Council.

- 3 6. This action is final the date this resolution is adopted by the City  
4 Council. The provision of Chapter 1.16 of the Carlsbad Municipal Code,  
5 "Time Limits for Judicial Review" shall apply:

6 "NOTICE TO APPLICANT"

7 "The time limit within which judicial review of this decision must be  
8 sought is governed by Code of Civil Procedure, Section 1094.6, which  
9 has been made applicable in the City of Carlsbad by Carlsbad  
10 Municipal Code Chapter 1.16. Any petition or other paper seeking  
11 judicial review must be filed in the appropriate court no later than the  
12 ninetieth day following the date on which this decision becomes final;  
13 however, if within ten days after the decision becomes final a request  
14 for the record of the proceedings accompanied by the required deposit  
15 in an amount sufficient to cover the estimated cost of the preparation  
16 of such record, the time within which such petition may be filed in the  
17 court is extended to not later than the thirtieth day following the date on  
18 which the record is either personally delivered or mailed to the party, or  
19 his attorney or record, if he has one. A written request for the  
20 preparation of the record of the proceedings shall be filed with the City  
21 Clerk, City of Carlsbad, 1200 Carlsbad Village Drive, Carlsbad, California  
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EFFECTIVE DATE: This resolution shall be effective upon its adoption.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council  
of the City of Carlsbad on the \_\_\_\_\_ day of \_\_\_\_\_ 1996, by the following vote,  
to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
CLAUDE A. LEWIS, Mayor

ATTEST

\_\_\_\_\_  
ALETHA L. RAUTENKRANZ, City Clerk

(SEAL)

4 of 4

ORDINANCE NO. NS-348

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING GREEN VALLEY MASTER PLAN FOR PROPERTY GENERALLY LOCATED NORTH AND EAST OF THE CITY OF ENCINITAS, SOUTH OF LA COSTA AVENUE, AND WEST OF EL CAMINO REAL IN LOCAL FACILITIES MANAGEMENT ZONE 23.

CASE NAME: GREEN VALLEY MASTER PLAN  
CASE NO: MP 92-01

WHEREAS, Carlsbad Partners Limited has reviewed and considered a Master Plan as provided by Chapter 21.54 of the Carlsbad Municipal Code; and

WHEREAS, after procedures in accordance with the requirements of law, the City Council has determined that the public interest indicates that said plan be approved.

NOW, THEREFORE, the City Council of the City of Carlsbad, California does ordain as follows:

SECTION I: That the Green Valley Master Plan, MP 92-01 on file in the Planning Department is incorporated by reference herein, is approved.

SECTION II: That the findings and conditions of the Planning Commission in Planning Commission Resolution No 3856 shall also constitute the findings and conditions of the City Council.

EFFECTIVE DATE: This ordinance shall be effective thirty days after its adoption, and the City Clerk shall certify to the adoption of this ordinance and cause it to be published at least once in the newspaper of general circulation within fifteen days after its adoption.

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1 of 2

EXHIBIT NO. 5
APPLICATION NO. CARLS LCRA 1-96F
ORDINANCE
California Coastal Commission

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# GREEN VALLEY

REDUCED PROJECT ALTERNATIVE

*prepared for:*

.....

City of Carlsbad  
Planning Department  
2075 Las Palmas Drive  
Carlsbad, California 92009

*prepared by:*

.....

P&D Consultants, Inc.  
401 West "A" Street, Suite 2500  
San Diego, California 92101  
(619) 232-4466

.....

January 23, 1996

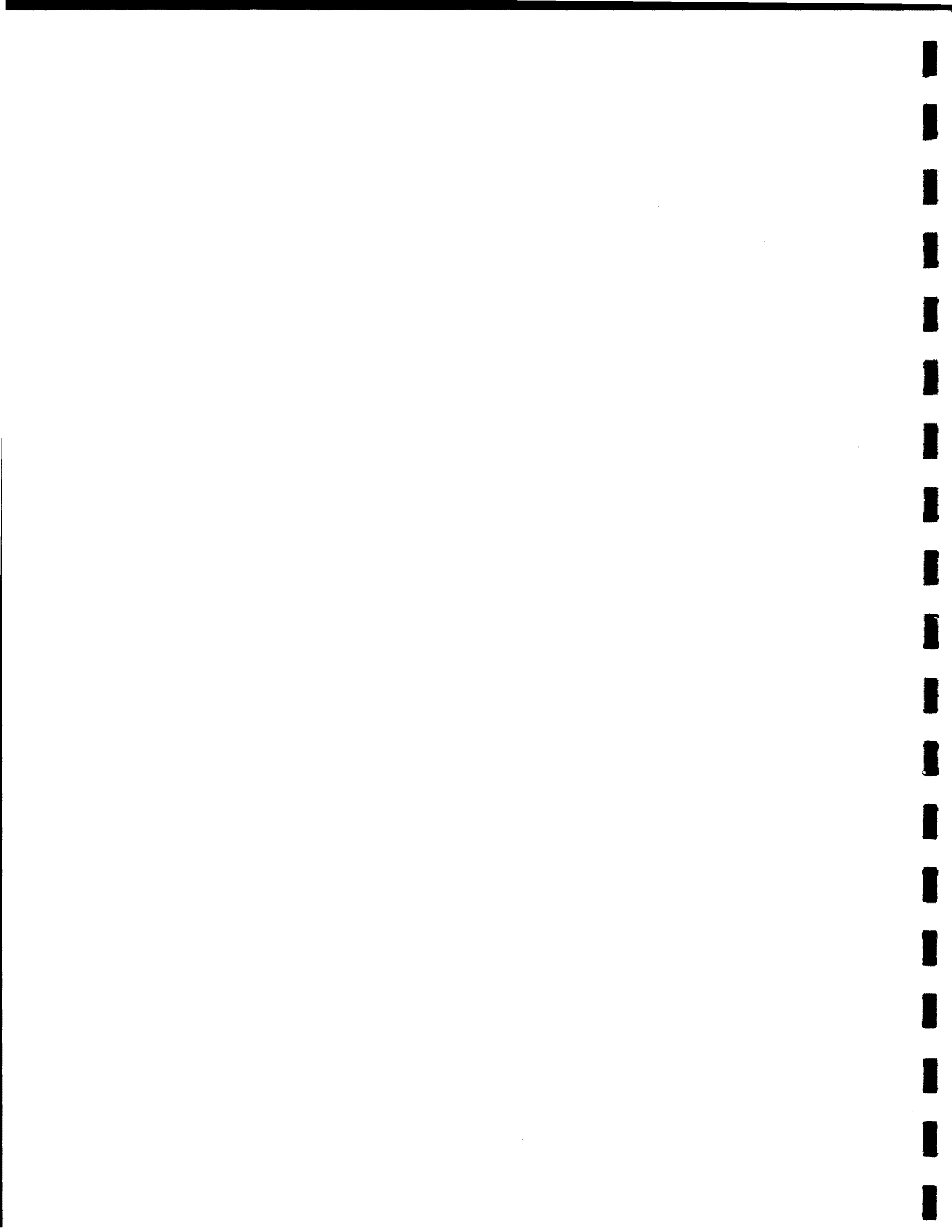




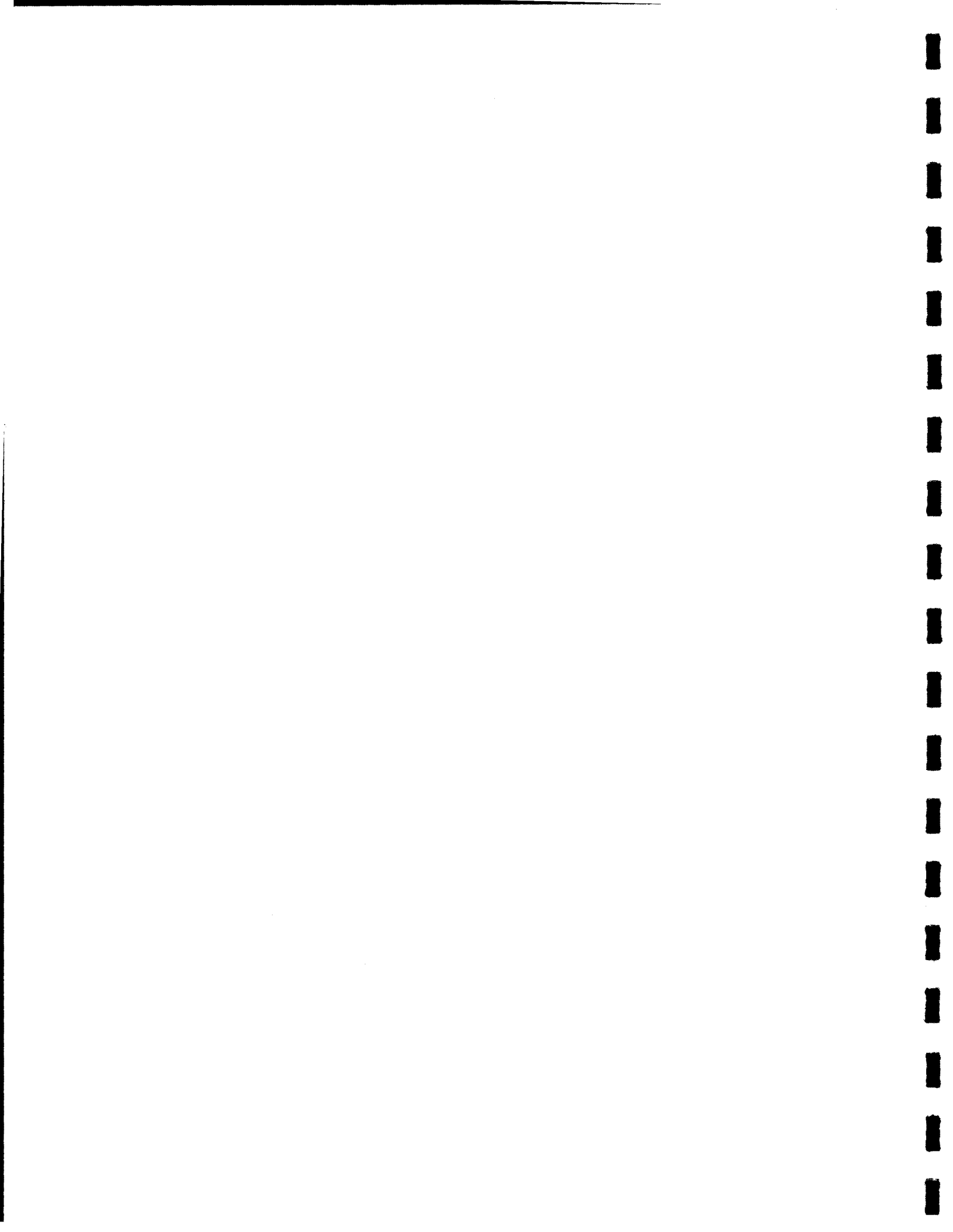
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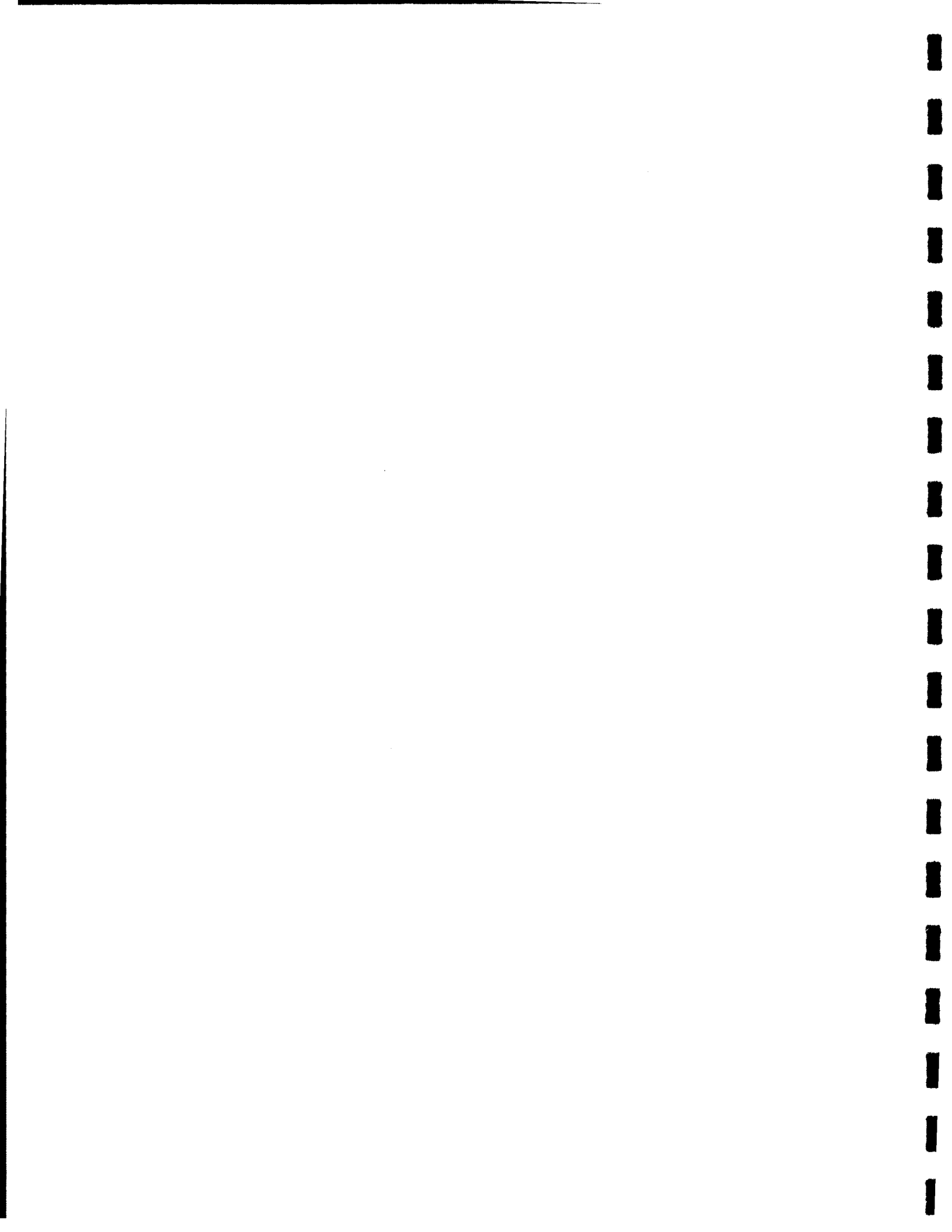
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I. INTRODUCTION

A. INTENT

It is the intent of the Green Valley Master Plan to serve as the development and preservation policy and design guideline for the Green Valley property. A Master Plan is an instrument under which development occurs in an orderly and positive manner without creating significant impacts to the existing and projected setting and infrastructure. A Master Plan document establishes land uses, delineates approximate acreages for development areas and identifies their locations, assigns density (as allowed by the City of Carlsbad General Plan), considers differing land use interrelationships, delineates specific design criteria, outlines phasing, and provides implementation methodology. It is also the basis for future, more detailed, project reviews, such as individual tentative maps and precise development plans.

Development of Green Valley is subject to all applicable ordinances, regulations, and policies of the City of Carlsbad, except as may be specifically discussed in this Master Plan and/or the Local Coastal Program. Adoption of the Green Valley Master Plan by the Carlsbad City Council, pursuant to Carlsbad Municipal Code, Chapter 21.38 (Zoning Ordinance), establishes site-specific requirements for project development. The Master Plan implements the General Plan, Local Coastal Program and the Municipal Code by providing development standards for all phases of the project and by requiring that all City regulations and requirements be applied in a manner appropriate to the specific site and site conditions. Unless specifically discussed in the Master Plan, all City ordinances and regulations will apply to Green Valley.

Although this Master Plan serves as a policy and design guideline for site-specific development and establishes development requirements on any future project within the property, this Master Plan, by itself, does not grant development rights for the property. Additionally, construction of a portion of the Master Plan area pursuant to this Master Plan does not grant any right to construct the balance of the Plan. All development within Green Valley is subject to requirements and conditions of the Master Plan and the Carlsbad General Plan and Municipal Code.

The Green Valley Master Plan is subject to all of the requirements established in the Carlsbad Growth Management Plan, including the Local Facilities Management Plan (LFMP) for Zone 23. LFMPs were established to ensure that existing and project infrastructure can adequately support proposed development. This Master Plan delineates the phased development of Green Valley and assures that all phases of development will be consistent with the requirements of Zone 23 LFMP.



**B. MASTER PLAN GOALS**

The goal of this Master Plan is to ensure a high quality development which will preserve the existing environmental resources, to the greatest extent possible, and to provide commercial retail and housing opportunities for area residents. Specifically, the goals of this Master Plan are as follows:

1. Maintain the viability of the riparian woodland corridor of Encinitas Creek and the topographic and habitat features of the upland bluff area.
2. Provide for the creation of new riparian woodland and habitat areas contiguous to the existing riparian woodland.
3. Provide an open space network containing pedestrian and bicycle trails to buffer the riparian woodland corridor from development and connect to the future citywide trail system.
4. Utilize the linear form of the property to organize the elements of the project and create the maximum feasible buffer and setback from the riparian woodland corridor.
5. Incorporate as an integral part of the site design and landscape plan appropriate debris removal areas and desiltation/depollutant basins to protect Encinitas Creek and Batiquitos Lagoon.
6. Create an on-site circulation system that provides clear, coherent access to the development areas on-site and includes connections into the adjacent jurisdiction.
7. Provide sufficient direction for the design of the retail center so that it will respond well to the natural landform and use landscaping to organize and define the main elements of the center.
8. Provide a proportionate fair share of affordable housing opportunities.
9. Guide the visual transition from undeveloped to developed lands through the use of building form, color, and materials.

**C. PROJECT DESCRIPTION**

**Site Description**

The Green Valley project site encompasses approximately 281 gross acres, all within the southwestern portion of the City of Carlsbad. (The Zone 23 LFMP encompasses an area of approximately 282 acres. The difference of less than one acre represents the separately-owned Kroblen parcel adjacent to El Camino Real.)



The property is bordered on the northwest, southwest and south by the City of Encinitas. The site is bounded on the north and east by La Costa Avenue and El Camino Real, respectively. Regional access to the site is via La Costa Avenue from Interstate 5, located less than two miles away and El Camino Real, a regionally-serving prime arterial roadway (see Figures I-1 and I-2 for regional and vicinity maps).

The Green Valley site is physically characterized by three distinct areas: (1) a linear riparian woodland area which is parallel and adjacent to El Camino Real; (2) an area of gently sloping open fields which is located to the west of the riparian woodland area; and (3) an area of moderate to steep slopes which is located in the western portion of the property. These distinct areas are clearly visible in the aerial photograph of the property, Figure I-3, and are diagrammed in Figure I-4. The riparian woodland area, within and adjacent to Encinitas Creek, is considered a significant environmental resource and is subject to all applicable requirements and permits dealing with such habitat.

Agricultural activity has historically occurred in the central, flatter portions of the site. This cultivated area is bounded on one side by the riparian woodland area and the other side by relatively steeply ascending slopes.

The western portion of Green Valley is characterized by moderate to steep slopes with three small canyons draining to the east. The highest elevations on-site are along the western boundary. Due to the relative steepness of this area no development is proposed.

### **Project Description**

Specific land uses are those allowed under the existing Carlsbad General Plan, Local Coastal Program and zoning ordinance: commercial, residential, and open space. This is illustrated in Figure I-5. Development within the project site is divided into five different planning areas. Each area has its own unique land uses and characteristics. These areas are illustrated in Figure I-6 and Table I-1 and are described with brief summaries below. Detailed descriptions of the planning areas are contained in Chapter VI.

#### **Planning Area 1 - Encinitas Creek Conservation and Buffer Corridor**

Encinitas Creek traverses the project site in a south to north direction and is adjacent to El Camino Real. This corridor, approximately 400 to 600 feet wide (including proposed revegetation areas) and 5900 feet long is comprised largely of riparian woodland. This area is an important biological area not only for the plant communities associated with the habitat, but also for the birds and wildlife which live in such an environment. As such, it is necessary to maintain this habitat in permanent open space and to ensure that the area is not significantly impacted by any development which occurs in the vicinity. Therefore, the entire existing riparian woodland area has been placed in an open space easement.









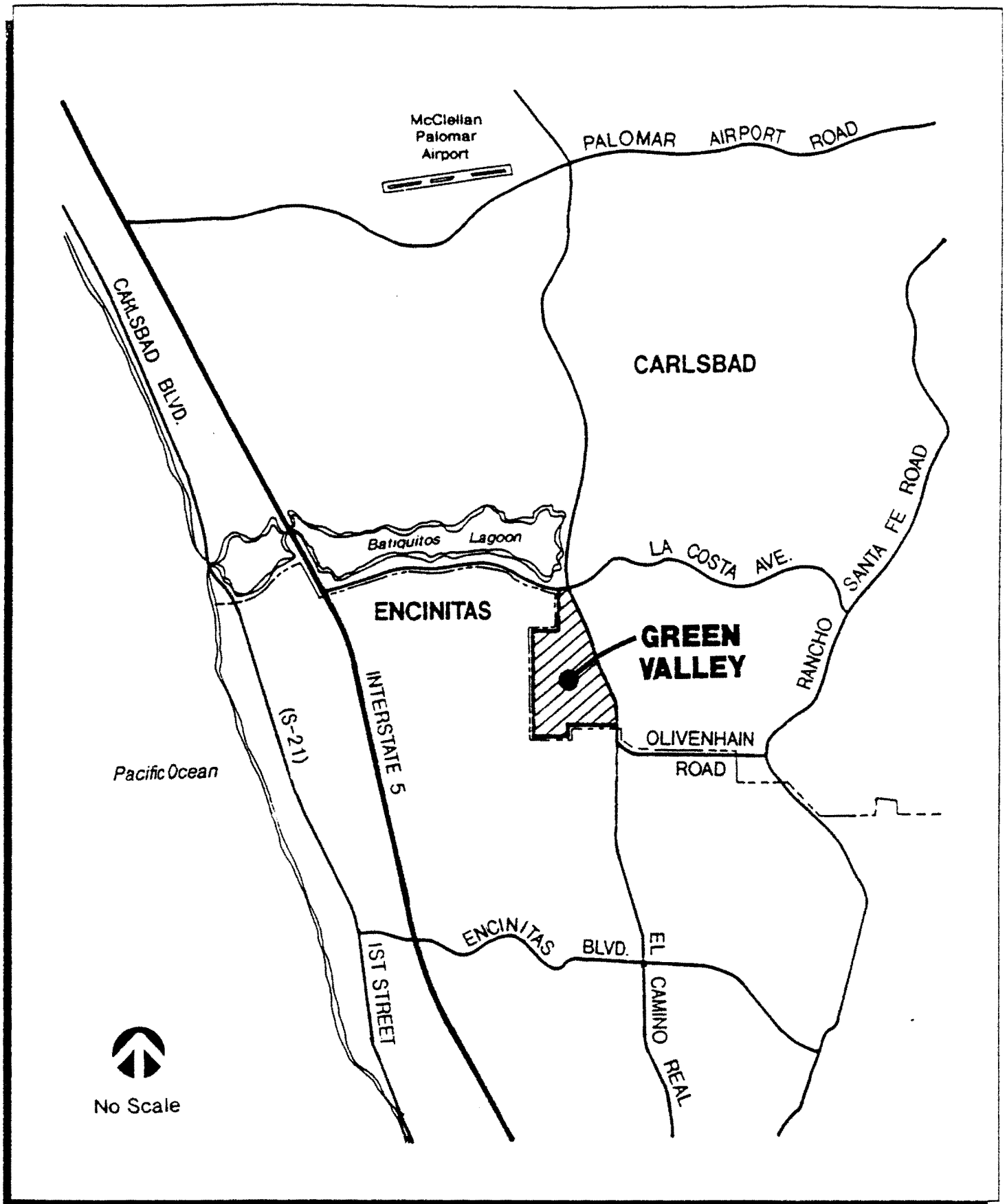
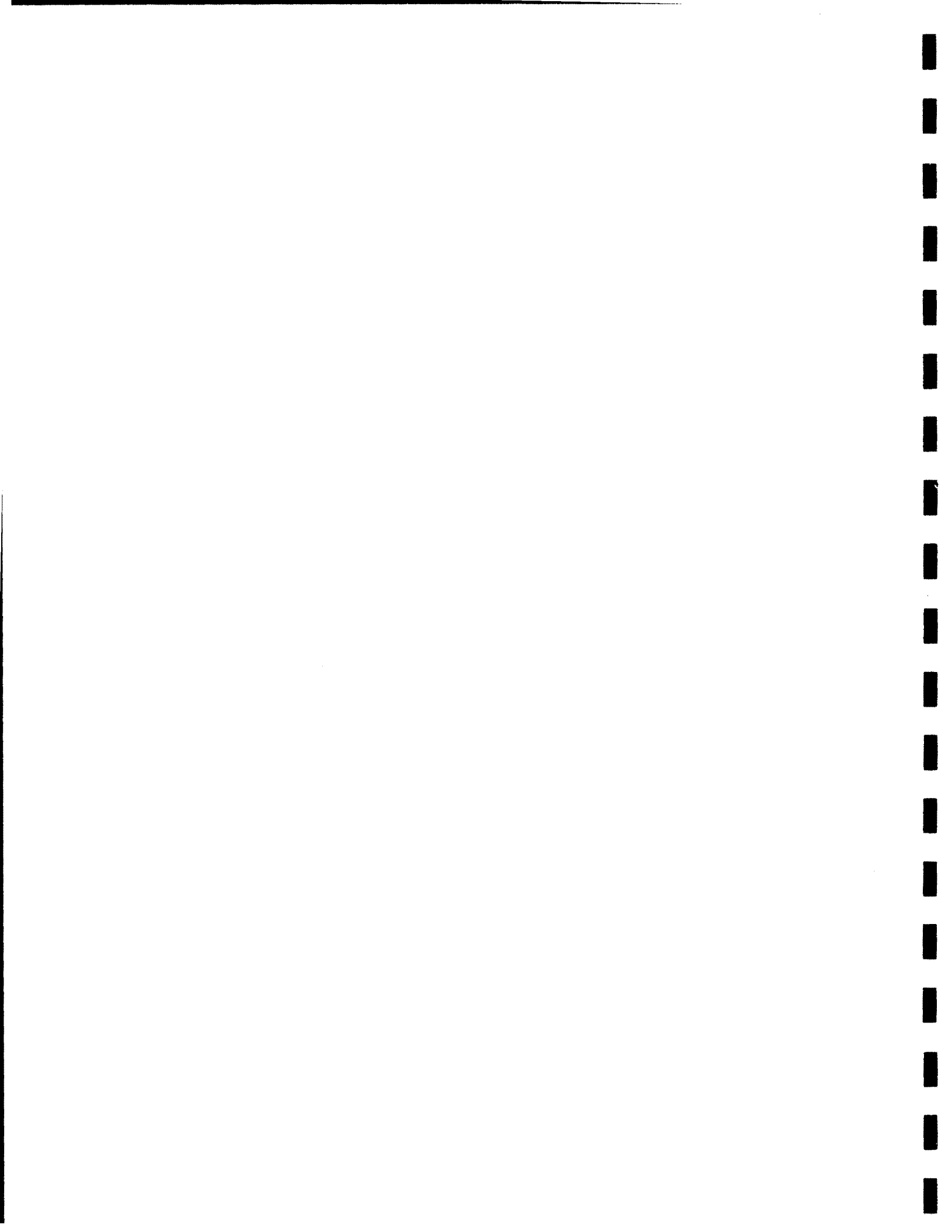


Figure I-2





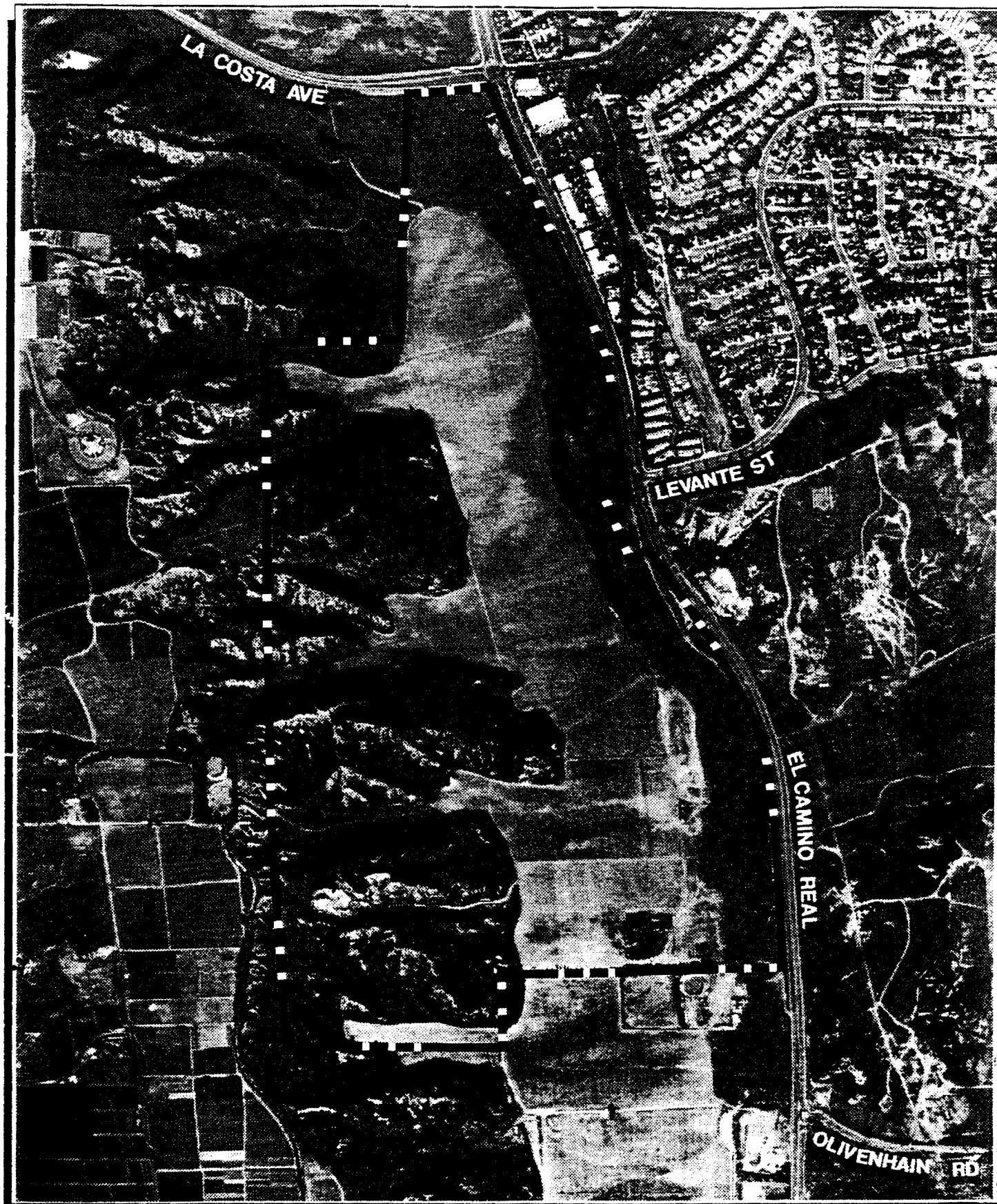
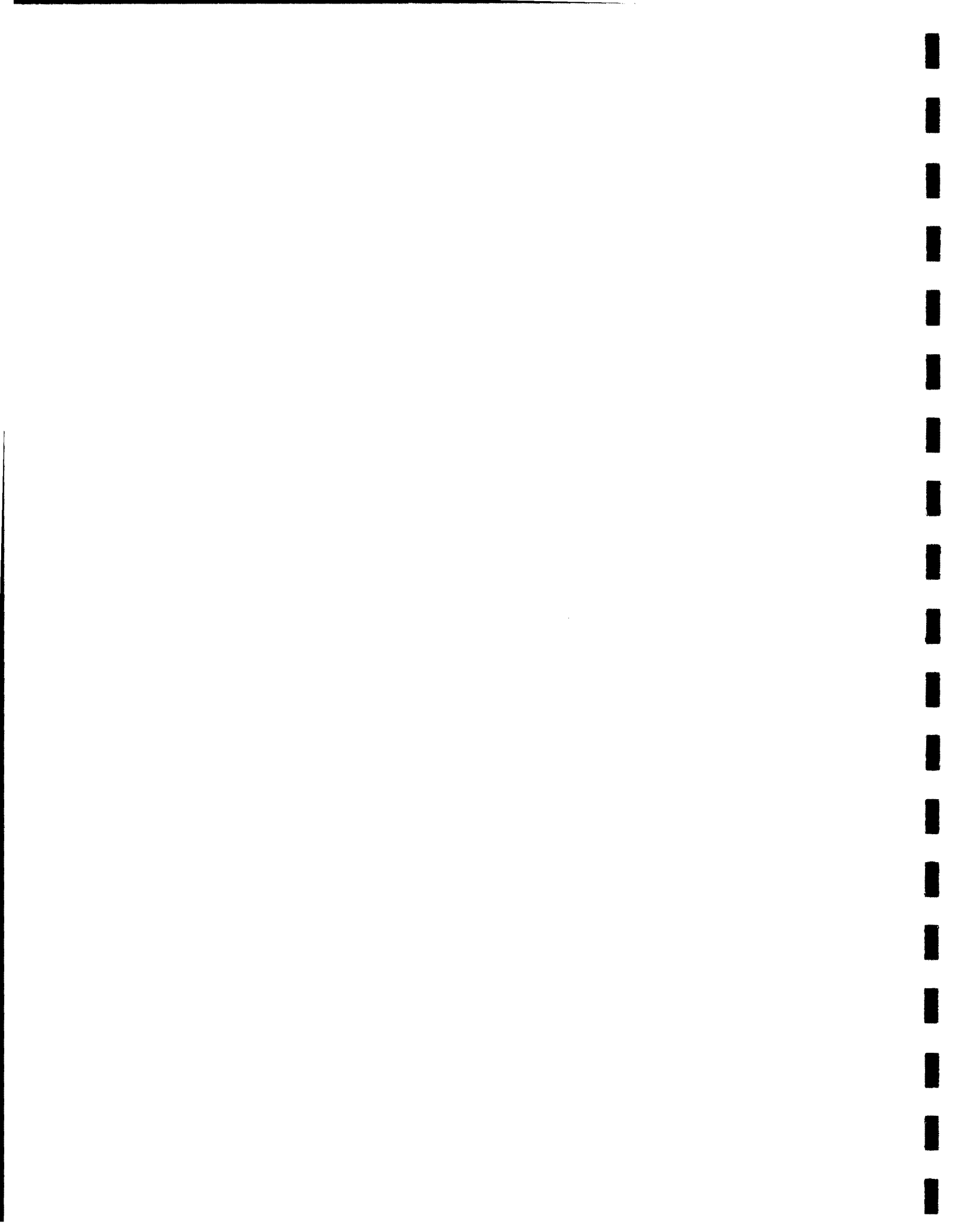


Figure I-3



Aerial Photograph



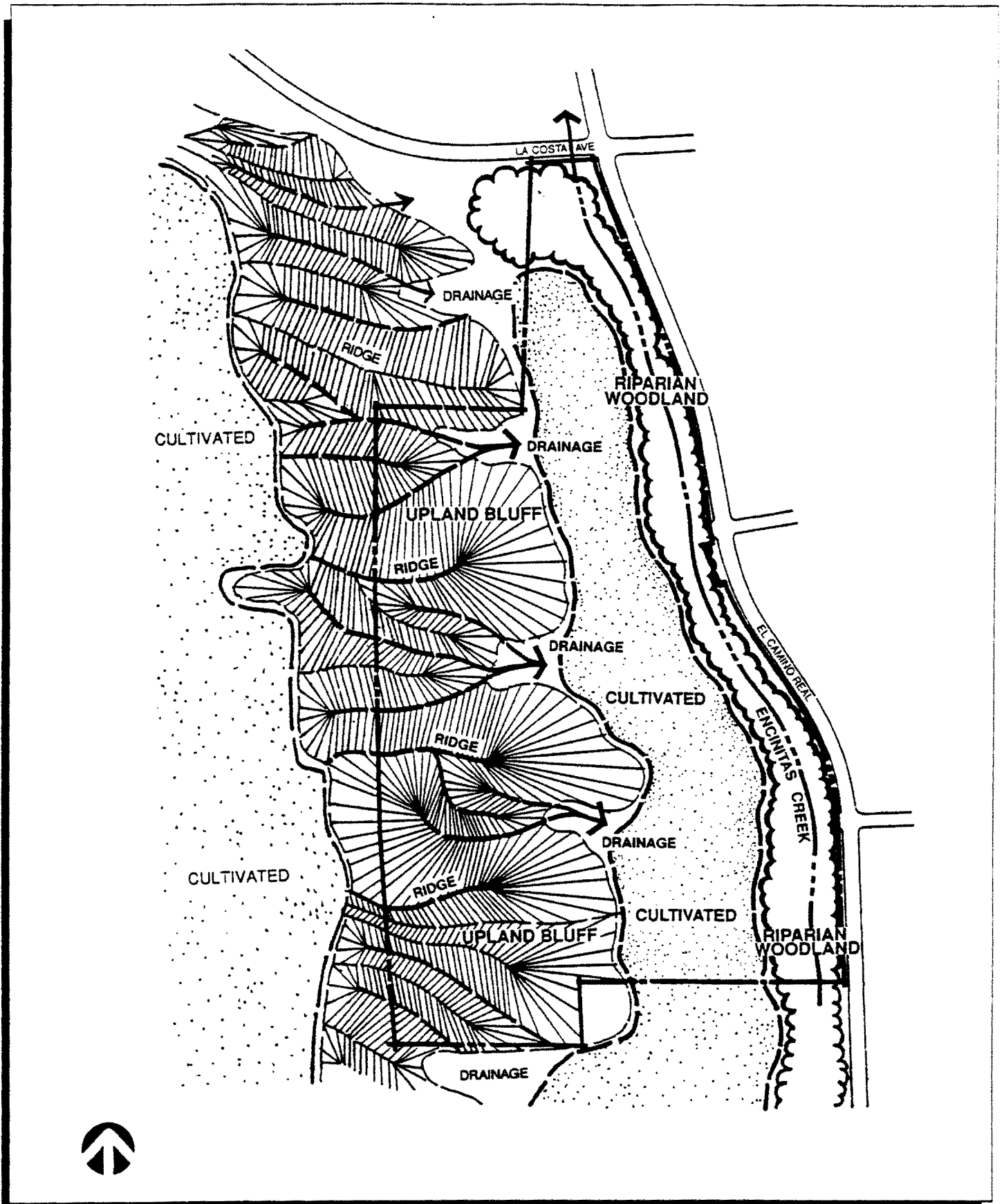
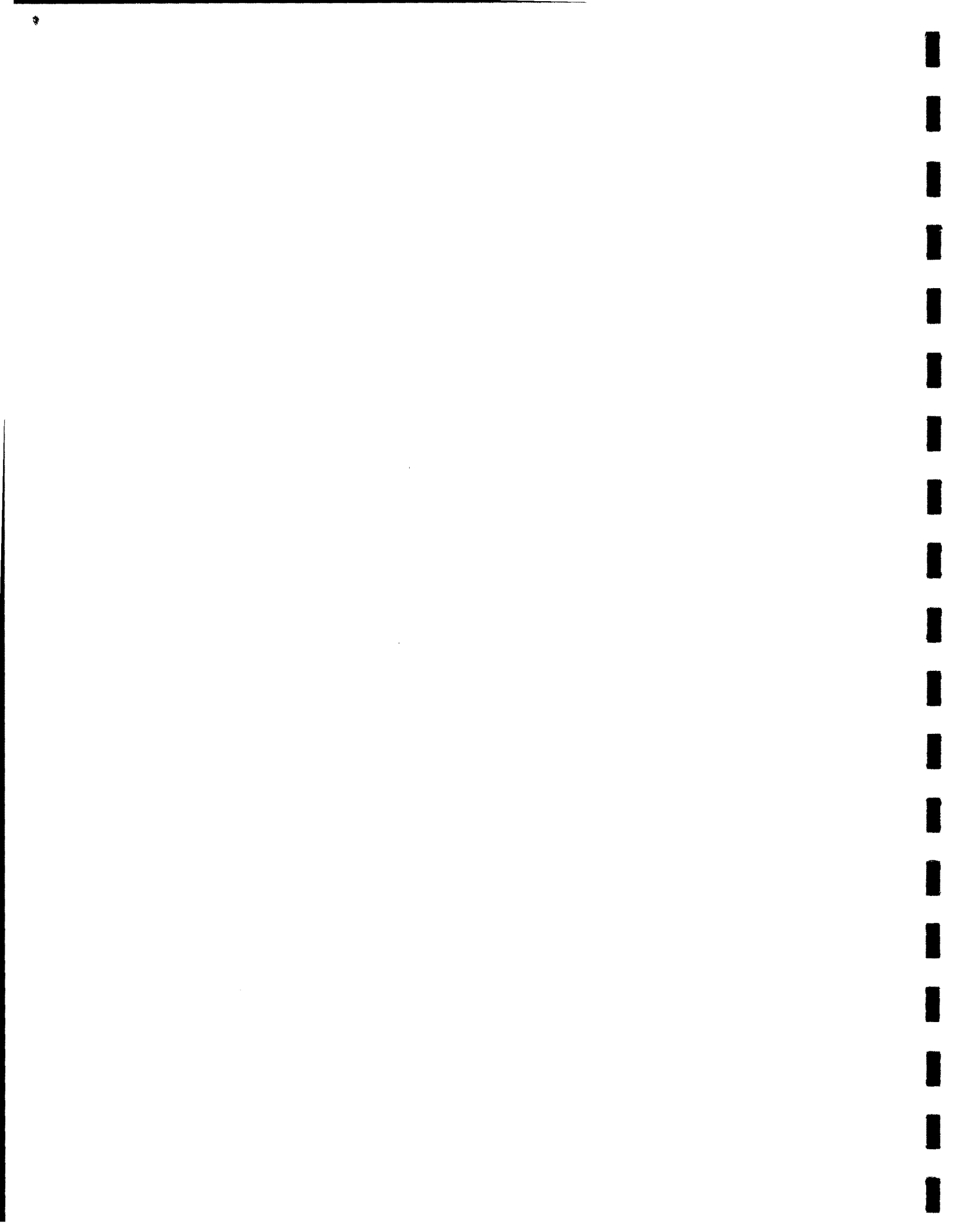


Figure I-4







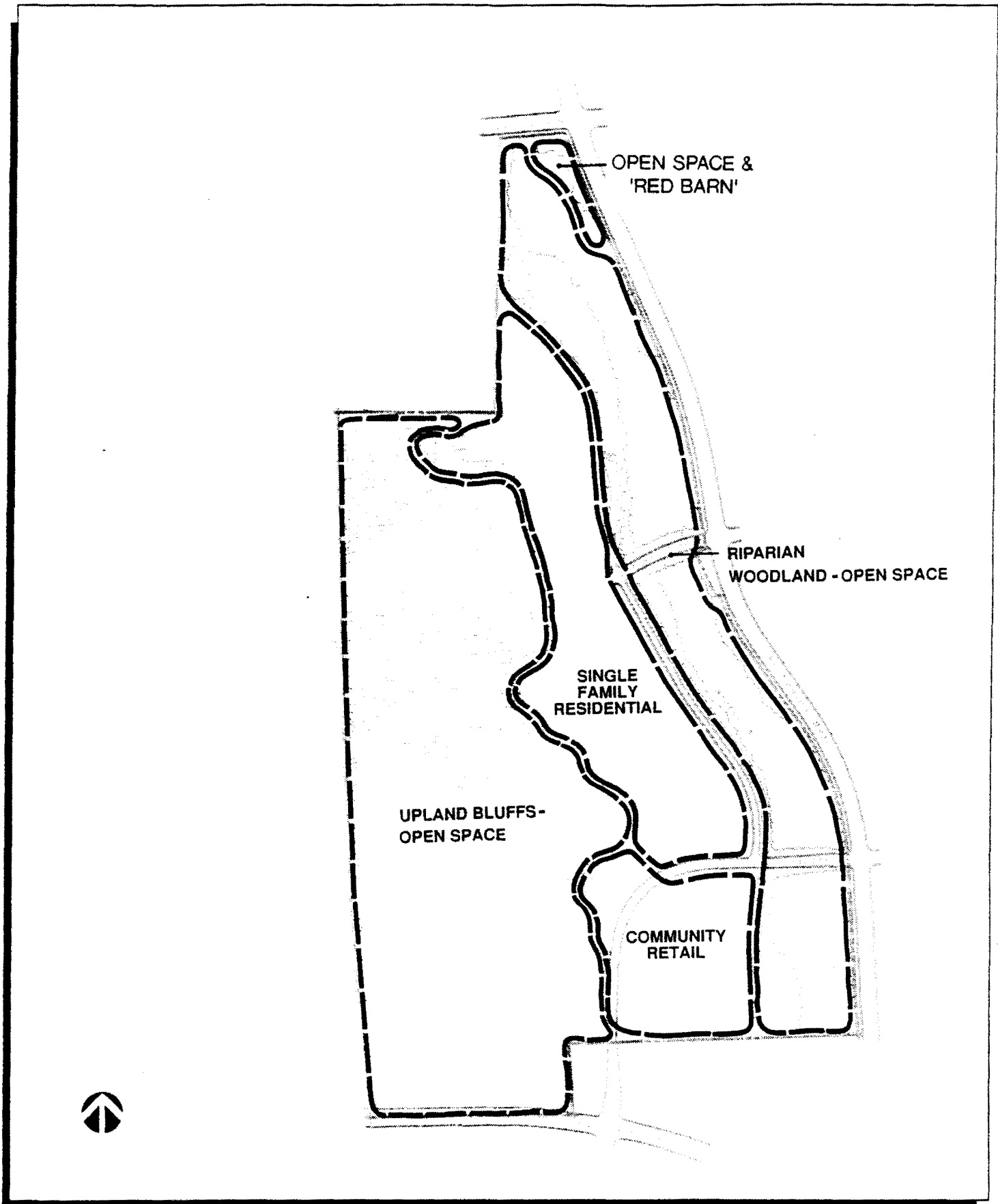
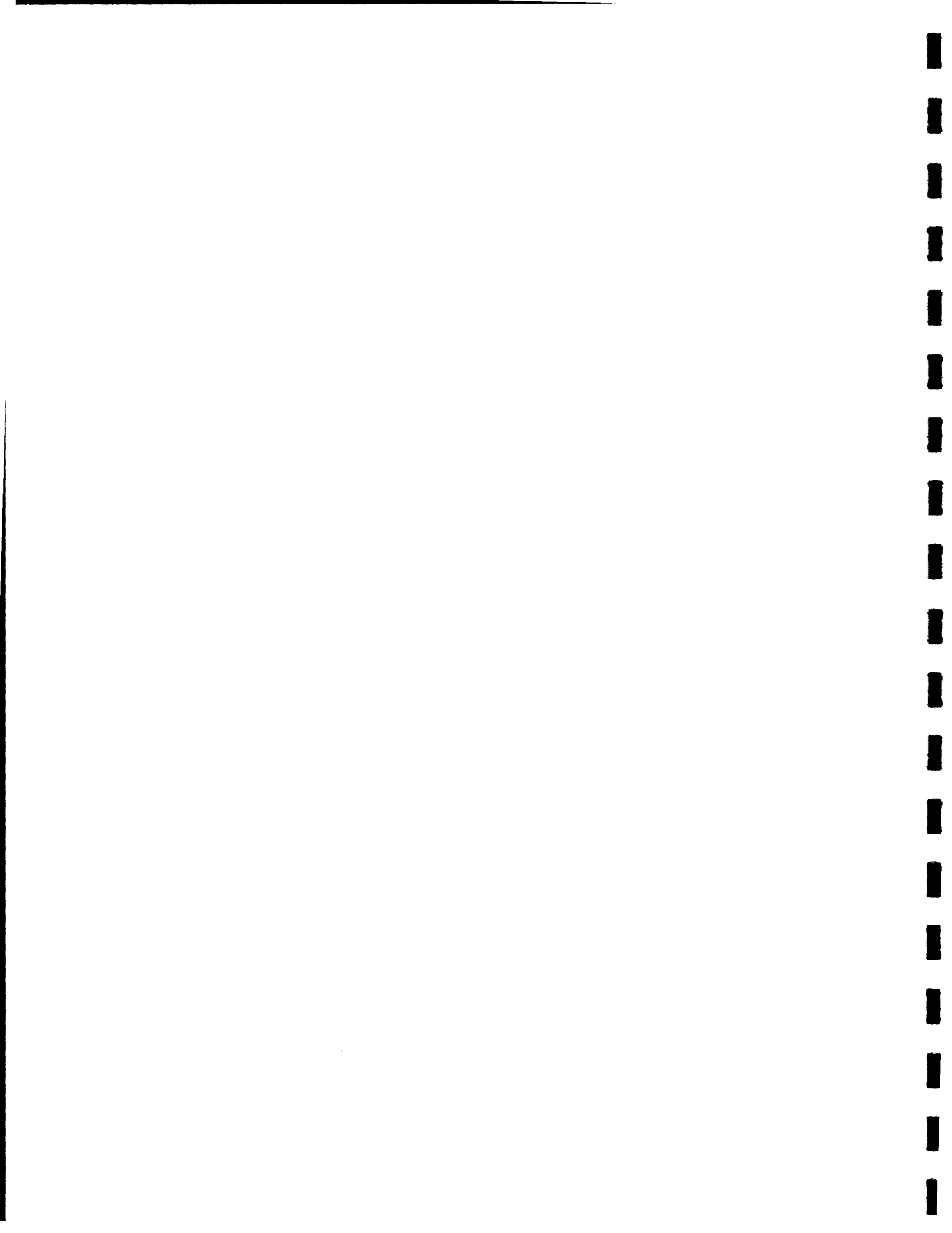


Figure I-5





PLANNING AREA	DESCRIPTION	LAND USE
1	Encinitas Creek Conservation Area/ Riparian Buffer Corridor	Open Space
2	Retail	Community Commercial
3	Residential	Single Family Residential
4	Upland Bluff	Open Space
5	'Red Barn'	Open Space

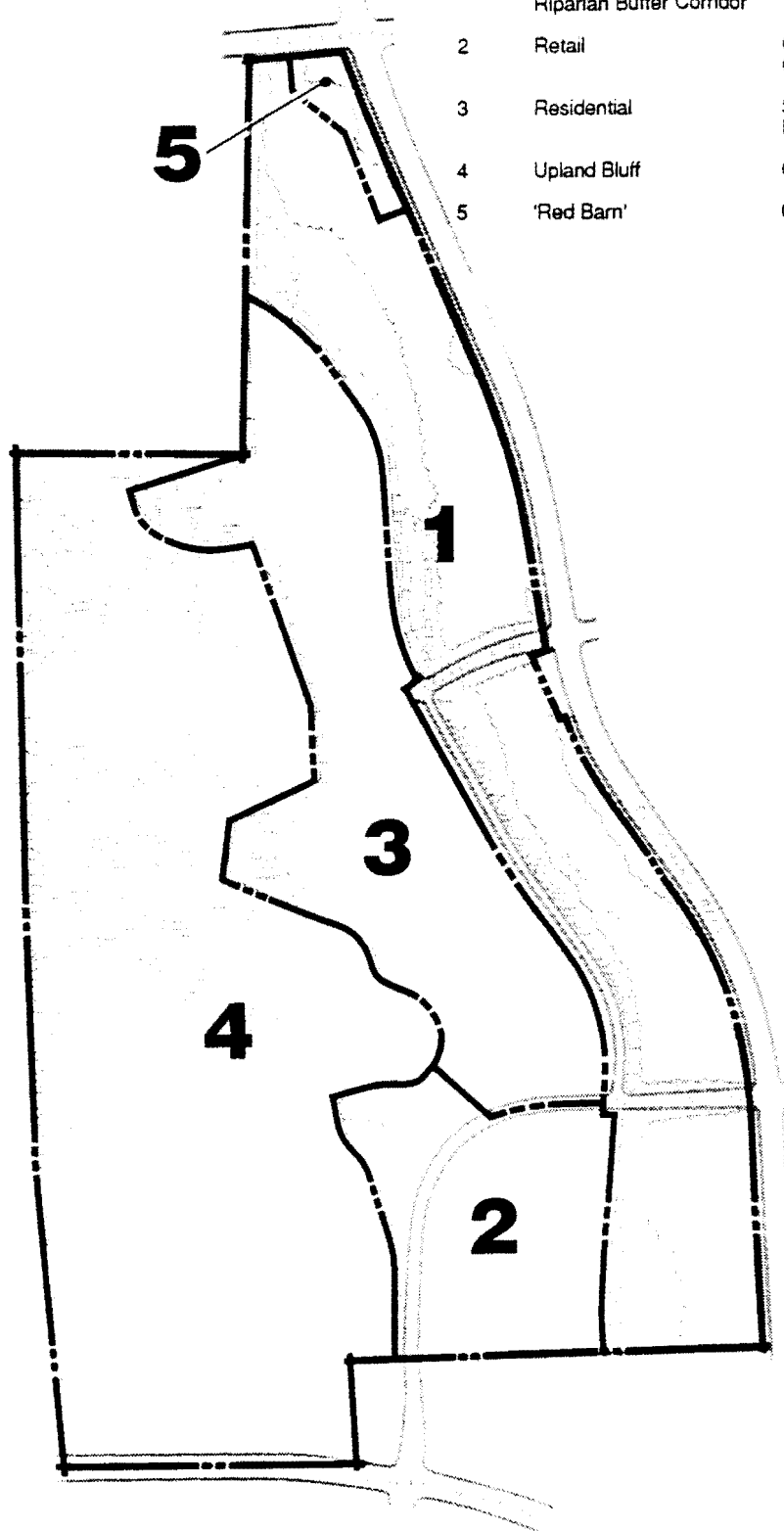


Figure I-6

# Master Plan Planning Areas



**Table I-1  
LAND USE SUMMARY**

PLANNING AREA	LAND USE				Total Area (Ac.)
	Retail Center	Residential	Open Space	Public Street R.O.W.	
1	-	-	69.7*	9.5	79.2
2	18.3 NDA	-	-	-	18.3
3	-	55.8 NDA	-	-	55.8
4	-	-	122.8**	-	122.8
5			1.7		1.7
-				3.4	3.4
<b>TOTAL</b>	<b>18.3 NDA</b>	<b>55.8 NDA</b>	<b>194.2**</b>	<b>12.9</b>	<b>281.2</b>

- \* Riparian Woodland and Upland Buffer
- \*\* Upland Bluffs
- NDA Net Development Acreage



The Encinitas Creek Conservation and Buffer Corridor, Planning Area 1, contains approximately 79 gross acres. Two roadways over the creek provide access to the project site. These crossing points are at Levante Street and the future Calle Barcelona, located approximately 0.5 miles and 0.9 miles, respectively, south of La Costa Avenue. There will be as little disturbance as possible from this construction and, to mitigate for the loss of habitat, appropriate adjacent area will be planted with new native vegetation in accordance with the requirements of the Local Coastal Program.

In addition to preserving sensitive biological resources, the Encinitas Creek Conservation and Buffer Corridor acts as a visual buffer between El Camino Real and planned on-site development to the west of Encinitas Creek in Planning Areas 2 and 3. It enables the site to retain much of its present character when viewed from El Camino Real.

#### Planning Area 2 - Retail Center

The approximately 18.3-NDA (Net Development Acres) Planning Area 2 is located in the south part of the disturbed portion of Green Valley, west of Planning Area 1. The planning area extends from the residential area north of Calle Barcelona to the southerly property boundary. Planning Area 2 consists of a retail center. A total of up to 300,000 square feet of commercial development may be allowed in Planning Area 2, subject to approval of a Site Development Plan.

#### Planning Area 3 - Single-Family Residential

The approximately 55.8-NDA Planning Area 3 is located in the central-northern disturbed portion of Green Valley. A total of up to 400 single-family dwelling units, 15% of which must be made available to low income households (Chapter 21.85 Carlsbad Municipal Code), may be approved in this area by the City Council subject to a Site Development Plan or PUD. The single-family residential may be comprised of detached units, townhomes, garden or patio homes.

#### Planning Area 4 - Upland Bluff Area

Planning Area 4 includes the hillside area on the western side of the property that is characterized by relatively steep slopes. This area contains approximately 123 acres. The highest elevations are on the western boundary, with slopes descending to the east. The bluff area, containing several slopes greater than 25% and a few slopes greater than 40%, is generally overlain by southern maritime chaparral, a vegetation community which is declining in the area primarily due to development. Southern maritime chaparral is considered an important plant community on-site in that it is the habitat for sensitive plant species. The upland bluff sensitive habitat area has been permanently preserved with an open space easement and acts as a dramatic backdrop to retail and residential development in Planning Areas 2 and 3. The Upland Bluff Area is a potential mitigation area under the provisions of Carlsbad ordinances related to the approval of such mitigation areas.





Planning Area 5 - Open Space

The approximately 1.7-NDA Planning Area 5 is located at the corner of El Camino Real and La Costa Avenue. It is currently the site of the building known locally as the "Red Barn." Although designated as open space, the "Red Barn" will remain as a legal non-conforming use which may be abated over time.

**Ownership**

The Green Valley property is composed of 12 contiguous assessor parcels under the same ownership. (One small parcel under separate ownership is included in the Zone 23 LFMP area; however, it is not a part of this Master Plan, as illustrated in Figure I-7). A brief legal description of the Green Valley property is as follows: A portion of Section 2, Township 13 South, Range 4 West, and a portion of Section 35, Township 12 South, Range 4 West. The parcels and their respective acreages are listed in Table I-2.



Table I-2  
GREEN VALLEY OWNERSHIP

<u>Assessor Number</u>	<u>Acreage</u>	<u>Ownership</u>
216-122-24	4.30	Carlsbad Partners, Ltd.
216-122-36	7.63	Carlsbad Partners, Ltd.
216-122-37	19.61	Carlsbad Partners, Ltd.
255-011-08	8.45	Carlsbad Partners, Ltd.
255-011-09	49.15	Carlsbad Partners, Ltd.
255-011-10	143.54	Carlsbad Partners, Ltd.
255-011-11	6.35	Carlsbad Partners, Ltd.
255-011-12	5.65	Carlsbad Partners, Ltd.
255-021-05	3.97	Carlsbad Partners, Ltd.
255-021-06	25.52	Carlsbad Partners, Ltd.
255-021-07	1.66	Carlsbad Partners, Ltd.
<u>255-021-08</u>	<u>5.41</u>	Carlsbad Partners, Ltd.
Total	281.24	



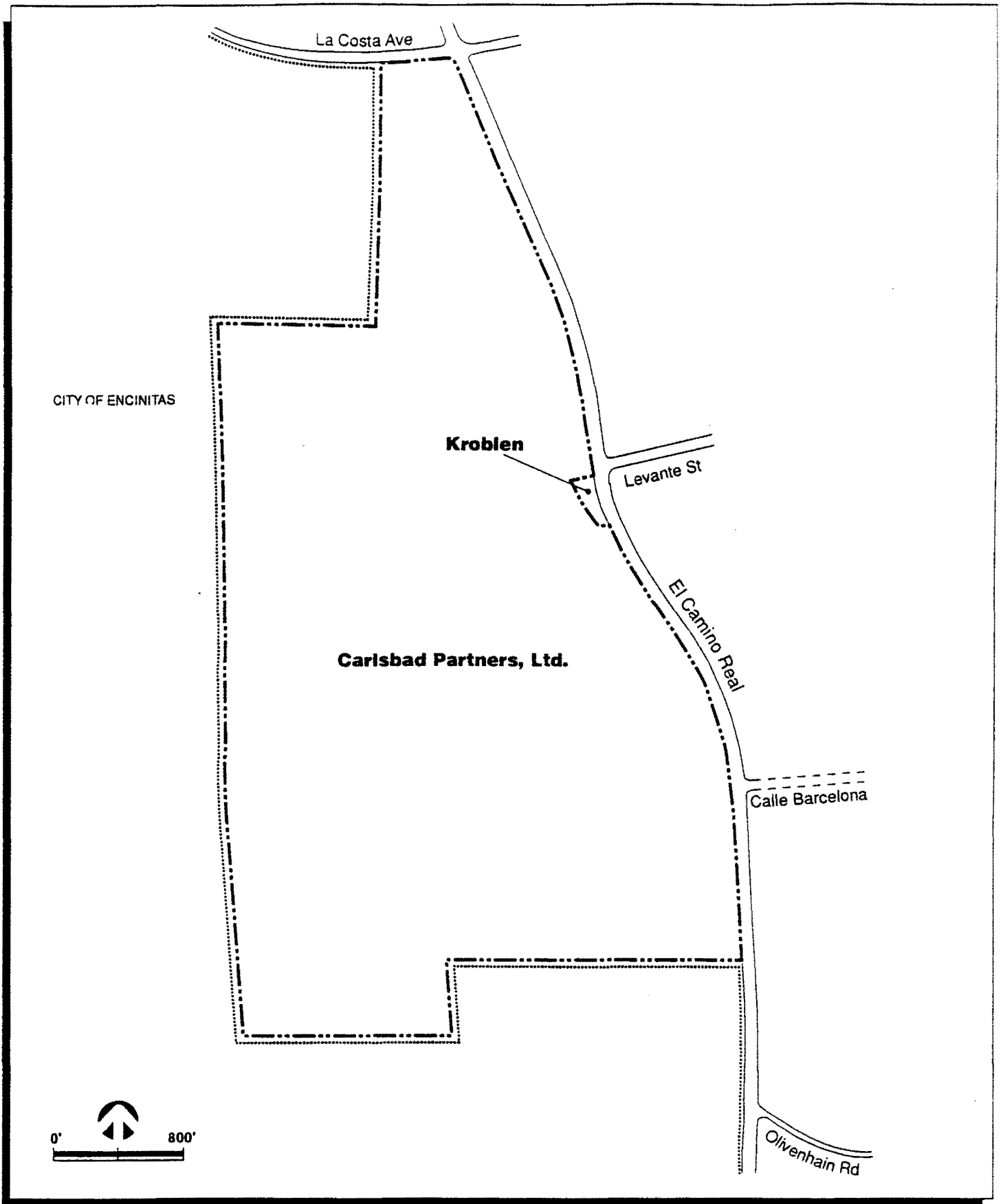


Figure I-7



Zone 23 LFMP  
Ownership Map



**D. MASTER APPLICATIONS**

**Applications Processed Concurrently with the Master Plan**

**Environmental Impact Report, EIR 93-02** - The Environmental Impact Report (EIR), as required by the California Environmental Quality Act (CEQA), identifies all issues of environmental concern as a result of the proposed on-site development. After a thorough analysis of each issue, the level of impact is assessed. If an issue is determined to be significant, appropriate mitigation measures and monitoring programs are established.

**Local Coastal Program (LCP) Amendment, LCPA 93-06** - Currently the land use portion of the East Batiquitos Lagoon/Hunt Properties Segment of the LCP is complete. The Green Valley Master Plan will serve as the implementing ordinance for this LCP Segment. As required, the Master Plan will be incorporated into the LCP as an amendment to finalize the LCP document.

**Local Facilities Management Plan, LFMP 87-23** - In 1986 the City of Carlsbad initiated a growth management program which defined 25 Local Facilities Management Plan (LFMP) zones. Each zone corresponds to a specific geographic area within the Carlsbad community. A LFMP must be prepared for each zone prior to development. Green Valley is designated by the growth management plan as LFMP Zone 23, which is located in the Southwest Quadrant of the City. This zone plan has been created in accordance with the City of Carlsbad Growth Management Program to address the adequacy of existing and projected project-related public facilities. This analysis includes the zone's relationship with the eleven identified public facilities: City administration facilities, library, wastewater treatment capacity, parks, drainage, circulation, fire, open space, schools, sewer collection system, and water distribution system.

**Master Tentative Tract Map, CT 92-08** - The subdivision provides for the initial development of the backbone infrastructure, grading, and environmental protection measures on the property. CT 92-08 is intended to be followed by individual tract maps, Planned Unit Developments or Site Development Plans for the development of Planning Areas 2 and 3.

**Special Use Permit, SUP 92-05** - This permit was required for work within the Encinitas Creek 100-year floodplain which is located in a Special Flood Hazard Area as indicated on the Carlsbad Zoning Map. Work within the floodplain consists of the construction of two access roads; Levante Street and Calle Barcelona. Development within the Special Flood Hazard Zone is subject to all regulations of the Floodplain Management Regulations, Chapter 21.110 of the Carlsbad Municipal Code.

**Hillside Development Permit, HDP 92-15** - A Hillside Development Permit is required prior to development of all property with a slope of fifteen percent or greater and an elevation differential greater than fifteen feet pursuant to Chapter 21.95 of the Carlsbad Municipal Code. These conditions exist in Green Valley and a Hillside Development Permit was therefore required.





Implementation of the Green Valley Master Plan requires a number of reports, and discretionary and ministerial permits. Anticipated permit applications are as follows:

**Planning Area Tentative Tract Maps (CT)** - Tentative maps (CT's) for the individual Planning Areas shall be in substantial conformance with the adopted Green Valley Master Plan. It is anticipated that some modifications may be necessary to CT 92-08 with the layout and detailed design of buildings, parking, and landscaping. All subsequent CT's and amendments shall be processed pursuant to Title 20 of the Carlsbad Municipal Code.

**Planned Unit Development (PUD)** - A PUD is required for the residential development of Planning Area 3 if it includes a subdivision of land for residential lots less than 7500 square feet. PUD's shall be processed pursuant to Chapter 21.45 of Title 21 of the of the Carlsbad Municipal Code. However, the design criteria and development standards as described in Section VI.D of this Master Plan shall take the place of Section 21.45.090.

**Nonresidential Planned Unit Development Permit (PUD)** - A Nonresidential PUD may be required for the commercial development of Planning Area 2 if it includes a subdivision of land. Nonresidential PUD's shall be processed pursuant to Chapter 21.47 of the Carlsbad Municipal Code. The design criteria and development standards as described in Section VI.C of this Master Plan shall take the place of Section 21.47.080.

**Site Development Plan (SDP)** - A Site Development Plan is required for the commercial development of Planning Area 2 and may be required for Planning Area 3. The SDP shall be processed pursuant to Chapter 21.06 of Title 21 of the Carlsbad Municipal Code. The design criteria and development standards as described in Section VI.C (Planning Area 2) and Section VI.D (Planning Area 3) of this master plan shall take the place of Section 21.06.090.

**Conditional Use Permit (CUP)** - Uses which are not listed as permitted in Section VI.C & D of this master plan but are listed as permitted uses with a CUP in Chapter 21.42 may be allowed with approval of a CUP. In addition, a CUP is required for any potential mitigation area as described in Section VI.E of this Master Plan.

**Special Use Permit (SUP)** - A SUP is required for any development which is proposed within the El Camino Real corridor as described within its design standards. The development standards apply to any area within 500 feet (downslope) of the El Camino Real roadway. The only area of Green Valley subject to the development standards and which would require a Special Use Permit are Planning Area 1 and Planning Area 5. (See Figure II-2 for location of the El Camino Real Corridor).



**Other Involved Agencies**

**California Department of Fish and Game (CDFG)** - A 1603 Permit is required for the protection of wetland habitat associated with the Encinitas Creek, which is indicated as a "blue-line" stream on the U.S.G.S. quadrangle map. Mitigation measures are required to compensate for loss of habitat due to project construction.

**U.S. Fish and Wildlife Service (USFWS)** - Impacts to Federally listed threatened or endangered species or species habitat, require a Section 7 consultation with USFWS under the Federal Endangered Species Act.

**U.S. Army Corp of Engineers** - A 404 Permit is required for the construction of the Levante Street and Calle Barcelona extensions which cross Encinitas Creek. The two project roadways total more than one acre of fill within a wetland area.

**California Coastal Commission** - Green Valley is located entirely within the California Coastal Zone and the East Batiquitos Lagoon/Hunt Properties segment of the Carlsbad Local Coastal Program (LCP). Development of the site is subject to all restrictions and requirements of the LCP and will require issuance of a Coastal Development Permit.



## **II. GENERAL PLAN AND LAND USE PROVISIONS**

Land use is regulated by appropriate local and State agencies to ensure that development will be orderly, timely, and complimentary to existing or expected growth patterns in the vicinity, and that existing and future infrastructure will be able to support the proposed growth. Regulations and ordinances which are specific to the Green Valley project are examined below.

### **A. BACKGROUND**

Historically, the Green Valley property has been primarily dry farmed, producing a variety of crops. Crop production has been confined to the central portion of the property. The cultivated area is a gentle, eastwardly-sloping corridor located between high bluff on the west and Encinitas Creek on the east.

The Green Valley property was annexed into the City of Carlsbad in 1985, as a part of a larger holding which included the Batiquitos Lagoon and a large portion of its northern shore. At the time of annexation, Green Valley was located within an unincorporated section of the County of San Diego.

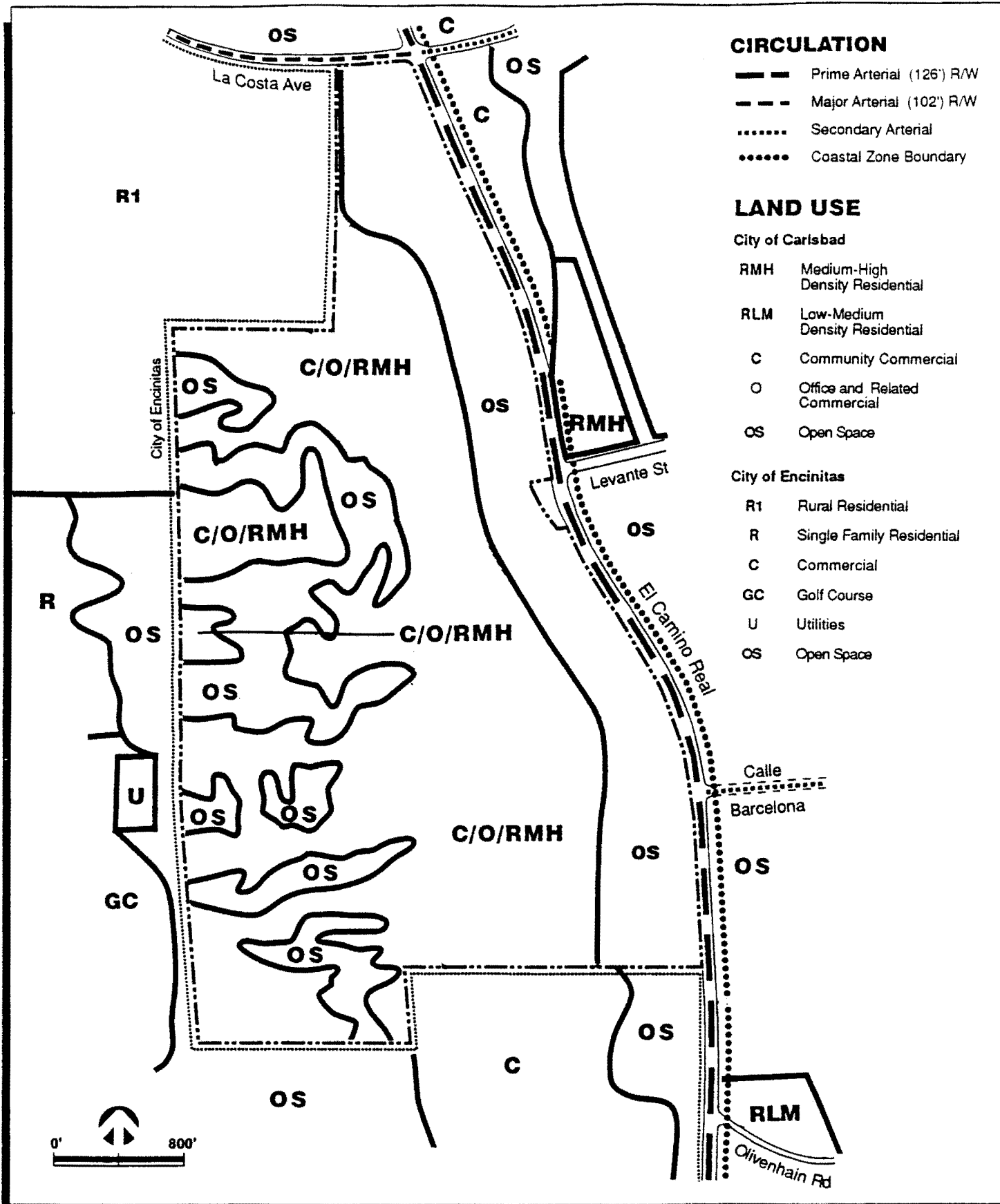
### **B. GENERAL PLAN**

A General Plan is a regulatory instrument by which the general type, location, and intensity of land use is established within a city or county in order to ensure the best possible environment for the citizens and workers in that area. The project site is designated in the Carlsbad General Plan Land Use Element and Land Use Map as Community Commercial (C), Office (O), Medium-High Density Residential (RMH) and Open Space (OS) (see Figure II-1).

The Medium-High Density (RMH) residential designation provides for an urban level of residential development, with 8 to 15 dwelling units per developable acre. The City of Carlsbad has also established Growth Management Control Points within the density ranges to ensure that development within a specific quadrant does not exceed the quadrant limit for total numbers of dwelling units. The Growth Management Control Point for RMH is 11.5 DU/AC. Medium-high residential areas are characterized by condominium or apartment developments.

The project site is bordered on two sides by Circulation Element Roads. El Camino Real, which serves as the project's eastern boundary, is designated as a prime arterial, which at ultimate buildout is intended to have six travel lanes and a median divider within a 126-foot right-of-way. La Costa Avenue to the north is designated as a major arterial in the vicinity of the project site. A major arterial has four travel lanes and a median divider within a 102-foot right-of-way. Driveway access from private property to prime arterials and major arterials is prohibited.





**CIRCULATION**

- Prime Arterial (126') R/W
- - - Major Arterial (102') R/W
- ..... Secondary Arterial
- ..... Coastal Zone Boundary

**LAND USE**

**City of Carlsbad**

- RMH Medium-High Density Residential
- RLM Low-Medium Density Residential
- C Community Commercial
- O Office and Related Commercial
- OS Open Space

**City of Encinitas**

- R1 Rural Residential
- R Single Family Residential
- C Commercial
- GC Golf Course
- U Utilities
- OS Open Space



Figure II-1





An extension of Leucadia Boulevard from Sidonia Street to El Camino Real is also indicated on the Carlsbad General Plan map, even though it is within the City of Encinitas. This roadway, to be located immediately south of Green Valley, will connect to El Camino Real at Olivenhain Road. Leucadia Boulevard is listed as a major arterial in both the Encinitas and Carlsbad General Plans with an ultimate width of four lanes.

El Camino Real is designated as a Community Theme Corridor in the Scenic Highways Element of the Carlsbad General Plan. Scenic corridors are those roadways which have been identified as having significant scenic or historical value. It is the intent of the Element to ultimately protect and enhance identified scenic areas by the use of Specific Plans or overlay ordinances which may regulate site design, building massing and heights, landscaping, signage, etc.

### **C. ZONING**

Zoning regulations are more specific than General Plan designations. Zoning regulations generally detail specific allowable land uses, setbacks, building heights, lot areas and widths, and development standards. The General Plan and zoning designations for any particular parcel of land must be consistent and should compliment each other.

The Green Valley property is zoned Planned Community Zone (P-C), which is a flexible zone intended to allow for the comprehensive planning of a large parcel of land under unified ownership (see Figure II-2). This zone is different than most zones in that there are initially no specific land use regulations. Instead, it is incumbent upon the applicant for a development project to design a Master Plan which includes unique regulations which are responsive to the character of the property and acceptable to the City. Such items as infrastructure, phasing, resource preservation, and site development standards must all be delineated.

The Planned Community Zone Intent and Purpose in the Carlsbad Zoning Ordinance (Section 21.38.010) is as follows:

1. Provide a method for the orderly implementation of the General Plan and any applicable Specific Plan by the comprehensive planning and development of large tracts of land under unified ownership or developmental control so that the entire tract will be developed in accordance with an adopted master plan to provide an environment of stable and desirable character;
2. Provide a flexible regulatory procedure to encourage creative and imaginative planning of coordinated communities involving a mixture of residential densities and housing types, open space, community facilities, both public and private and, where appropriate, commercial and industrial areas;
3. Allow for the coordination of Planning efforts between developer and city to provide for the orderly development of all necessary public facilities to insure their availability concurrent with need;



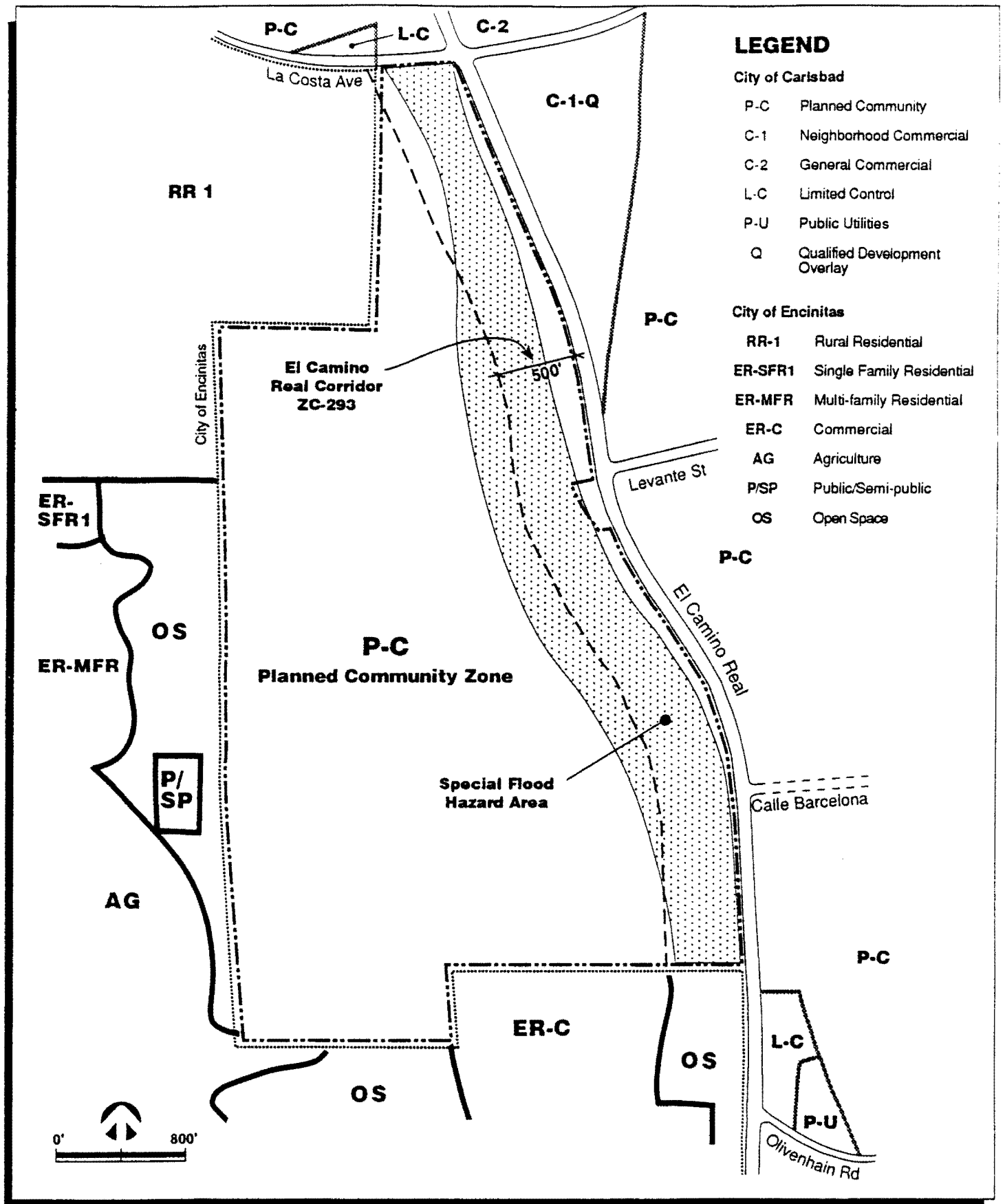
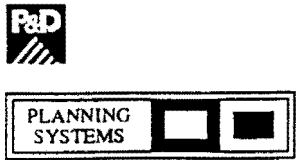


Figure II-2





4. Provide a framework for the phased development of an approved master planned area to provide some assurance to the developer that later development will be acceptable to the city, provided such plans are in accordance with the approved planned community master plan.

The Floodplain Overlay Zone Intent and Purpose in the Carlsbad Zoning Ordinance (Section 21.31.010) is as follows:

- (1) Supplement the underlying zoning by providing additional regulations for development within designated floodplain areas to protect the public health, safety and welfare;
- (2) Reduce the financial burden on the city and its inhabitants and property owners by minimizing potential flood hazards and by eliminating or reducing the need for the construction of flood control facilities that would be required if unregulated development were permitted in the floodplain areas;
- (3) Restrict or prohibit uses that could be dangerous to health or property in time of flood or cause excessive increases in flood heights or velocities;
- (4) Require that uses vulnerable to floods be protected at time of initial development;
- (5) Clearly designate those areas of the city that could be adversely affected during time of flood;
- (6) Preserve a natural channel or open area wherever feasible to carry abnormal flows of water at time of flood;
- (7) Implement the goals and objectives of the general plan;
- (8) Recognize floodplain areas as open space resources and encourage compatible open space uses wherever possible.

The El Camino Real Corridor Development Standards Intent and Purpose from the City Council resolution adopting the standards is as follows:

The intent and purpose of the El Camino Real Corridor Development Standards is to maintain and enhance the appearance of the El Camino Real roadway area. These standards reflect the existence of certain identified characteristics which the City considers worthy of preservation. This document is intended to further the goals of the Land Use and Scenic Highways Elements of the General Plan in their objective of preserving unique city resources as they relate to highways.



The standards reflect both a general design concept of the entire length of the 126-foot wide El Camino Real right-of-way, as well as development restrictions for private properties fronting on the roadway.

Standards for the area within the right-of-way reflect an intention to provide an easily-identifiable homogenous corridor, with a single design concept that motorists will recognize from any point along the route. As a result of their obvious relationship with the roadway, private properties fronting El Camino Real are also subject to development restrictions. These private property areas contain varied topography, diverse countryside views, and several different land uses. The development standards have been divided into five sub-areas, capitalizing on the existing desirable characteristics of each.

This Master Plan document establishes all such standards and will serve as the regulatory instrument for the development of Green Valley.

#### **D. LOCAL COASTAL PROGRAM**

The California Coastal Act (1976), with subsequent revisions and amendments, was enacted to control development within a designated coastal zone. Green Valley is located entirely within the California Coastal Zone. The boundary in the vicinity of the project runs along El Camino Real. In accordance with the California Coastal Act, each of the State's counties and cities within the coastal zone were required to prepare a Local Coastal Program, specifically applicable to their respective areas.

Prior to the annexation of Green Valley to the City of Carlsbad, general land use policies were established by a draft Local Coastal Program prepared by the County of San Diego Planning Department. This document covered a large geographic area which was then the community of Leucadia, but specifically identified the prominent environmentally constrained features in Green Valley (riparian woodland corridor and steep slopes). These areas were recommended to be protected from development. Although there were a number of Coastal Commission hearings on the County-prepared Local Coastal Program, the document was never certified by the Commission.

The City of Carlsbad approved a Master Plan and Environmental Impact Report (EIR) in 1987 covering the Batiquitos Lagoon and area to the north which was originally called Pacific Rim and is currently called Aviara. The Pacific Rim Master Plan and EIR did not cover the Green Valley area.

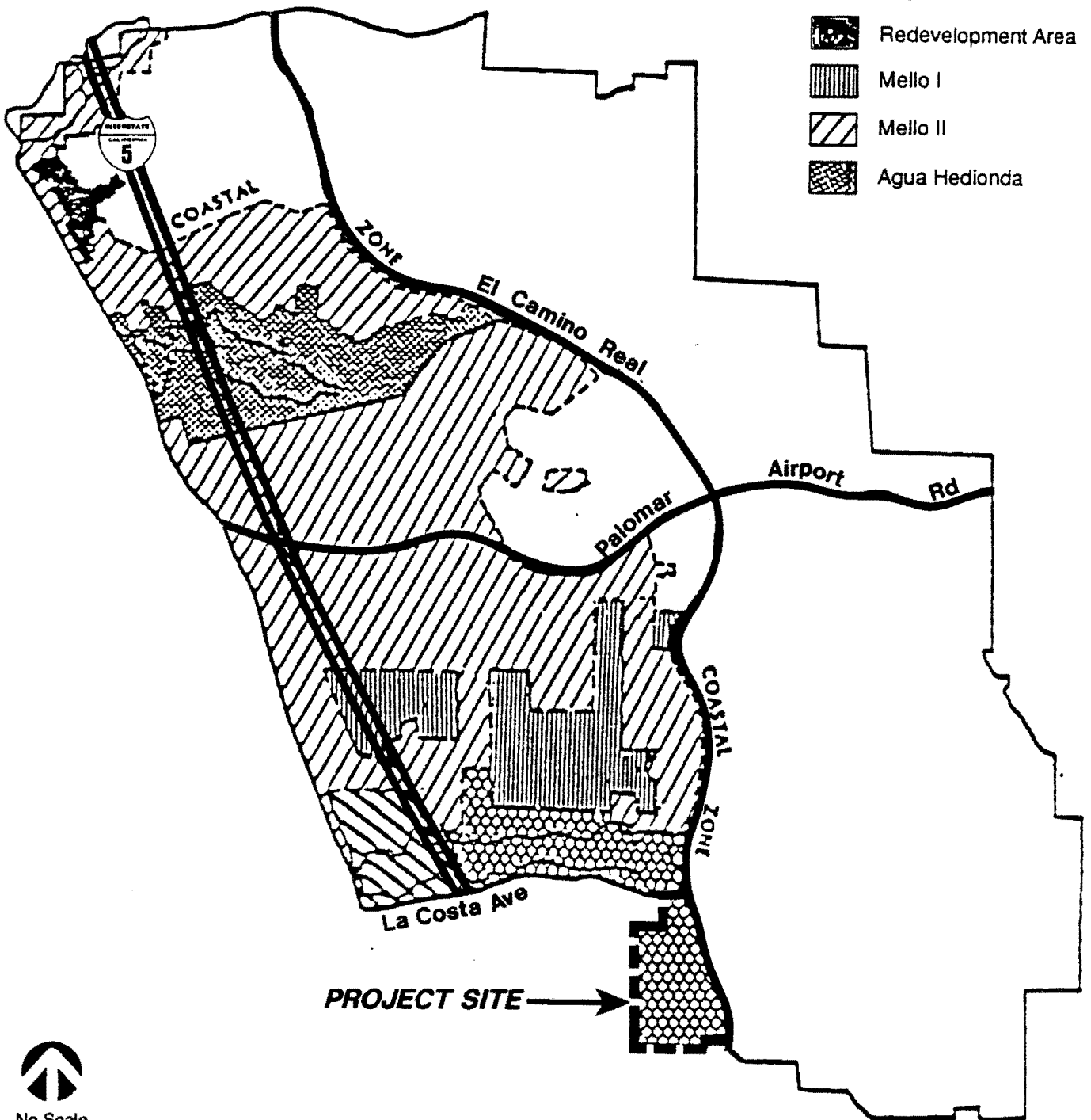
The City of Carlsbad, following the approval of the Pacific Rim Master Plan and EIR in 1987, submitted the East Batiquitos Lagoon/Hunt Properties segment of the Carlsbad Local Coastal Program to the Coastal Commission for approval. The Local Coastal Program segment covered the Batiquitos Lagoon, its northern shore area, and Green Valley. The Pacific Rim Master Plan was submitted and approved as the land use plan and implementing ordinances for Batiquitos





**LEGEND**

-  East Batiquitos Lagoon / Hunt
-  West Batiquitos Lagoon / Sammis
-  Redevelopment Area
-  Mello I
-  Mello II
-  Agua Hedionda



No Scale

Source: City of Carlsbad Local Coastal Program

Figure II-3





Lagoon and the north shore. No master plan was proposed or existed for the Green Valley area. A Land Use Plan which reflected the City of Carlsbad General Plan Land Uses as of March 1988 was adopted for this area of the Local Coastal Program segment.

In 1988 the Coastal Commission certified the East Batiquitos Lagoon/Hunt Properties segment of the Local Coastal Program (Figure II-3). The current coastal program is on file with the City of Carlsbad.

#### **E. CONSTRAINTS SUMMARY**

Development of a property is dictated by a number of factors, including the existing physical conditions of a site. Those characteristics which may require special considerations during project design, such as drainage areas, slopes, sensitive biological habitats, and archaeological sites are referred to as constraints. A Program Environmental Impact Report for the Green Valley Master Plan and Master Tentative Map and Supplemental Information to the Program Environmental Impact Report has been prepared by Coleman Planning Group and the City of Carlsbad and was processed concurrently with this Master Plan document. The E.I.R. enumerates specific constraints to development and establishes appropriate mitigation measures for each identified significant impact.

Detailed mapping of the property constraints is also contained within the LFMP and the Green Valley Master Tentative Map using formats that have been established for those documents. The constrained areas as documented in the LFMP are listed in Table II-1 and are generally described in the discussion which follows.

There are two areas of major constraints associated with the project site: the Encinitas Creek, and the upland bluff area (see Figures I-3 and I-4). The Encinitas Creek runs approximately 1.1 miles in a north-south direction through the length of Green Valley. The Encinitas Creek, and its associated habitat, is adjacent to El Camino Real on the east side of the property. Two constraints are associated with the creek area: floodplain and biological habitat. Floodplains are constrained areas in which construction is limited due to safety considerations. No construction of structures or buildings which would obstruct flood flows is allowed. Construction of roadways must also allow for the adequate flow of floodwaters. Any development within the floodplain is regulated by the City of Carlsbad Engineering Department, the California Department of Fish and Game, and the U.S. Army Corps of Engineers.

Encinitas Creek is also an important biological corridor. The riparian woodland area runs the length of the creek. The habitat corridor is approximately 400 to 600 feet wide and 5900 feet long and contains a dense growth of vegetation including a large number of riparian woodland associated trees. Development activity in this area is severely restricted and is subject to the regulations of the City of Carlsbad, and the California Department of Fish and Game.



**TABLE II-1**  
**LFMP CONSTRAINTS ANALYSIS SUMMARY**

GROSS ACRES	ACRES OF DEVELOPMENTAL CONSTRAINTS (1) (2)																										
	A	B	C	D	FULL			G	H	I	TOTAL	PARCEL		SCHOOLS	NET DEVELOPABLE ACRES												
					E	F						J	J/2	K													
282.1	-	3.4	-	42.9	37.1	7.2	6.7	-	-		97.3	-	-	-	184.8												
<p><b>Notes: (1) Constraints</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">A-Major Powerline Easements</td> <td style="width: 33%;">E-Riparian</td> <td style="width: 33%;">I-Other Environmental Features</td> </tr> <tr> <td>B-Circulation</td> <td>F-Wetlands</td> <td>J-Slopes 25% to 40%</td> </tr> <tr> <td>C-Railroad ROW</td> <td>G-Floodway</td> <td>K-Schools</td> </tr> <tr> <td>D-Slopes 40%</td> <td>H-Permanent Body of Water</td> <td></td> </tr> </table> <p>(2) See Constraints Map and General Plan Land Use Designations</p>																A-Major Powerline Easements	E-Riparian	I-Other Environmental Features	B-Circulation	F-Wetlands	J-Slopes 25% to 40%	C-Railroad ROW	G-Floodway	K-Schools	D-Slopes 40%	H-Permanent Body of Water	
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C-Railroad ROW	G-Floodway	K-Schools																									
D-Slopes 40%	H-Permanent Body of Water																										



The upland bluff area is located in the western portion of the project site and is characterized by moderate to steeply sloping hillsides with three significant drainage courses. Much of this area has slopes of over 25% and there are several areas with slopes of over 40%. In addition to the slope constraints, this area contains southern mixed chaparral with elements of maritime chaparral and small patches of coastal sage scrub habitat, habitat types that are declining regionally. Development of the upland bluff area is restricted due to both the slope conditions and the sensitive habitat.

Two utility easements are also located within the Green Valley project area. One utility easement runs generally east-west across the southern one-third of the site. This easement contains two sixteen inch (16") water mains of the Olivenhain Municipal Water District. These water mains are expected to be moved in the vicinity of the proposed retail center to correspond to the final site plan for the buildings. The second easement is near El Camino Real in the central portion of the property. This easement contains two sewer lines. No modification or relocation of the easement and sewer lines is anticipated. A discussion of all public utilities, facilities, and services which may be impacted by the Green Valley development is included in the Zone 23 LFMP.

Six prehistoric archaeological sites have been located within the Green Valley project boundary. Most of these sites are located on the relatively level, previously-graded, central portion of the site, which has been extensively disturbed by cultivation activities. Of these sites, five are not considered significant, and are therefore not considered to be constraints to development. However, one site, located on an alluvial slope in the east-central portion of Green Valley, is considered an important cultural resource which will require appropriate mitigation measures (refer to the Green Valley Program E.I.R). In accordance with normal practice, the specific locations of these sites are not shown on the Master Plan constraints map.

No geological constraints exist on the Green Valley site except for the potential for erosion due to the nature of the on-site earth materials. Development of Planning Areas 2 and 3 and the associated roadways to be constructed in Planning Area 1 will reduce surface water infiltration but will also increase surface runoff. Remedial earthwork, landscaping, drainage devices, and desiltation/depollutant basins should mitigate the potential for increased surface runoff and urban pollution.





## F. MASTER PLAN

### Land Uses

The Master Plan contains a mixture of commercial, residential, and open space land uses as follows:

#### Commercial

The Green Valley Master Plan includes one area of designated commercial use. Planning Area 2 encompasses approximately 18.3 net development acres west of Street "A". The type of retail use intended for Planning Area 2 will serve the retail needs of residents in Carlsbad and nearby areas.

#### Residential

Planning Area 3 is designated for single-family detached, townhomes, garden or patio residential units. The approximately 55.8 net development acre area is located to the west of Street "A" and north of the retail center.

#### Open Space

Riparian Woodland - The riparian woodland corridor (Planning Area 1), running the length of Encinitas Creek on site, is within permanent open space lots. This planning area includes both pre-existing and new native riparian woodland habitat, a riparian buffer corridor which includes Street "A", desiltation/depollutant basins, a pedestrian/bicycle path, and trail parking. This area is generally bounded on the west by Planning Areas 2 and 3, on the north by La Costa Avenue, on the east by El Camino Real, and on the south by the Carlsbad City limits.

The only disturbance to the pre-existing riparian woodland allowed is the construction of roadways necessary to provide access to the proposed retail center and residential area and improvements associated with a utility corridor on the northwestern edge of the property. A trail will be constructed within the western half of the riparian buffer corridor per the L.C.P. to complete a segment of the Carlsbad trail system.

Upland Bluff Habitat - The upland bluff habitat is located in the western portion of Green Valley and is characterized by moderate to steeply sloping bluffs and southern mixed chaparral habitat with elements of maritime chaparral and patches of coastal sage scrub. The upland bluff area, Planning Area 4, is preserved within a permanent open space easement. New native vegetation areas are located in the three canyons. Any manufactured slopes adjacent to the eastern edge of the natural upland bluff area, created as a result of development, will be planted with an upland transition vegetation appropriate to create a fire suppression zone (see Chapter IV, Section D).



### **Development Program**

The proposed development program is a direct result of the property's constraints. An initial analysis was conducted in 1986 as part of the City of Carlsbad's Growth Management Program and a later analysis was included with the submittal of the Zone 23 LFMP in 1993. The initial analysis was based on an assumed equal proportion of residential, office, and commercial land uses throughout the 281 acre master plan area which were at that time the existing General Plan Land Use designations. Identified was the potential for 52.1 net acres of residential development with a projected yield of 599 dwelling units and a potential for 119.2 net acres of commercial/office development with a projected yield of 1,500,000 square feet (See Table II-2).

The later and more detailed 1993 Zone 23 LFMP analysis is based on an assumed distribution of residential, office/commercial uses generally consistent with the Green Valley Master Plan. A total of 34.8 net residential acres with a potential of 400 dwelling units was identified and 76.6 net commercial/office acres were identified for a potential of 1,001,000 square feet. (See Table II-2 and the Zone 23 Local Facility Management Plan.)

The development program was then reduced through a master plan approach in 1993 which incorporated restoration and enhancements to the existing native areas and created new riparian woodland and upland areas, riparian woodland buffers, and desiltation/depollutant basins. The result was a program which identified the potential for 400 dwelling units and 600,000 square feet of regional commercial development.

The development program was then reduced again through a 1995 master plan approach referred to as the Reduced Project Alternative. This approach uses the same restoration and enhancements to the native areas as the 1993 master plan. The development program reduces the commercial development to a maximum of 300,000 square feet of community commercial development and reduces the density of the residential development by expanding the area for residential to 55.8 acres. The maximum of 400 dwelling units average 7.2 units per acre and are comprised of single-family detached, townhomes, garden and patio units.

### **G. MASTER PLAN PHASING**

The Master Plan will be developed in two (2) phases. The first phase will be the preparation of the site for future development through the grading and the construction of infrastructure as required by the Tentative Tract Map CT 92-08 conditions of approval.

Subsequent development of each or any of the two (2) planning areas will be phase two. Each of the two planning areas may be developed independently of the other. Therefore, no planning area is required to be a first or second phase, etc. However, with the approval of specific development proposals within each of the planning areas, development shall be required to provide adequate public facilities, open space, recreation areas and street systems within each phase of the development.



Table II-2

LAND USE AND DEVELOPMENT PROGRAM SUMMARY

Land Use	City of Carlsbad Citywide Facilities Plan <sup>(1)</sup>			Green Valley LFMP - Zone 23 Constraints Analysis <sup>(2)</sup>			Green Valley 1993 Proposed Master Plan		Green Valley 1995 Reduced Project Alternative	
	Gross	Net Ac.	Units/S.F.	Gross	Net	Units/S.F.	Net Ac.	Units	Net Ac.	Units/S.F.
Residential	96.1	52.1	599 D.U. <sup>(3)</sup>	35.4	34.8	400 <sup>(3)</sup>	17.9	400 D.U.	55.8	400 D.U.
Commercial	186.5	119.2	1.5M S.F. <sup>(4)</sup>	80.2	76.6	1.001M S.F. <sup>(4)</sup>	57.9	0.61M S.F.	18.3	0.30M S.F.
Industrial	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0
Other	0.3	0.3	N/A	166.5	1.1	N/A	0.0	N/A	0.0	N/A
<b>TOTAL</b>	<b>282.9 Ac.</b>	<b>171.3 Ac.</b>		<b>282.1</b>	<b>112.5</b>		<b>75.8</b>		<b>75.8</b>	

- Notes:
- (1) Prepared September 1986 by the Research/Analysis Group for the City of Carlsbad.
  - (2) Prepared July 1993 by Planning Systems/P&D Technologies.
  - (3) Based on growth control point of 11.5 dwelling units per net acre.
  - (4) Commercial General Plan Buildout Projection - Vacant Land Commercial Use - 30% yield.



## H. GENERAL PROVISIONS

**Residential Land Use** - To the maximum effect allowed by law, the maximum potential number of dwelling units for the proposed residential area is shown on Table II-2 inclusive of any future density bonus under state law and/or chapter 21.86 of the Carlsbad Municipal Code. Any increase in the total allowed by this Master Plan will require a Master Plan Amendment.

**Affordable Housing** - The City of Carlsbad requires that all master plans and specific plans with residential units provide a minimum number of dwelling units affordable by lower-income households. The Inclusionary Housing section of the Carlsbad Municipal Code (Chapter 21.85) requires a minimum of 15% of all approved dwelling units be low-income housing. For those developments which provide 10 or more low-income units, at least 10% of those units should have three or more bedrooms. Therefore, if a total of 400 residential units is approved in Green Valley, 15% of those, or 60 residential units, are required to be available to low-income households. In addition, of those 60 low-income units, 10% of those, or 6 units, should have three or more bedrooms. ("Low income" is defined as those households whose gross income is more than 50% but does not exceed 80% of the median income for San Diego County.) Based on a housing agreement to be approved by the City of Carlsbad, there is a possibility of providing the affordable housing off-site if all the criteria are met.

**Non-vesting of Rights** - Specific development plans within Green Valley shall be evaluated in accordance with all Carlsbad standards, ordinances, and policies in force at the time said plans are before the Planning Commission and/or the City Council for approval. Where a conflict in development standards occurs, the modified standard as described in this Master Plan shall take precedence. If the Master Plan is silent regarding a development standard, the corresponding master plan zone shall apply. Approval and construction of a part of the development pursuant to this Master Plan shall not vest any rights in the balance of the Master Plan nor create any vested rights for the approval of any subsequent developments.

**Location of Improvements** - The locations of streets, utilities, and other land use-related improvements are approximate on the Master Plan figures. The precise locations for major roadways and utility lines will be shown on the approved Master Tentative Map. The precise locations for subsequent improvements (private streets, driveways, etc.) will be established on individual Tentative Maps, Planned Unit Developments, and/or Site Development Plans. Any variations of the locations of public improvements as shown on the Master Tentative Map (CT 92-08) shall be governed by the Carlsbad Engineering Department Policy No. 30 regarding substantial conformance.

**Trails** - A pedestrian/bicycle trail through the project site is indicated in The Comprehensive Open Space and Conservation Resource Management Plan for the City of Carlsbad. Segment 50 of the comprehensive trail system is located along the western edge of the riparian woodland habitat corridor within the fifty-foot (50') buffer. The Green Valley trail segment will connect to the proposed system to the north along El Camino Real.





**Zoning** - Pursuant to the Carlsbad Zoning Ordinance for the P-C Zone (Chapter 21.38), this Master Plan shall constitute the zoning for all lands within the Master Plan. No land located within the boundaries of the Master Plan shall be used or developed contrary to the provisions of the Master Plan.

**El Camino Real Corridor Development Standards** - Development within the Green Valley Master Plan that is subject to the El Camino Real Development Standards shall be in compliance with these standards. Planning Area 5 is covered by these standards as illustrated in Figure II-2. All of the development area for Planning Areas 2 and 3 is located over 500 feet from El Camino Real and is therefore not subject to these standards.



### III. MASTER PLAN AMENDMENTS

Individual Planning Areas within this Master Plan shall be reviewed relative to the provisions of this chapter.

#### A. **MASTER PLAN**

Approval of this Master Plan indicates acceptance by the City Council of a general framework for community development. Part of that framework establishes specific development standards and policies that constitute the zoning regulations for Green Valley.

As certain planning and design variables cannot be determined precisely, it is anticipated that certain amendments to the Master Plan may be necessary during the development of the area. Any amendments to the Master Plan shall occur in accordance with Carlsbad's Municipal code and the specific amendment process described below. Changes to the Master Plan are divided into two categories as follows; 1) Master Plan Amendments, and 2) Administrative Interpretations.

#### **Master Plan Amendments**

All significant Master Plan modifications require a Master Plan Amendment, processed pursuant to Section 21.38.120 (P-C Zone) of the Carlsbad Municipal Code. All requests for Master Plan Amendments must conform to the intent of the original Master Plan and:

- a. Shall meet the objectives and standards of the Master Plan and the public facilities requirements of the Zone 23 LFMP.
- b. Shall include satisfactory mitigation should it create impacts not previously considered.
- c. Shall be supported by appropriate updated and/or additional Master Plan studies when determined necessary by the Planning Director.
- d. Shall comply with all City policies and ordinances in effect at the time of approval.
- e. Shall be submitted with a stricken/underlined copy of the Master Plan text as necessary and updated Master Plan exhibits affected by the proposed amendment.

#### **Administrative Interpretations**

Should details or concepts described in the Master Plan require interpretation, the Planning Director and/or City Engineer, whichever is more appropriate, shall have the authority to make that interpretation.



**B. MASTER TENTATIVE MAP**

All revisions to CT 92-08, either per the request of the Planning Department or Engineering Department, or in the form of a Revised map or Replacement map, shall be subject to all requirements of the Tentative Tract Map application process and shall be subject to approval by the City of Carlsbad Planning Commission.



**IV. GENERAL COMMUNITY DEVELOPMENT GUIDELINES**

The following general development guidelines have been established in the Master Plan as a guide to achieve the planning goals of the Green Valley project (Chapter I, Section B). General community design standards address those design elements which are common to all elements of the development. All development within Green Valley must comply with the community development guidelines established in this chapter. Specific design directions that are unique to each Planning Area are addressed in Chapter VI, Planning Area Development Guidelines.

**A. GRADING**

1. Preliminary and final grading plans shall be prepared in accordance with the requirements of Chapters 11.06 (Excavation and Grading), 21.38 (P-C Zone), and 21.95 (Hillside Development Regulations) of the Carlsbad Municipal Code and the Carlsbad Design Guidelines Manual. All plans will be reviewed and approved by the City Engineer.
2. The manufactured downslope east of Street "A" shall be visually varied as shown in the approved Master Tentative Map.
3. Crib walls or other retaining systems that are located adjacent to the upland bluff and have the capability of being planted shall be landscaped with plant material compatible with the native upland habitat. Manufactured 2:1 slopes shall also be planted with compatible upland plant material. Crib walls or other similar systems that have the capability of being planted will be subject to the approval of the City Engineer and Planning Director.
4. Grading quantities shall be balanced to the greatest extent possible to eliminate the hauling of material on offsite roadways. Hauling of material through previously developed phases of Green Valley other than along Street "A" shall be avoided. No offsite import of material will be permitted to increase the height of the development area.
5. Temporary runoff control devices shall be installed immediately after grading operations have started, but must be in place prior to the beginning of the rainy season (October 15).
6. Landscape and irrigation plans shall be prepared and submitted per the procedures of the City of Carlsbad Landscape Manual.
7. Debris removal areas shall be constructed to control natural debris from the upland area from entering the storm drainage system. Provisions for the maintenance of these areas shall be made prior to approval of the final map. The maintenance program shall include provisions for inspection after each major storm.





8. All debris removal areas shall be installed during the grading operation for that phase of development in accordance with the approved Tentative Map.
9. Required hydroseeding, landscaping, and irrigation shall be installed after April 1 and be completed prior to October 15 of any year. If this deadline cannot be met, additional jute mat and/or straw punch may be placed on all exposed slopes in accordance with standards established by the City Engineer.
10. The application for final map to the City of Carlsbad shall include an exhibit which identifies slope maintenance responsibility. The slope maintenance agreements shall be filed after recordation of the Final Map, prior to issuance of grading permits.
11. Desiltation/depollutant basins shall be constructed concurrently with grading operations to protect Encinitas Creek from grading/construction operation run-off.
12. Riparian and sensitive upland areas shall be protected from grading impacts at all times. To protect the riparian area from grading operations, the edge of the existing woodland shall be fenced with T-bar and flagged prior to the start of grading operations.

#### **B. PEDESTRIAN AND BICYCLE TRAILS**

The Green Valley pedestrian/bicycle trail system will consist of a trail which incorporates trail segments as designated in the City of Carlsbad Comprehensive Open Space and Conservation Resource Management Plan. These trails are intended for general recreational/commuter use, internal circulation, and circulation within the larger, southern Carlsbad community. All of the trails and pathways will interconnect and will provide the pedestrian/bicyclist with an attractive alternative to vehicular transportation (see Figure IV-1).

##### **City of Carlsbad Trail System Plan**

This network consists of fifty-four separately identified trail links which connect to form a trail system covering much of the City. One element of the onsite pedestrian/bicycle trail system responds specifically to Carlsbad Trail System link number 50 (see Figure IV-2).

An unpaved hiking and bicycle path follows a meandering alignment through the buffer area on the western side of the riparian woodland traversing the length of Green Valley. It connects to trail link number 49 offsite to the north and has the potential to connect with the Encinitas Ranch Specific Plan trail to the south.

A staging area is shown in the City Trail System Plan at the intersection of Street "A" and Calle Barcelona. All components of the onsite pedestrian/bicycle trail system provided in response to link number 50 of the Carlsbad Trail System Plan will be in conformance with the development standards of that plan.



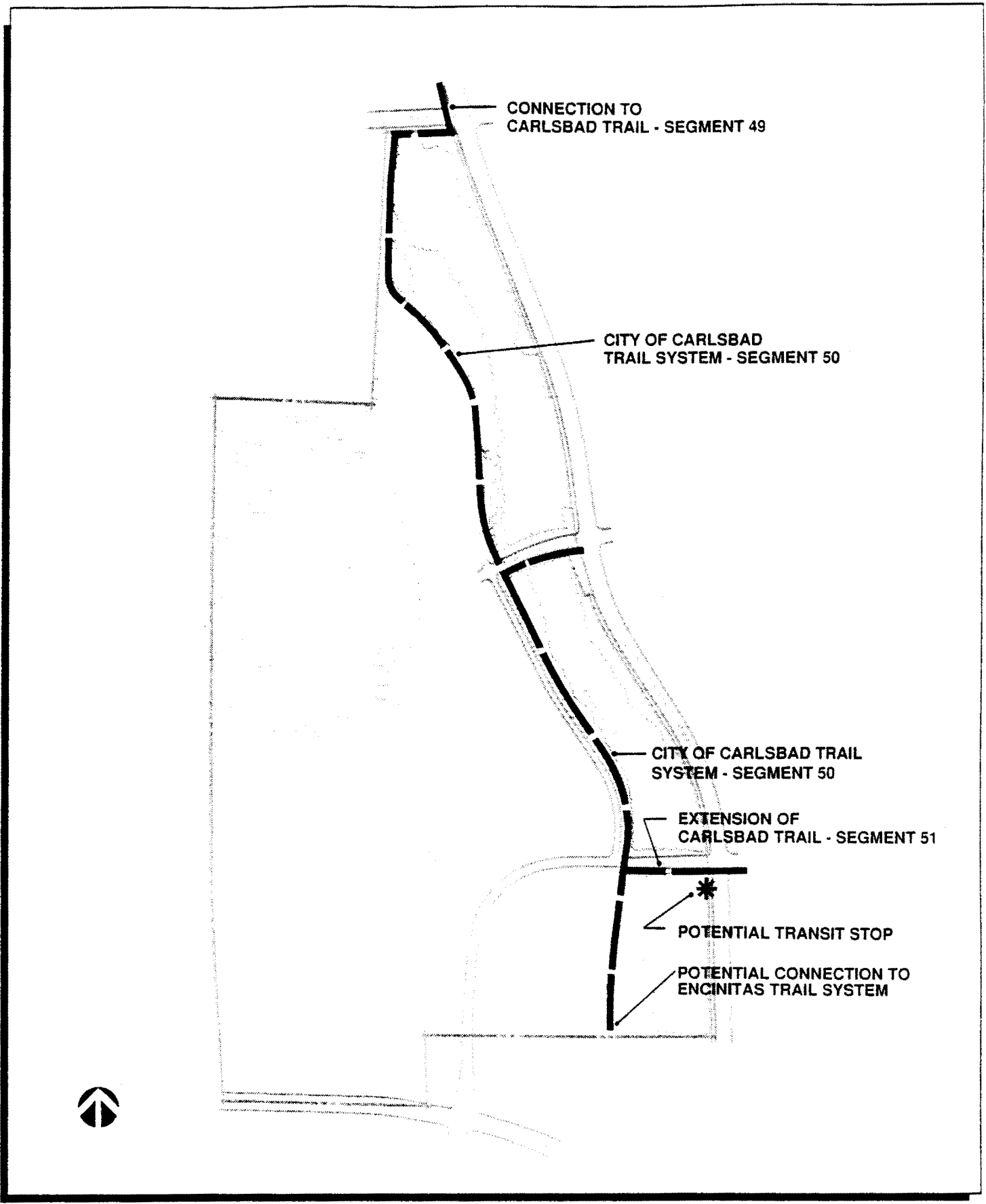
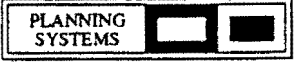








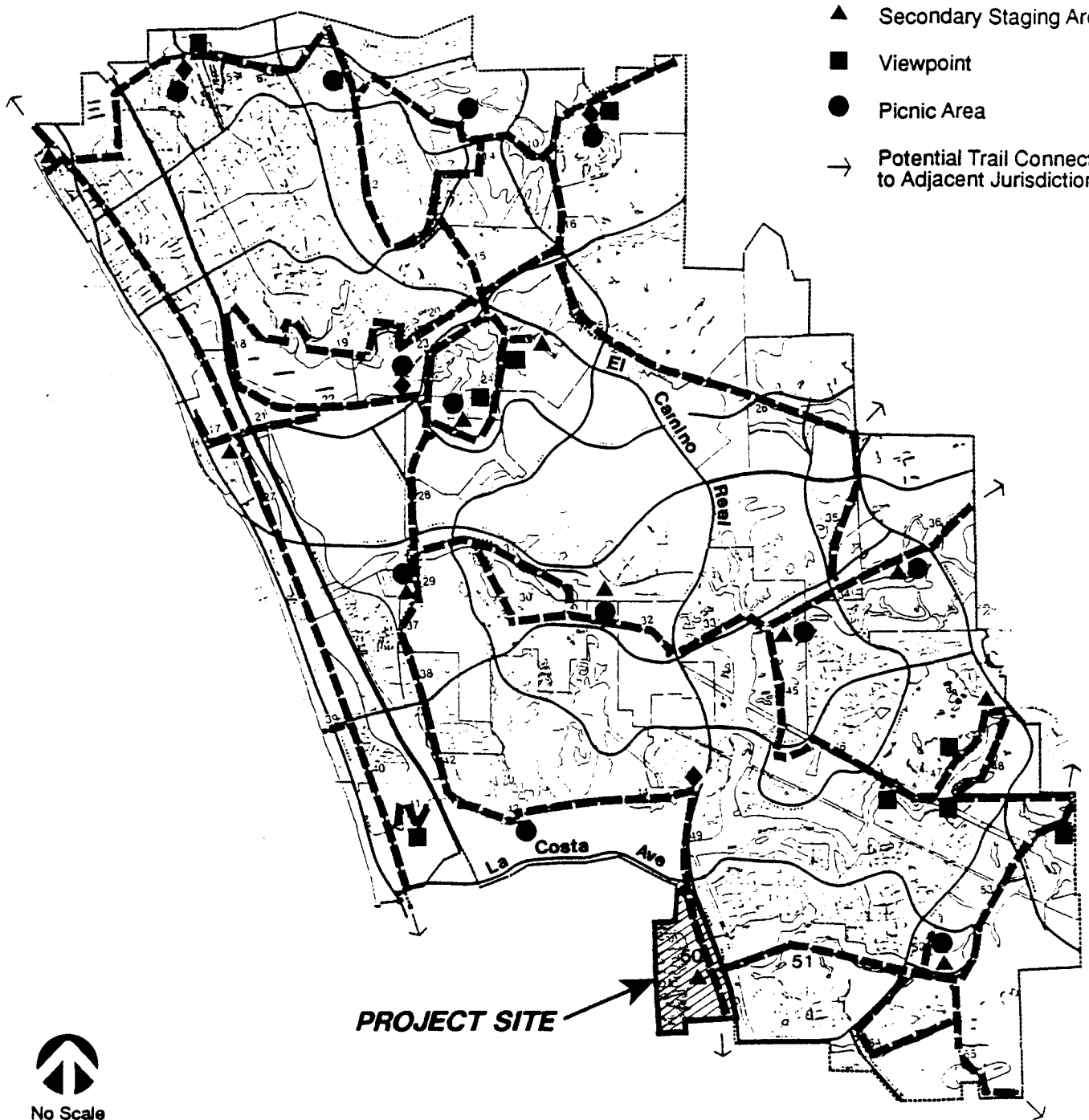
Figure IV-1





**LEGEND**

- 23  Trail Linkages
-  Primary Staging Area
-  Secondary Staging Area
-  Viewpoint
-  Picnic Area
-  Potential Trail Connection to Adjacent Jurisdiction



  
No Scale

Source: City of Carlsbad Comprehensive Open Space and Conservation Resource Management Plan



Figure IV-2



A potential transit stop is located at the corner of Calle Barcelona and El Camino Real and is adjacent to an extension of Carlsbad Trail Segment 51.

The trail connection from Green Valley to La Costa Avenue is along a planned sewer utility easement. An alternate alignment may be along an existing field road located in the City of Encinitas. This alternative would be subject to the approval of the adjacent property owner and the Cities of Encinitas and Carlsbad.

### **C. LANDSCAPE GUIDELINES**

#### **Community Landscape Concept**

The overall Green Valley landscape concept is a theme based on plant communities. The community landscape concept will reinforce the riparian woodland and upland bluff natural areas, provide transitional buffers to developed areas and include, within the development areas, more natural arrangements of plant material in contrast to the formal arrangements typical of most urban settings.

Ultimately, the development of Green Valley will feature a preserved and expanded riparian woodland area as the foreground and entry and a natural bluff area as a backdrop to a linear, but also articulated, series of buildings that comprise the retail and residential development. Transitional areas on both sides, between the natural and developed areas, will serve as buffers. Entryways to the development area will provide character to the development and view corridors to the upland bluff areas beyond. The community-wide guidelines described within this section should be incorporated into each of the Green Valley planning areas as appropriate.

Eight landscape zones are provided in the Green Valley community landscape concept. Figure IV-3 illustrates the zones and their relative locations. All of these zones, except the development planning area zones, are related to a community model - the riparian woodland, the upland habitat, or a transitional community between biological and development areas. The eight community zones are identified in Table IV-1. The corresponding Carlsbad landscape zone is also shown. Each community landscape zone will be discussed in detail within the following sections.

#### **Community Landscape Goals**

A primary focus of these landscape development guidelines is the preservation, protection, and enhancement of the sensitive biological resources of the site. Landscape guidelines should be compatible with the biological resources, and, in the case of new native vegetation sites, an integral part of the resources. Moreover, it is the intent of the guidelines to promote and accommodate the visual integration of the biological resources into the developed portions of the site.





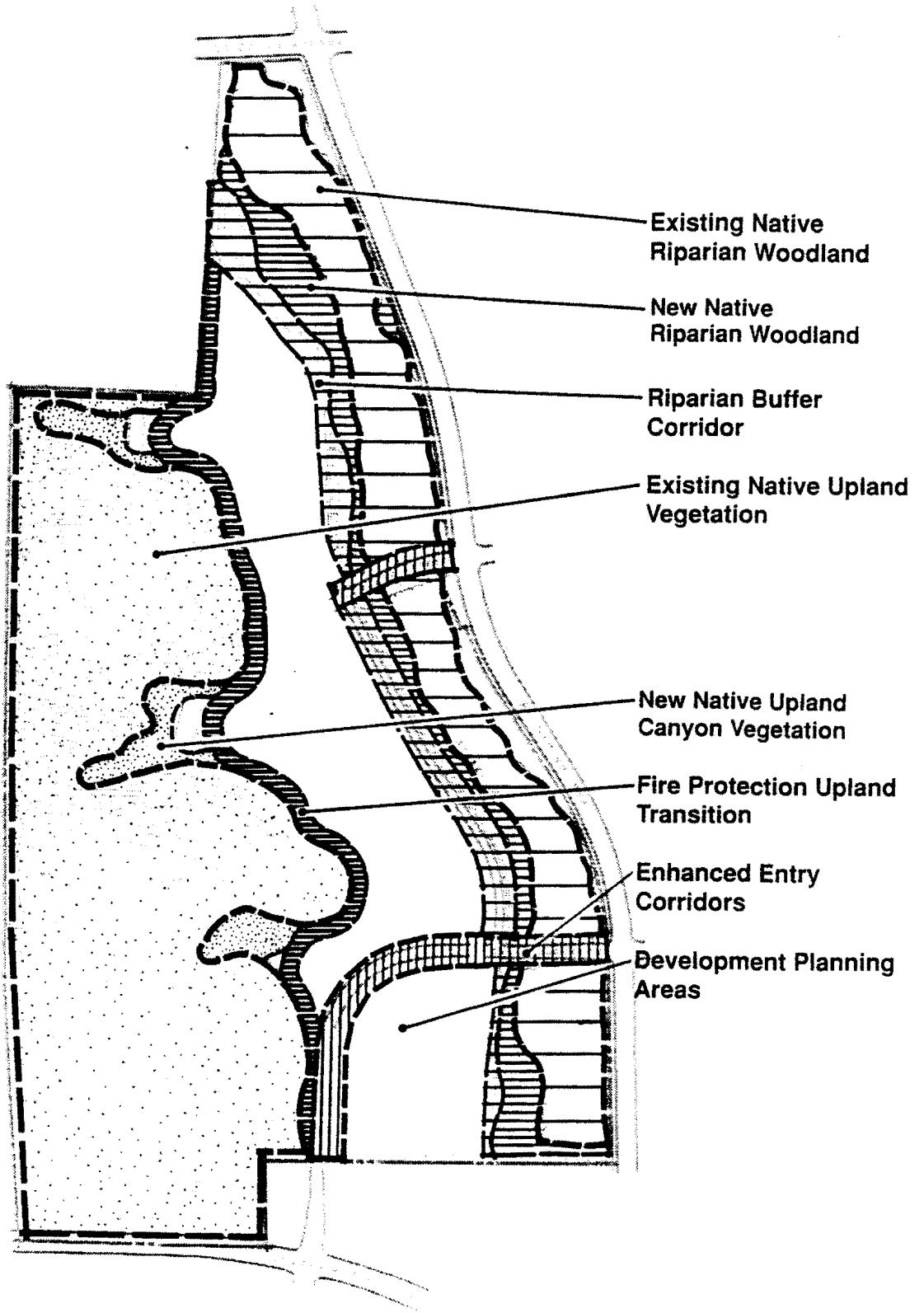


Figure IV-3





Table IV-1

COMMUNITY LANDSCAPE ZONE DESIGNATIONS

<u>Community Landscape Zone Designation</u>	<u>Carlsbad Landscape Zone</u>
Pre-existing Native Riparian Woodland	1
New Native Riparian Woodland	1
Riparian Buffer Corridor	2
Pre-existing Native Upland Vegetation	1
New Native Upland Canyon Vegetation	1
Fire Protection Upland Transition	2
Enhanced Entry Corridors	3/4
Development Planning Areas	3/4



Certain master plan goals have special relevance to landscape development guidelines:

1. Maintain the viability of the riparian woodland corridor of Encinitas Creek and the topographic and habitat features of the upland bluff area.
2. Provide for the creation of new riparian woodland habitat area contiguous to the existing riparian woodland.
3. Use landscaping to organize and define the main elements of the development.

Project-wide landscape goals include those which preserve and enhance the environmental integrity of the master plan:

1. Integrate onsite new native vegetation areas with preserved areas and important landscape/environmental features.
2. Support preservation of biodiversity and endangered species, recognizing that this is best achieved by sustaining viable ecosystems.
3. Protect natural and new native vegetation areas from detrimental impacts of development areas.
4. Permit human interaction with environmental areas in a context consistent with the prevention of environmental degradation.
5. Develop a management plan to sustain the new native vegetation areas (recognizing dynamics of ecosystems and accommodating both natural catastrophic and gradual changes in environmental conditions).

The above goals are primarily addressed through the maintenance of the site's sensitive biological areas and development of transitional buffers. Additional project-wide landscape goals include those which facilitate flexible implementation of future site development within this environmental context, protecting sensitive areas from adverse impacts:

1. Prevent adverse impacts to adjacent natural habitat areas, specifically avoiding the use of self-seeding plants; particularly invasive, non-native, noxious weeds. Specific plants not to be used are provided in Table VI-2, Prohibited Plant List.
2. Minimize the impacts of fertilizers and other potential pollutants by directing storm water runoff through desiltation/depollutant basins prior to entering biological areas.
3. Maintain, enhance, and stabilize soil structure through establishment of extensive root systems and microflora.



Table VI-2  
PROHIBITED PLANT LIST

Species	Common Name
<i>Acacia species</i>	Acacia
<i>Ailanthus altissima</i>	Tree-of-Heaven
<i>Arundo donax</i>	Giant Reed
<i>Atriplex semibaccata</i>	Saltbush
<i>Bamboo species</i>	Bamboo
<i>Broussonetia papyrifera</i>	Paper Mulberry
<i>Cynodon dactylon</i>	Common Bermuda Grass
<i>Cytisus species</i>	Broom
<i>Eucalyptus species</i>	Eucalyptus
<i>Myoporum species</i>	Myoporum
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Phoenix canariensis</i>	Canary Island date palm
<i>Ricinus communis</i>	Castor Bean
<i>Spartium junceum</i>	Spanish Broom
<i>Tamarix spp.</i>	Tamarisk
<i>Vinca species</i>	Periwinkle
<i>Washingtonia mexicana</i>	Mexican fan palm

Noxious weeds:

<i>Brassica species</i>	Mustard
<i>Cortaderia species</i>	Pampas grass
<i>Foeniculum vulgare</i>	Sweet fennel
<i>Mesembryanthemum crystallinum</i>	Crystal ice plant
<i>Nicotiana glauca</i>	Tree tobacco
<i>Raphanus species</i>	Wild radish

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4. Provide visual character to the development areas, blending with regional character and transitioning from native to non-native areas.
5. Utilize all practical means available to conserve landscape water use.

### **Community Landscape Zones**

The landscape concept uses specific lists of trees and plant materials that are consistent with native plant communities. These communities are species that are often associated with each other and particular environmental conditions. Additionally, the manner in which these plants are used will reflect the natural landscape patterns in evidence within and surrounding Green Valley. The plant list installation, per the City of Carlsbad landscape manual, will be subject to the approval of the Carlsbad Planning Director.

### **Pre-existing Native Riparian Woodland**

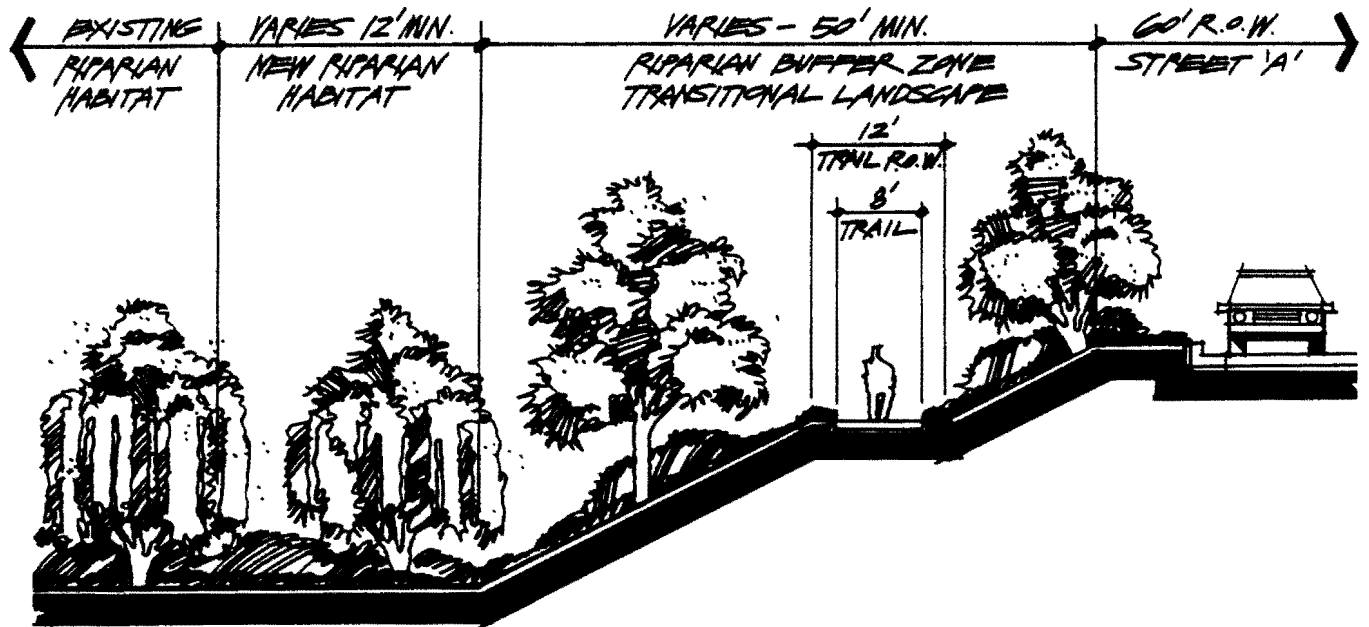
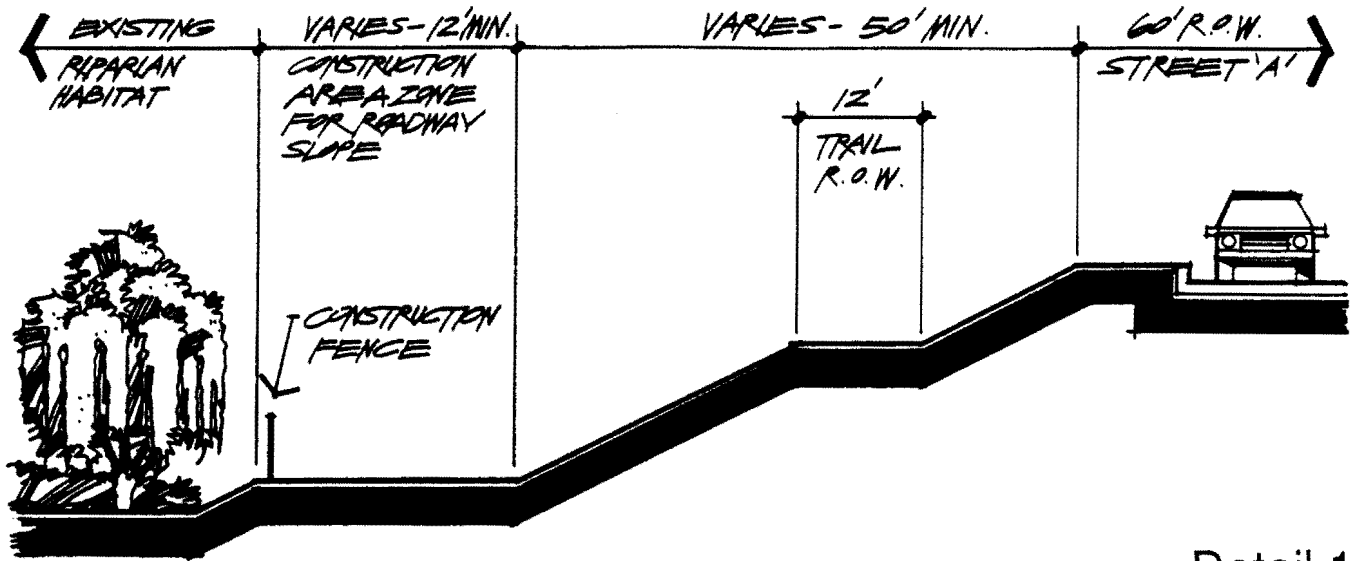
The pre-existing native riparian woodland area is located along Encinitas Creek, which runs adjacent to El Camino Real through the project site. This area is completely contained within Planning Area 1 of this Master Plan. The pre-existing riparian woodland vegetation consists of a nearly continuous canopy of willow trees. Freshwater marsh and brackish marsh habitats occur onsite, always contiguous to the riparian woodland, and these are grouped here into a single zone. Complete documentation of this vegetation is provided in the Biological Constraints Report prepared for the site.

This zone is preserved within an open space easement. No landscape improvements are proposed within this zone, although isolated areas of new riparian woodland may be created as part of a program of noxious weed eradication. The pre-existing native riparian woodland will not be disturbed as a result of development of the Master Plan except for the construction of the extensions of Levante Street and Calle Barcelona into Green Valley. Management procedures for this zone will be provided in conjunction with the preparation of biological mitigation for the adjacent riparian woodland areas.

### **New Native Riparian Woodland**

The new native riparian woodland zone consists of some specifically identified areas which can be graded and planted to produce new riparian woodland habitat. Most of the zone is comprised of areas within the existing cultivated field adjacent to the riparian woodland area which is at an elevation close to the riparian woodland and can be graded to a suitable elevation and planted with riparian associated vegetation. Other areas are ruderal and are adjacent to the existing woodland that can be graded and planted to expand the woodland (Figure IV-4).







This zone is provided to satisfy the mitigation requirements of the Local Coastal Program. The new native vegetation zone includes areas of mitigation for prior, unauthorized disturbances resulting from farming activities. Also included in this zone are two proposed desiltation/depollutant basins located on the western side of the riparian woodland, north of Levante Street (Figure V-1). An open space easement covers the new native riparian woodland zone.

The plant material to be installed is reflective of the pre-existing riparian community, as documented in the Biological Constraints Report. A diverse representation of species may include additional species not in the report but which are often associated with the riparian woodland community. Species are listed on Table IV-3, New Native Riparian Woodland Plant List.

Implementation procedures for the new native vegetation are unique from normal landscape installations, and include:

1. Establishment of a baseline description of the vegetation community designated.
2. Provision for procurement of suitable planting stock, considering site specific genotype collection.
3. Preparation of thorough plans and schedules, with contingencies, for site preparation and installation activities.
4. Provision of performance standards by which the project success will be evaluated.
5. Provision of monitoring protocols by which performance standards will be determined.
6. Provision of procedures for prompt post installation maintenance and management of performance standard remediation activities.

#### Riparian Buffer Corridor

To create a separation between the riparian woodland in Planning Area 1 and urban development in Planning Areas 2 and 3, an area along the western edge of the riparian woodland will be designated a riparian buffer corridor (Figure IV-5). The riparian buffer corridor is comprised of a minimum 130-foot wide area between the edge of the pre-existing or new native riparian woodland and any permanent structure or parking lot. Included in this area may be a roadway, Street "A", and adjacent to the woodland, a fifty-foot (50') minimum landscaped buffer. No construction of any kind will occur within the easterly twenty-five-foot (25') portion of the fifty-foot buffer immediately adjacent to the riparian woodland. Within the westerly twenty-five feet of the fifty-foot minimum buffer will be a pedestrian/bicycle trail. Westerly of the fifty-foot buffer may be the right-of-way of Street 'A'.



Table IV-3  
NEW NATIVE RIPARIAN WOODLAND PLANT LIST

Species	Common Name
<u>Dominant species:</u>	
<i>Baccharis glutinosa</i>	Mulefat
<i>Salix lasiolepis</i>	Arroyo willow
<u>Secondary tree species:</u>	
<i>Salix goodingii</i>	Black willow
<i>Salix laevigata</i>	Red willow
<i>Sambucus mexicana</i>	Mexican elderberry
<u>Shrub and groundcover species:</u>	
<i>Anemopsis californica</i>	Yerba mansa
<i>Artemisia douglasiana</i>	Mugwort
<i>Artemisia dracunculus</i>	Tarragon
<i>Elymus condensatus</i>	Giant wildrye
<i>Encelia californica</i>	Bush sunflower
<i>Eriogonum fasciculatum</i>	California buckwheat
<i>Gnaphalium californicum</i>	California everlasting
<i>Heteromeles arbutifolia</i>	Toyon
<i>Juncus acutus</i>	Spiny rush
<i>Oenothera hookeri</i>	Great marsh evening primrose
<i>Pluchea odorata</i>	Fleabane
<i>Ribes speciosum</i>	Fuchsia flowered gooseberry
<i>Rosa californica</i>	California rose
<i>Rhus integrifolia</i>	Lemonade berry
<i>Salix hindsiana</i>	Sandbar willow
<i>Scirpus californicus</i>	California bulrush
<i>Typha latifolia</i>	Cattail
<i>Vitis girdiana</i>	Wild grape





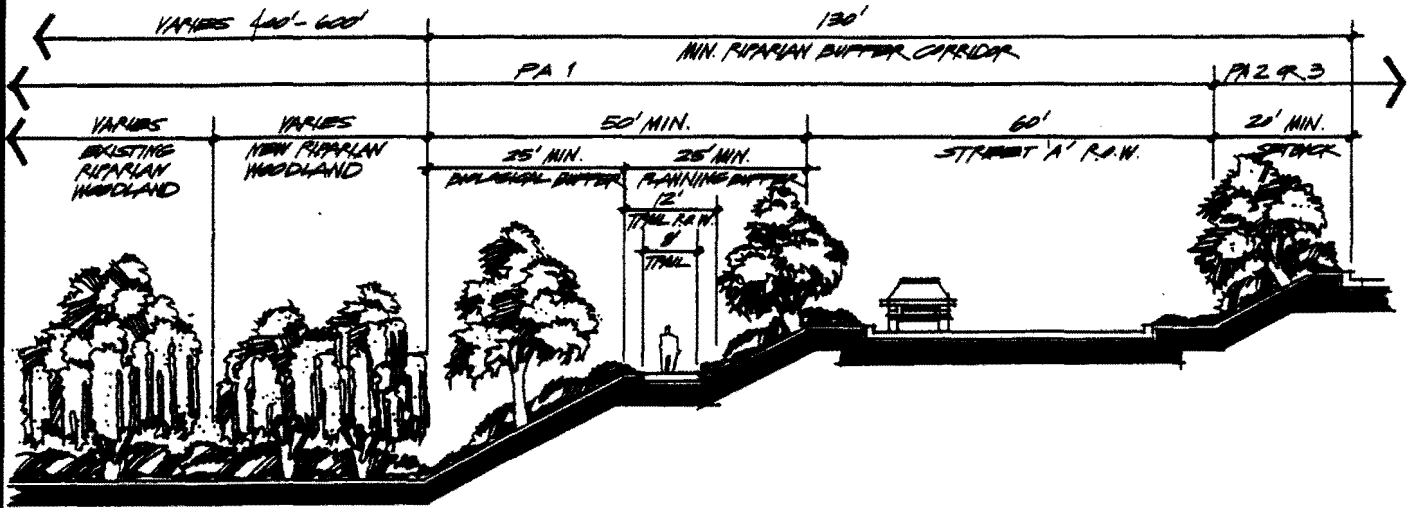


Figure IV-5



An open space easement encompasses the riparian woodland buffer corridor to ensure that it is permanently retained as a buffer.

The riparian buffer corridor will be planted with native vegetation associated with a transitional riparian plant community featuring an oak woodland-sycamore dominated planting. The species utilized will create a canopy forming, tree dominated community as naturally occurs in canyon bottoms and along edges of small valleys. The zone will provide a transition from the willow dominated riparian woodland stream bottom to higher elevation non-riparian areas. As no transitional area exists currently between the riparian and agricultural or upland areas of the site, species not currently existing onsite are included in the list of species. Native plants will be primarily used; however, non-native selections may be utilized west of the fifty-foot buffer. Species are listed in Table IV-4, Riparian Buffer Corridor Plant List.

#### Pre-existing Native Upland Vegetation

The pre-existing native upland bluff area is located in Planning Area 4 and is that western portion of the site which contains moderate to steeply sloping hillside and bluffs. Native vegetation covers the area and presents a mixture of various habitats primarily including southern maritime chaparral, Diegan coastal sage scrub and other chaparral communities.

An open space easement encompasses the area of the upland habitat to ensure that it is permanently preserved.

#### New Native Upland Canyon Vegetation

The new native upland canyon vegetation areas are those areas designated by the Green Valley Master Plan for new native planting which have been previously used for agricultural operations. These consist primarily of the upper portions of three valleys that extend westward into the upland bluff area from the main field area. These valleys will also be the site of three storm drainage inlets and debris removal areas, one in each valley.

The new native vegetation areas will consist of portions of the three valleys not part of the storm drainage and debris removal areas and small undeveloped areas adjacent to the upland bluff area. This new vegetation will consist of native upland plant material identified as presently occurring onsite. The upland habitat, as defined in the Biological Constraints Report, is an intermixing of various native habitats including Southern maritime chaparral, Diegan sage scrub, and other chaparral communities.

Each site will be vegetated with native plant species selected to closely mimic that immediately surrounding the particular location or identified in areas with similar conditions such as slope, orientation, etc.. Around the debris removal areas the new native vegetation is expected to be similar to a scrub oak habitat. Within these areas, native grasses will be utilized to facilitate debris removal and routine maintenance. Species are listed in Table IV-5, New Native Upland Canyon Plant List. Implementation procedures will be similar to those for the new native riparian woodland.



Table IV-4  
RIPARIAN BUFFER CORRIDOR PLANT LIST

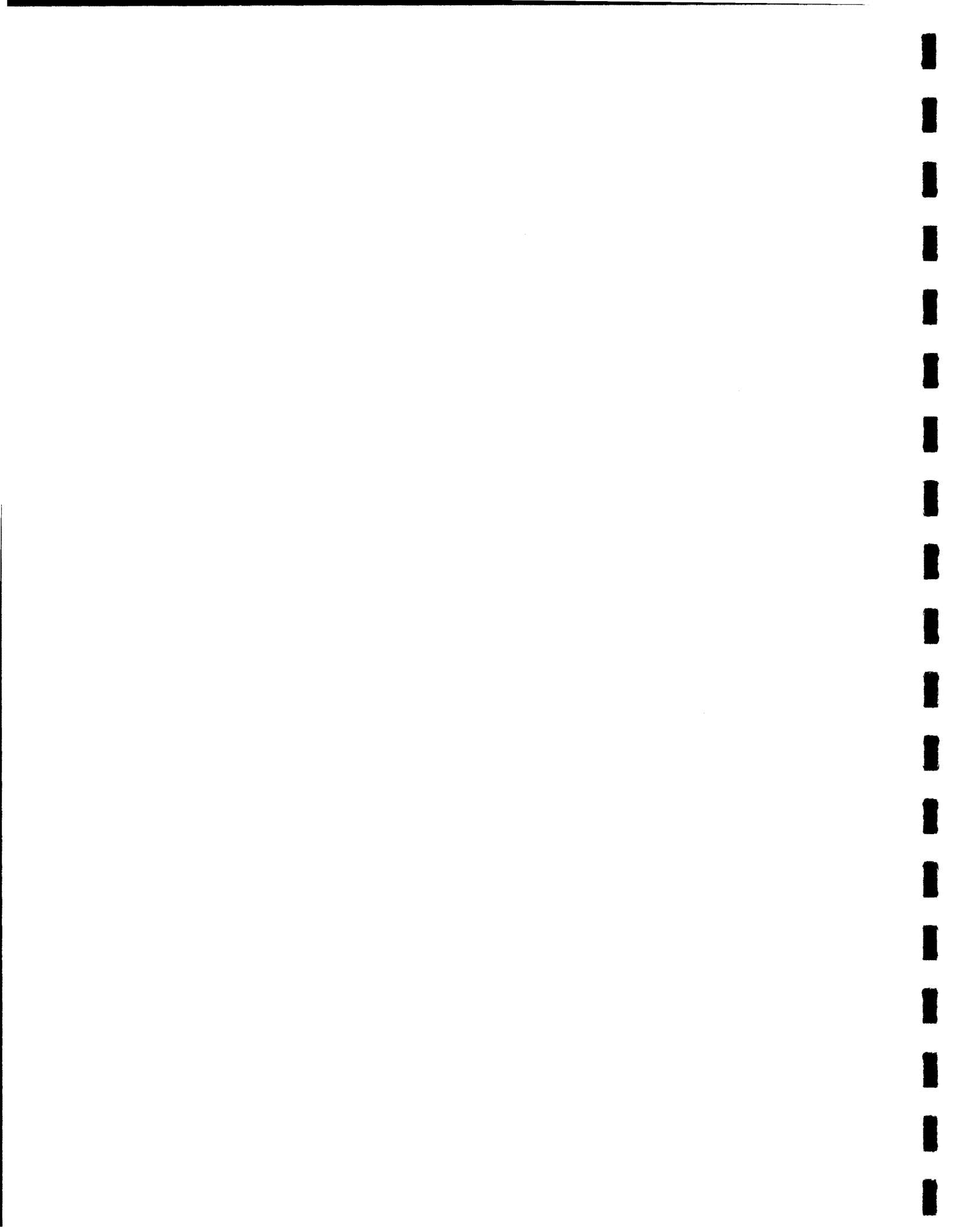
Species	Common Name
<u>Dominant species:</u>	
<i>Platanus racemosa</i>	California sycamore
<i>Quercus agrifolia</i>	Coast live oak
<u>Secondary tree species such as:</u>	
<i>Alnus rhombifolia</i>	White alder
<i>Juglans californica</i>	California walnut
<i>Salix lasiolepis</i>	Arroyo willow
<i>Sambucus mexicana</i>	Elderberry
<u>Shrub and groundcover species such as:</u>	
+ <i>Artemisia californica</i> 'Canyon Grey'	Canyon Grey wormwood
<i>Artemisia douglasiana</i>	Mugwort
<i>Baccharis glutinosa</i>	Mulefat
<i>Elymus condensatus</i>	Giant wildrye
<i>Encelia californica</i>	Bush sunflower
+ <i>Eriogonum fasciculatum</i> 'Dana Pt.'	Dana Pt. buckwheat
<i>Eriogonum fasciculatum</i>	California buckwheat
<i>Eriophyllum confertiflorum</i>	Golden yarrow
+ <i>Galvezia speciosa</i> 'Firecracker'	Island bush snapdragon
<i>Heteromeles arbutifolia</i>	Toyon
<i>Isomeris arborea</i>	Bladderpod
<i>Iva hayesiana</i>	Hayes iva
<i>Lasthenia californica</i>	California goldfields
<i>Lonicera subspicata</i>	San Diego honeysuckle
<i>Lotus scoparius</i>	Deerweed
<i>Mimulus puniceus</i>	Red monkeyflower
<i>Oenothera hookeri</i>	Evening primrose
<i>Potentilla glandulosa</i>	Cinquefoil
+ <i>Rhamnus californica</i> 'Eve Case'	Eve Case coffeeberry
<i>Rhamnus ilicifolia</i>	Redberry
<i>Rhus integrifolia</i>	Lemonade berry
<i>Ribes speciosum</i>	Fuchsia flowered gooseberry
<i>Rosa californica</i>	California rose
+ <i>Salvia mellifera</i> 'Terra Seca'	Terra Seca sage
<i>Sisyrinchium bellum</i>	Blue-eyed grass
<i>Stipa pulchra</i>	Purple needlegrass
<i>Vitis girdiana</i>	Desert grape
<i>Zauchneria californica</i>	California fuchsia

+ Horticultural selections limited to locations beyond the 50' buffer and above the top of slope immediately east of Street "A".



Table IV-5  
NEW NATIVE UPLAND CANYON PLANT LIST

Species	Common Name
<u>Dominant Species will vary with individual restoration sites:</u>	
<i>Artemisia californica</i>	Coastal sagebrush
<i>Baccharis pilularis ssp. consanguinea</i>	Coyote bush
<i>Ceanothus verrucosus</i>	Wartystem lilac
<i>Encelia californica</i>	Bush sunflower
<i>Eriogonum fasciculatum</i>	California buckwheat
<i>Gnaphalium californicum</i>	California everlasting
<i>Haplopappus venetus</i>	Goldenbush
<i>Helianthemum scoparium</i>	Rush rose
<i>Heteromeles arbutifolia</i>	Toyon
<i>Isocoma veneta var. vernoides</i>	Goldenbush
<i>Lotus scoparius</i>	Deerweed
<i>Malacothamnus fasciculatus</i>	Bush mallow
<i>Malosma laurina</i>	Laurel sumac
<i>Mimulus puniceus</i>	Red monkeyflower
<i>Quercus dumosa</i>	Scrub oak
<i>Rhamnus californica</i>	Coffeeberry
<i>Rhamnus ilicifolia</i>	Redberry
<i>Rhus integrifolia</i>	Lemonade berry
<i>Salvia mellifera</i>	Black sage
<i>Sambucus mexicana</i>	Elderberry
<i>Stipa lepida</i>	Foothill stipa
<i>Stipa pulchra</i>	Purple needlegrass
<i>Xylococcus bicolor</i>	Mission manzanita
<i>Yucca schidigera</i>	Spanish dagger





### Fire Control Upland Transition

In order to reduce the dangers from fire to structures proposed in the residential (Planning Area 3) areas adjacent to the upland habitat, a fire control transition area has been established along the entire interface between the development areas and the existing upland vegetation. Consistent with the master plan goal of preserving the habitat features of the upland areas and Carlsbad's landscape policy of limiting disruption to environmentally sensitive areas while still achieving fire control standards, the fire control buffers are designated in a manner which maintains the biological and visual integrity of the upland habitats.

Fire control landscaping utilizes zones of increasing fire hazard reduction moving towards the buildings. Zone 1, immediately adjacent to buildings, is either paved or landscaped with domestic, irrigated plants. Zone 2 contains low fuel plants and is also irrigated. Zone 3, adjacent to the native or new upland vegetation, contains native plants, modified to reduce fuel and fire hazard.

Fire control landscaping typically extends sixty feet (60') from any building or structure adjacent to the upland bluff area. Each zone is typically twenty feet (20') in width. Zone 1 will always be a minimum of twenty feet (20'). However, the precise size and configuration of the fire suppression zones may vary with the site, while conforming to the development standards herein. Although not specifically replicating the City landscape manual, the standards are a specific response to the configuration of the site in that all upland habitats slope up and away from the buildings.

General fire control landscaping guidelines are as follows:

1. Where the distance between structures and the top of a landscaped, irrigated slope exceeds sixty feet (60'), no further fire protection landscape treatments are necessary. Natural or new native landscape can extend to the top of a slope if it is a distance of greater than sixty feet (60') from structures.
2. Where native landscape is adjacent to a trail, a minimum of fifteen feet (15') of low fuel plants should be placed between the pedestrian trail and the native or revegetated native landscape.
3. In the residential area (Planning Area 3) the 60' minimum buffer can contain a driveway and parking area. A minimum of fifteen feet (15') of low fuel plants should be placed adjacent to the native or revegetated native landscape.

The zone configurations may vary in the following manner:

1. If Zones 1 and 2 combine to extend sixty feet (60') or more from buildings, Zone 3 may be deleted.
2. If Zone 2 contains a landscaped (consistent with Zone 2 standards) slope of fifteen (15') or greater height, no fire protection landscaping will be required beyond the top of slope.



3. If Zone 2 contains a landscaped (consistent with Zone 2 standards) slope of less than fifteen feet (15') height, Zone 3 treatments shall extend from the top to the slope to a distance of not less than sixty feet (60') from buildings.

Each zone will implement the following fire control measures:

Fire Control Zone 1

1. Domestic landscaping or paving, roads and service driveways.
2. Irrigated.
3. Shrubs over 3 feet high not allowed.
4. Trees allowed only as individual specimens in parking lot areas without overlapping canopies, and maintained to provide clearance equal to three times the height of the surrounding understory plant material or six feet (6'), whichever is higher. Dead and excessively twiggy growth shall also be removed.

Fire Control Zone 2

1. Fuel reduction through the use of low growing plant species, removal of moderate and high hazard native plant species.
2. Plants shall be visually and environmentally compatible with native upland plants.
3. Provision of irrigation for the purpose of maintaining levels of plant moisture.

Fire Control Zone 3

1. Fuel reduction by removal of high hazard native plant species or the provision of supplemental irrigation for the purpose of maintaining levels of plant moisture.
2. Large shrubs (e.g., Oaks, Sumacs, etc.) allowed only as maintained to provide clearance equal to three times the height of the surrounding understory plant material or six feet (6'), whichever is higher. Dead and excessively twiggy growth shall also be removed. Plants shall be visually and environmentally compatible with native upland plants.
3. Non-irrigated.

Specific plants for use in the fire protection upland transition zones are listed in Table IV-6, Fire Protection Upland Transition Plant List.



Table IV-6  
FIRE PROTECTION UPLAND TRANSITION PLANT LIST

Species	Common Name
<u>Zone 2 species such as:</u>	
<i>Artemisia californica</i> 'Canyon Grey'	Canyon Grey Wormwood
<i>Cistus corsicus</i>	Rock rose
<i>Dietes bicolor</i>	Fortnight lily
<i>Eriogonum fasciculatum</i> 'Dana Pt.'	Dana Pt buckwheat
<i>Galvezia speciosa</i> 'Firecracker'	Island bush snapdragon
<i>Lonicera subspicata</i>	San Diego honeysuckle
<i>Phormium tenax</i>	New Zealand flax
<i>Salvia mellifera</i> 'Terra Seca'	Terra Seca sage
<u>Zone 3 species such as:</u>	
<i>Erophylum confertiflorum</i>	Yarrow
<i>Eschscholzia californica</i>	California poppy
<i>Gnaphalium californicum</i>	California everlasting
<i>Helianthemum scoparium</i>	Sun rose
<i>Lasthenia chrysostoma</i>	Goldfields
<i>Lotus scoparius</i>	Deerweed
<i>Lupinus bicolor</i>	Lupine
* <i>Quercus agrifolia</i>	Coast live oak
* <i>Rhus integrifolia</i>	Lemonade berry
<i>Sisyrinchium bellum</i>	Blue-eyed grass
<i>Stipa lepida</i>	Foothill Stipa
<i>Stipa pulchra</i>	Purple needlegrass
<i>Zauchneria californica</i>	California fuchsia

\* Indicates tree or large shrub species subject to pruning guidelines.

Moderate Hazard Species:

<i>Heteromeles arbutifolia</i>	Toyon
<i>Malosma laurina</i>	Laurel sumac
<i>Quercus agrifolia</i>	Coast line oak
<i>Quercus dumosa</i>	Scrub oak
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Xylococcus bi-color</i>	Mission manzanita



Table IV-6 (cont.)  
FIRE PROTECTION UPLAND TRANSITION PLANT LIST

Species	Common Name
<u>High Hazard Species:</u>	
<i>Adenostoma fasciculatum</i>	Chamise
<i>Artemisia californica</i>	Coastal sagebrush
<i>Eriogonum fasciculatum</i>	California buckwheat
<i>Salvia mellifera</i>	Black Sage

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#### Enhanced Entry Corridors

The enhanced entry corridors are those transportation corridors within the developed areas of Green Valley which provide access to the retail center or single-family residential area. There are three such corridors in the proposed development. The retail center will have two major corridors; extensions of Calle Barcelona from El Camino Real and Leucadia Boulevard. The residential area has one corridor which is a westward extension of Levante Street.

The intent of the enhanced entry corridor is to provide a cohesive entrance which, through the use of plant materials and other design features, visually establishes clear entry points and movement corridors for pedestrians and vehicles. One important element of the entryway is to draw the design theme of the development and its important features out along the two major corridors to El Camino Real. Thus these entry corridors can be meaningful design extensions of the project and not simply roadway access points. The landscaped entry corridor concept is illustrated in Figures IV-6 and IV-7.

The entry corridors may be planted in a more evenly spaced, architectural manner, and may include species not currently existing onsite along with plants compatible with the surrounding sensitive biological areas and buffers. Species are listed in Table IV-7, Enhanced Entry Corridor Plant List.

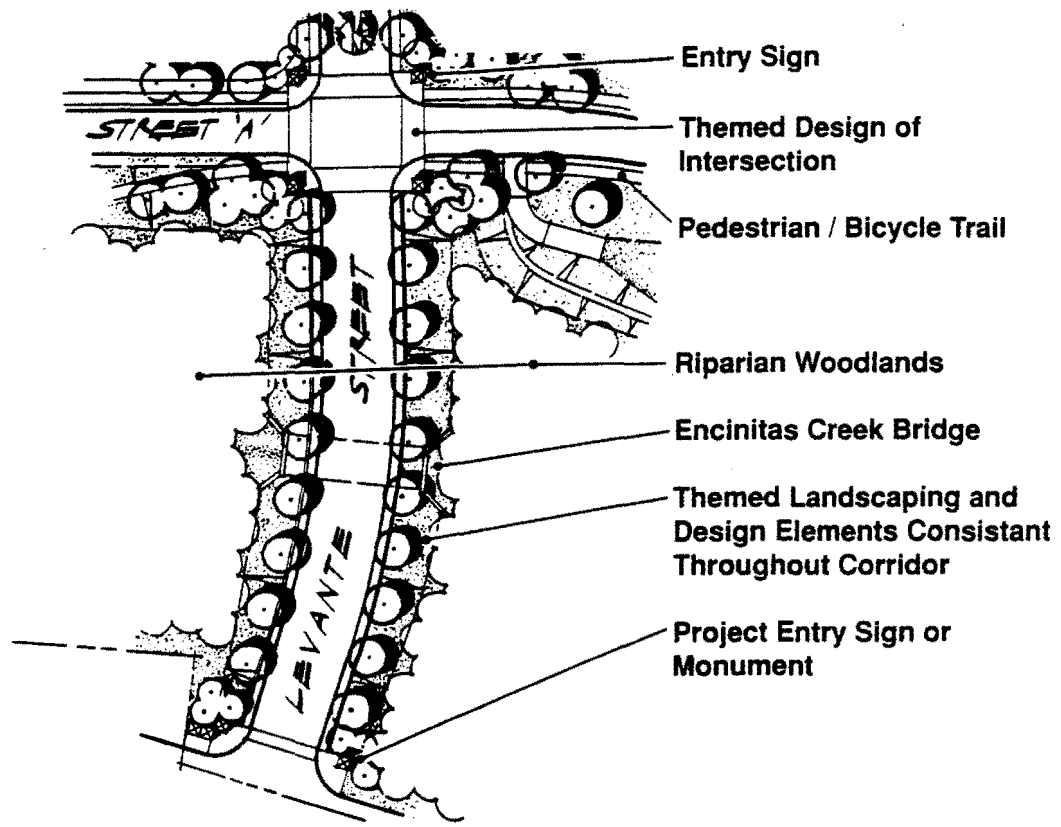
#### Development Planning Areas

The landscape guidelines require that the plant material in the development planning areas (Planning Areas 2 and 3) be compatible with the adjacent native areas and meet the general goals of the landscape community development guidelines.

Within the development areas, transitional tree massings are proposed. These massings consist of informal groves extending from the riparian buffer corridor zone into the eastern edges of the development area. The plants utilized for these transition tree massings will be







Entry Sign

Themed Design of Intersection

Pedestrian / Bicycle Trail

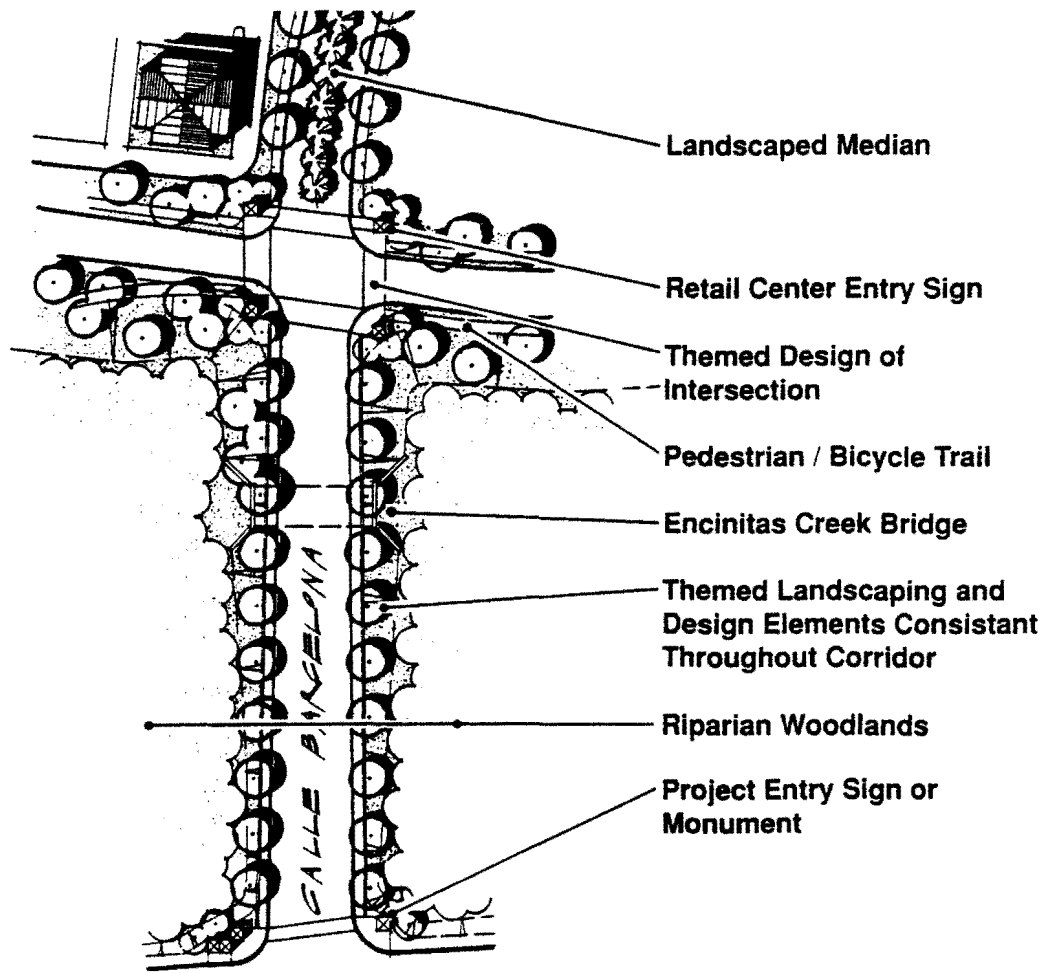
Riparian Woodlands

Encinitas Creek Bridge

Themed Landscaping and Design Elements Consistant Throughout Corridor

Project Entry Sign or Monument





Landscaped Median

Retail Center Entry Sign

Themed Design of Intersection

Pedestrian / Bicycle Trail

Encinitas Creek Bridge

Themed Landscaping and Design Elements Consistent Throughout Corridor

Riparian Woodlands

Project Entry Sign or Monument

CALLE BARCELONA



Table IV-7  
ENHANCED ENTRY CORRIDOR PLANT LIST

Species	Common Name
<u>Tree species such as:</u>	
<i>Archontophoenix cunninghamiana</i>	King palm
<i>Bauhinia blakeana</i>	Orchid tree
<i>Brachychiton populneus</i>	Bottle tree
<i>Brahea armata</i>	Baja blue palm
<i>Butia capitata</i>	Pindo palm
<i>Chamerops humilis</i>	Mediterranean fan
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Erythrina coralloides</i>	Naked coral
<i>Ficus microcarpa nitida</i>	Indian laurel fig
<i>Jacaranda acutifolia</i>	Jacaranda
<i>Koelreuteria paniculata</i>	Golden raintree
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Pinus torreyana</i>	Torrey pine
<i>Pinus canariensis</i>	Canary island pine
<i>Platanus racemosa</i>	California sycamore
<i>Pyrus kawakamii</i>	Evergreen pear
<i>Quercus agrifolia</i>	Coast live oak
<u>Shrub species such as:</u>	
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Arcotostaphylos species</i>	Manzanita
<i>Carrisa species</i>	Natal plum
<i>Ceanothus species</i>	Wild lilac
<i>Cistus corsicus</i>	Rock rose
<i>Dietes bicolor</i>	Fortnight lily
<i>Hibiscus species</i>	Hibiscus
<i>Leptospermum species</i>	Tea tree
<i>Nandina species</i>	Heavenly bamboo
<i>Nerium oleander</i>	Oleander
<i>Phormium tenax</i>	New Zealand flax
<i>Pittosporum species</i>	Pittosporum



Table IV-7 (cont.)  
 ENHANCED ENTRY CORRIDOR PLANT LIST

Species	Common Name
<i>Rhapiolepis indica</i>	Indian hawthorn
<i>Rosmarinus officinalis</i>	Rosemary
<i>Strelitzia reginae</i>	Bird of paradise
<i>Verbena species</i>	Verbena
<i>Xylosma congestum</i>	Xylosma
 <u>Groundcover species such as:</u>	
<i>Baccharis species</i>	Prostrate coyote bush
<i>Begonia species</i>	Begonia
<i>Gazania species</i>	Gazania
<i>Lysimachia nummularia</i>	Moneywort
<i>Pelagonium pelatum</i>	Ivy geranium
<i>Potentilla verna</i>	Spring cinquefoil
<i>Trachelospermum jasminoides</i>	Star jasmine
 <u>Vine species such as:</u>	
<i>Clytostoma callistegiodes</i>	Violet trumpet vine
<i>Distinctus buccinitoria</i>	Blood red trumpet vine
<i>Ficus repens</i>	Creeping fig
<i>Gelsemium sempervirens</i>	Carolina jasmine
<i>Jasminum species</i>	Jasmine

similar to those of the buffer corridor zone. Similarly, plants reflective of the character of the upland areas shall transition into the western edges of the development areas.

The landscaping of the retail center and residential area will be characterized by irregular, clustered planting rather than a regular, evenly spaced pattern typical of many retail centers and parking areas. This concept will continue the theme of an informal, natural landscape pattern proposed along the riparian buffer corridor. It will also extend clusters of landscaping that are planned along that corridor into the retail center and residential area. The clustered landscaped theme will also be used to visually divide the overall retail center parking area into smaller areas without interfering with clear, coherent circulation patterns.

Plant species proposed for the development areas are listed in Table IV-8, Development Planning Areas Plant List.

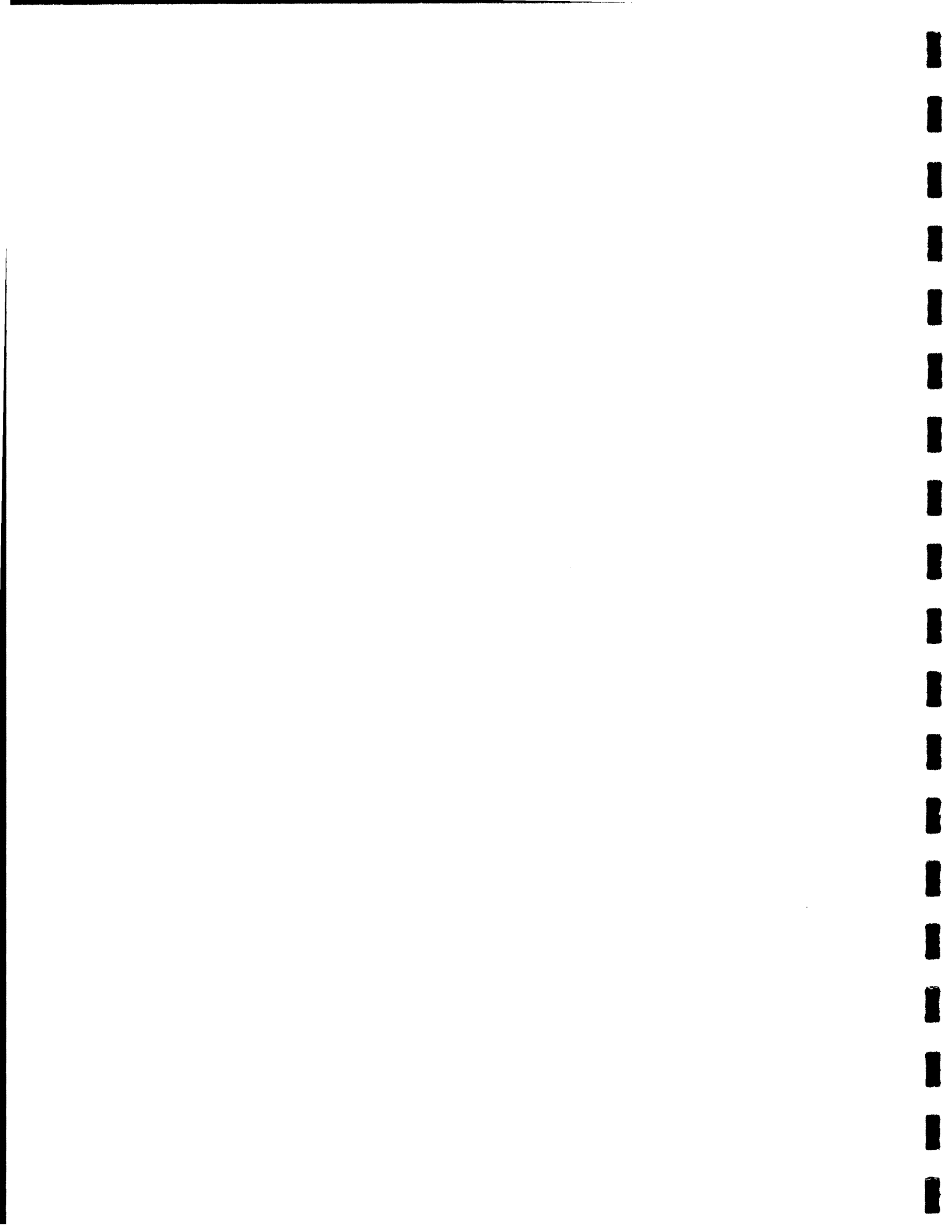




Table IV-8  
DEVELOPMENT PLANNING AREAS PLANT LIST

Species	Common Name
<u>Tree species such as:</u>	
<i>Bauhinia blakeana</i>	Orchid tree
<i>Brachychiton popunlneus</i>	Bottle tree
<i>Caryota mitis</i>	Clustered fishtail palm
<i>Chamerops humilis</i>	Mediterranean fan
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Erythrina coralloides</i>	Naked coral
<i>Ficus microcarpa nitida</i>	Indian laurel fig
<i>Jacaranda acutifolia</i>	Jacaranda
<i>Koelreuteria paniculata</i>	Golden raintree
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Nerium oleander</i>	Oleander
<i>Pinus torreyana</i>	Torrey pine
+ <i>Platanus racemosa</i>	California sycamore
<i>Prunus ilicifolia</i>	Holly leafed cherry
<i>Pyrus kawakamii</i>	Evergreen pear
+ ,# <i>Quercus agrifolia</i>	Coast live oak
<u>Shrub species such as:</u>	
<i>Agapanthus africanus</i>	Lily of the Nile
# <i>Artemisia californica</i> 'Canyon Grey'	Canyon Grey wormwood
<i>Carrisa species</i>	Natal plum
<i>Ceanothus species</i>	Wild lilac
<i>Cistus corsicus</i>	Rock rose
<i>Dicksonia anatarctic</i>	Tasmanian tree fern
<i>Dietes bicolor</i>	Fortnight lily
# <i>Eriogonum fasciculatum</i> 'Dana Pt.'	Dana Pt. buckwheat
<i>Galvezia speciosa</i> 'Firecracker'	Island bush snapdragon
<i>Hibiscus species</i>	Hibiscus
+ <i>Iva hayesiana</i>	Hayes iva
<i>Leptospermum species</i>	Tea tree
<i>Liriope species</i>	Turf lily
<i>Nandina species</i>	Heavenly bamboo
<i>Nerium oleander</i>	Oleander



Table IV-8 (cont.)  
DEVELOPMENT PLANNING AREAS PLANT LIST

Species	Common Name
<i>Phormium tenax</i>	New Zealand flax
<i>Pittosporum species</i>	Pittosporum
# <i>Rhamnus californica</i>	Coffeeferry
<i>Rosmarinus officinalis</i>	Rosemary
<i>Strelitzia reginae</i>	Bird of paradise
<i>Verbena species</i>	Verbena
<i>Xylosma congestum</i>	Xylosma
<i>Zauchneria californica</i>	California fuchsia
 <u>Groundcover species such as:</u>	
+ ,# <i>Baccharis species</i>	Prostrate coyote bush
<i>Begonia species</i>	Begonia
<i>Gazania species</i>	Gazania
<i>Lysimachia nummularia</i>	Moneywort
<i>Pelagonium pelatum</i>	Ivy geranium
<i>Potentilla verna</i>	Spring cinquefoil
<i>Trachelospermum jasminoides</i>	Star jasmine
Lawn Dwarf fescue	
 <u>Vine species such as:</u>	
<i>Bougainvillea species</i>	Bougainvillea
<i>Clytostoma callistegiodes</i>	Violet trumpet vine
<i>Distinctus buccinitoria</i>	Blood red trumpet vine
<i>Ficus repens</i>	Creeping fig
<i>Gelsemium sempervirens</i>	Carolina jasmine
<i>Hibbertia scandens</i>	Guinea gold vine
<i>Jasminum species</i>	Jasmine
<i>Parthenocissus tricuspidata</i>	Boston ivy

+ Indicates species to be planted as transitional elements from riparian buffer corridor.

# Indicates species to be planted as transitional elements from upland vegetation.



**D. SIGNAGE**

The purpose of the Green Valley sign plan and visual identification program is to provide the necessary project identification and directional information in a coherent, sequential manner throughout the project and to coordinate with the landscape and architectural design themes. As the principal Green Valley retail buildings will be set back 600 to 800 feet from El Camino Real and often screened from view by the Encinitas Creek riparian woodland, the sign plan and visual identification program will be a particularly important part of the establishment of an overall identity for the project.

The signage and visual identification program for the Green Valley Master Plan consists of a set of general provisions and also four specific categories for signage and visual identification. The general provisions detail signage standards which are common to all signs within the project. The four specific categories of signs each have specific design criteria. The first of the specific categories of signage is the program for project entry identification (i.e. the Green Valley retail center). This signage identification will be located at the project entryways at the intersections of El Camino Real with Calle Barcelona and at the Calle Barcelona entrance at the City boundary. The second is the individual tenant signage for the retail center and signage for the residential area. The third is directional and informational signage. The fourth is the temporary signage that may be present from the initiation of project construction through completion of all phases of the project. Each of these specific signage elements is discussed in further detail within this section.

The general provisions common to all of the specific signage categories are as follows.

**General Provisions**

1. All signage shall be in conformance with the Carlsbad Municipal Sign Code (Chapter 18.20), the Carlsbad Zoning Ordinance (Chapter 21.41), the El Camino Real Corridor Development Standards and the Local Coastal Program unless specifically provided for in this Master Plan and is subject to approval of the Planning Director prior to the issuance of a sign permit and construction.
2. A sign program with specific designs must be approved by the Planning Director prior to the issuance of any sign or building permits.
3. All signs require approval of a Coastal Development Permit as determined by the California Coastal Commission.
4. Signs shall be designed as a comprehensive signage package with selected theme elements such as materials, form, lighting, colors, typestyles, and layout remaining consistent throughout.



5. The sign program shall demonstrate responsiveness to the overall Green Valley design theme and to the individual project architecture.
6. The sign program shall establish the fewest number of signs necessary to serve the purpose. Appropriate examples of this are consolidation of information onto one sign, directional signs at key decision points, and identification signs reasonably visible from adjacent rights-of-way.
7. Graphics and typography shall fit comfortably onto designated sign or architectural spaces, leaving sufficient margins and negative space on all sides.
8. Wall signs shall appear visually balanced and in scale with the context of the sign space and the surrounding building environment.
9. All logo images and typestyles shall be accurately reproduced.
10. Sign colors shall provide accent and interest appropriate to the building or use to which the signs are associated.
11. Sign construction shall be of permanent materials. Treated wood is considered a permanent material.
12. Stamped pre-drilled metal rails as a visible means of signage mounting shall not be allowed (e.g. handicapped and fire lane notice signage).
13. Wall signs, including dimensional letters and plaques, shall be affixed individually without visible means of attachment, unless attachments are a part of the design. No lighted signs or light fixtures shall have exposed conduits or raceways.
14. Monument signs shall be positioned so that safe sight distances are maintained at entrances to the public right-of-way.
15. The following sign types and treatment are prohibited within the Green Valley Master Plan area.
  - Signs mounted on equipment screens.
  - Rooftop signs and signs projecting above roof lines or parapets.
  - Moving, rotating, blinking, flashing, or otherwise animated signs.
  - Window signs that are attached to the interior or exterior of any glazing visible from the exterior of the buildings, except for building sign types specifically permitted by this document.





- Billboards.
  - Pole signs.
  - Other as identified in the Carlsbad Sign Ordinance.
16. The following lighting techniques should be considered acceptable for the illumination of permanent signs within the Green Valley Master Plan area.
- Internally illuminated channel letters and logos (building-mounted only).
  - Front lighting (ground-mounted and building-mounted signs).
  - Silhouette lighting (building-mounted only).
17. Ambient lighting from signage should be controlled so that it does not reflect onto adjacent areas.

#### **Project Entrance Signage and Visual Identification Concepts**

The concept of including visual identification as an integral part of the signage program is very important. The development of appropriate project entry signage may be augmented by additional elements and design themes that will establish a visually significant but tasteful entry statement. These potential design themes may include monuments, architectural features, lighting, and landscaping.

The Green Valley project entry signage program shall be designed in tiers, or levels of visual identification significance. Each tier is given a level of significance based upon signage information, relative location, and degree of visibility. This signage hierarchy as illustrated in Figure IV-8, Entry Signage, is as follows; project identification sign, project entry signs or monuments and retail center or residential entry signage.

A project identification sign may be located at the corner of El Camino Real and La Costa Avenue and will contain only the name of the project. Commercial and residential project entry signs may be located at two points on El Camino Real; at Levante Street and Calle Barcelona and one point on Calle Barcelona at the City boundary. At each of these locations there may be a monument sited on either side of the entry roadways so that they will be visible from vehicular traffic. These signs will act as the formal project signage and visual identification for the entire Green Valley development.

A second level of project identification signage may be at the retail center entry. The entrances to the retail center along Calle Barcelona may have identification signage primarily indicating the name of the retail center but may also indicate the major tenants.



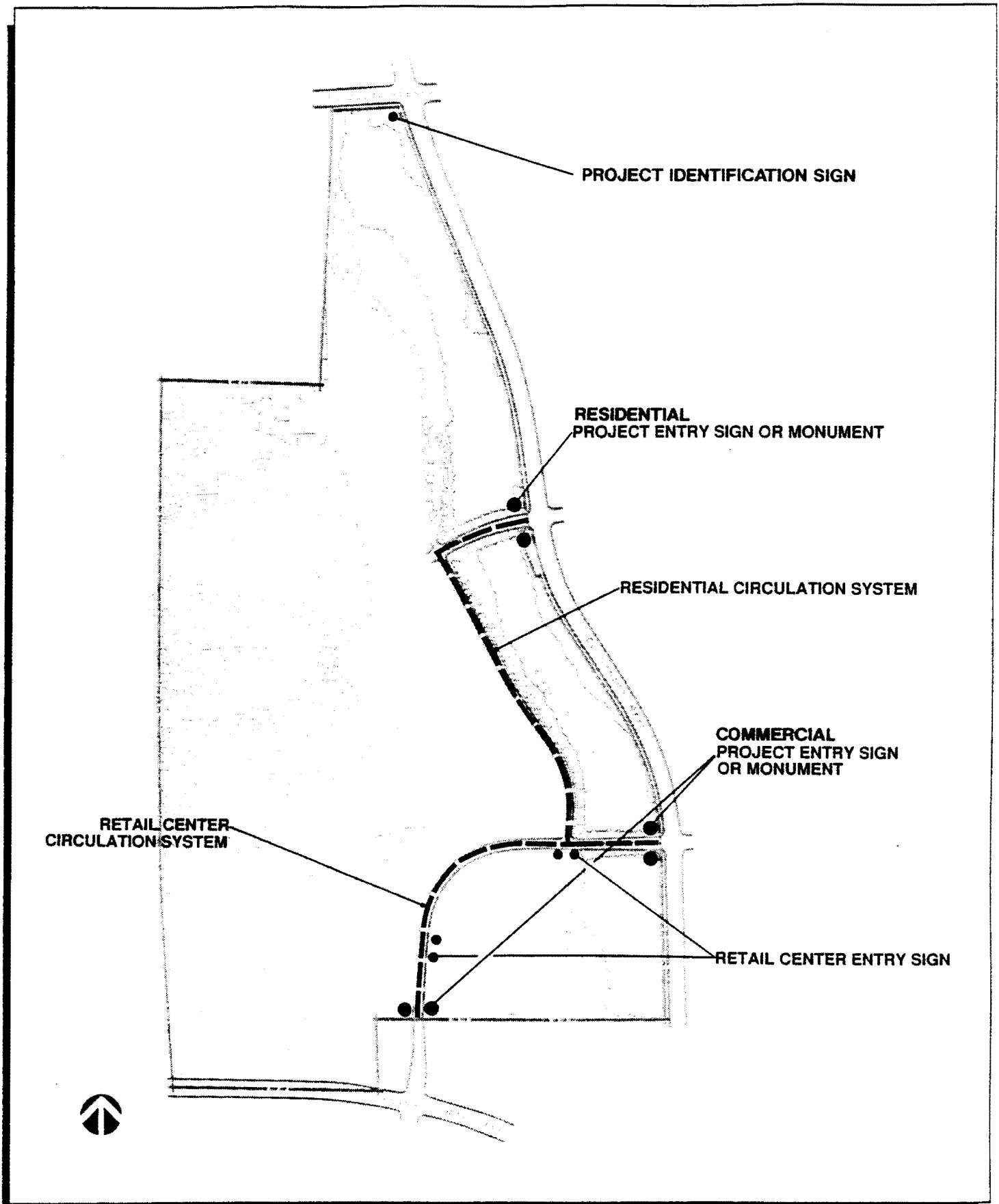


Figure IV-8





The residential area, located to the north of the retail center, may also be identified with entry signage. The single-family residential development may have signage at each of two project entry points. These locations are the Levante Street entrance and Road "A" north of Calle Barcelona. Information on this signage shall be limited to the development name only.

Project entry signage will be subject to all provisions listed below:

1. Project name identification shall be ground-mounted.
2. One pair of signs or monuments will be allowed at each of the three principal site entries as shown on Figure IV-8.
3. One pair of signs will be allowed as shown at each of the retail center entries along Calle Barcelona.
4. Copy shall be limited to the project name and logo (and the name of the primary tenants). Copy and logo heights should be graphically appropriate to the copy area.
5. Monument signage may be lit.
6. Materials for monument signage located along the El Camino Real corridor should be responsive to the El Camino Real Corridor Development Standards. The signage area should not exceed five feet (5') above adjacent street grade or twelve feet (12') in length.

#### **Retail Tenant Identification Signage Concepts**

It is very important that each onsite use is adequately identified. This is especially true for the retail portion of the Green Valley Master Plan area where the retail stores are set back from El Camino Real and are therefore not readily visible to the consumer. Some design guideline flexibility is necessary to allow for major retail stores to use their pre-established sign styles of logos. The scale, positioning, and general design of a sign, however, must stay within the confines of the overall design guidelines. The following signage guidelines are provided to ensure that tenant signage conforms to this general theme.

1. Commercial tenants shall be limited to one building-mounted identification sign.
2. Signage shall identify the user, not advertise a product. Information displayed should be limited to the name and logo of the tenant.
3. Wall type signs must be located immediately adjacent to (above or alongside) the individual building or tenant entry. Signage colors, configuration, format, and placement shall be consistent for all building entrance signage within the project.



4. Letter and logo heights shall be graphically appropriate to the copy area.

#### **Directional and Informational Site Signage**

1. Directional site signage shall be incorporated as necessary to orient, inform, and direct pedestrian and vehicular traffic. Examples of this include directional signs (entrance, exit, etc.), parking, and traffic control.
2. All directional site signage, other than standard traffic control signs, shall be designed as part of a complete signage package with selected elements such as type style, layout, form, colors, and materials remaining consistent throughout. Signage shall form a strong connection to the project design in terms of scale, form, lighting, and use of permanent materials.
3. The needs and requirements of the handicapped shall be considered in the design of all directional and informational signs.
4. Directional site signage should be ground-mounted and, if illuminated, may be either front lit or internally illuminated.

#### **Temporary Signage**

Temporary signs are an important and necessary element of a comprehensive signage program. Temporary signs are needed to provide information prior to project implementation (future facilities identification), during project construction (construction site identification), and prior to occupancy or subsequent to project completion (marketing and for lease/sale signs). Temporary signage may also be desired to indicate a special event. The regulation of temporary signs shall be per 18.20.085 of the Carlsbad Municipal Code. This section is intended to provide guidelines for temporary signs that are consistent with the overall Green Valley theme, while maintaining flexibility for individual temporary identification needs for each development or activity.

1. Temporary signage should be designed and constructed in conformance with these general guidelines and shall be consistent with the Carlsbad Municipal Sign Code.
2. Signage may display copy either single- or double-sided and may be placed either parallel or perpendicular to the roadway.
3. Add-ons, flags, and other post-design attachments are not allowed.
4. Temporary signage may be uplit. Backlighted signs are not permitted.
5. All temporary signage shall be maintained in good visual condition and removed upon completion of the purpose to which it relates.





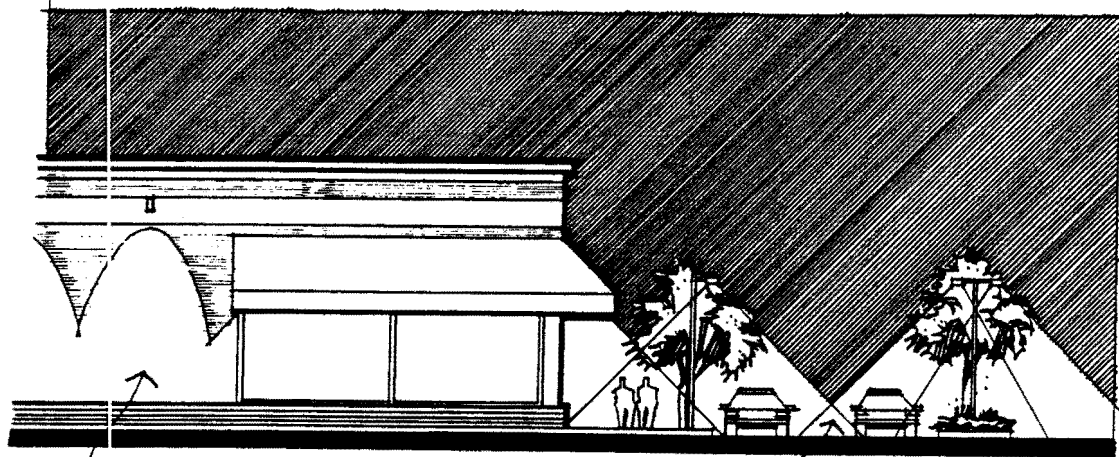
6. The City of Carlsbad may have all signage not consistent with these guidelines removed at the owners expense.
7. Display information criteria. Future facility, construction site, and project marketing signage shall be limited to displaying the following information types.
  - For sale, For lease, Future Home of, etc,
  - Type or name of development;
  - Type and area of space available;
  - Major tenant or developer;
  - Architect, financial institution, general contractor, leasing agent;
  - Occupancy date;
  - Optional rendering.
8. Sign posts shall extend below grade sufficient to securely anchor the sign in place. Surface bracing is not allowed.
9. Signage not specifically outlined herein can be established for a limited period of time with the approval of the Carlsbad Planning Department. Examples of this signage would include temporary graphics for retail uses associated with business promotional events and temporary graphics related to civic events and public displays.
10. Business promotional signage shall be properly composed, erected, and maintained. All such signage shall be removed in a timely manner.

## **E. LIGHTING**

### **General Provisions**

1. A carefully conceived architectural lighting scheme is required for the Green Valley Project. Exterior illumination by means of source shielded up-lighting and wall washing, and/or internal building lighting that spills outside is to be the primary means of lighting (see Detail 1 of Figure IV-9). Project lighting concepts shall be specifically reviewed as a part of the site development plan process. Omission of this element will necessitate another submittal and review.
2. Lighting fixtures shall be complimentary to the overall project design and architectural style.
3. Variations in lighting types shall be kept to a minimum.
4. Lighting systems shall consider the latest energy conservation techniques and concepts.

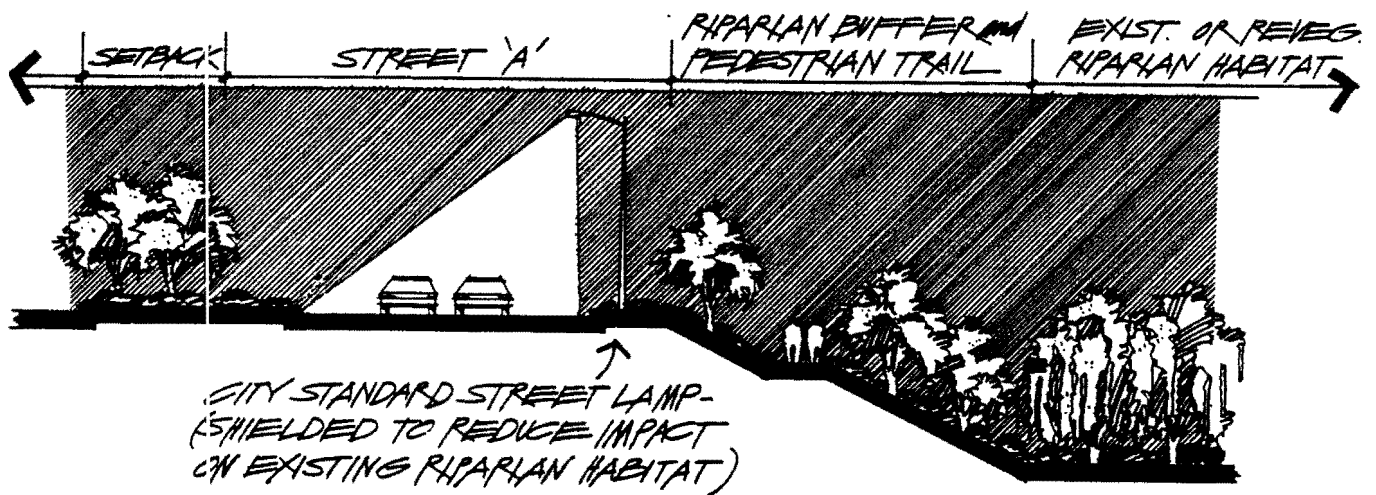




TYPICAL SHIELDED  
WALL LIGHTING

PARKING AREA LIGHTING  
(SHIELDED NEAR HABITAT  
OR RESIDENTIAL AREAS)

Detail 1



CITY STANDARD STREET LAMP -  
(SHIELDED TO REDUCE IMPACT  
ON EXISTING RIPARIAN HABITAT)

Detail 2

Figure IV-9





5. Ground-mounted lighting incidental to commercial development shall be appropriately screened with solid walls and/or landscaping.
6. Lighting systems shall be designed and installed so as not to cast any glare onto adjacent lots or streets, decrease the ambiance of adjacent areas, or reduce the safety of pedestrian and vehicular movement.
7. Lighting shall be specifically designed to minimize the impact of glare or light in the habitat areas (see Detail 2 of Figure IV-9, and Detail 3 of Figure IV-10).

#### **Service Area Lighting**

1. Service area lighting shall be contained within the rear service area of the retail center. Shielded light sources should be required.
2. "Wall-pack" type fixtures shall be limited specifically to service areas not visible from the street. For areas that may be visible, building-mounted or pole-mounted downlighting may be substituted.

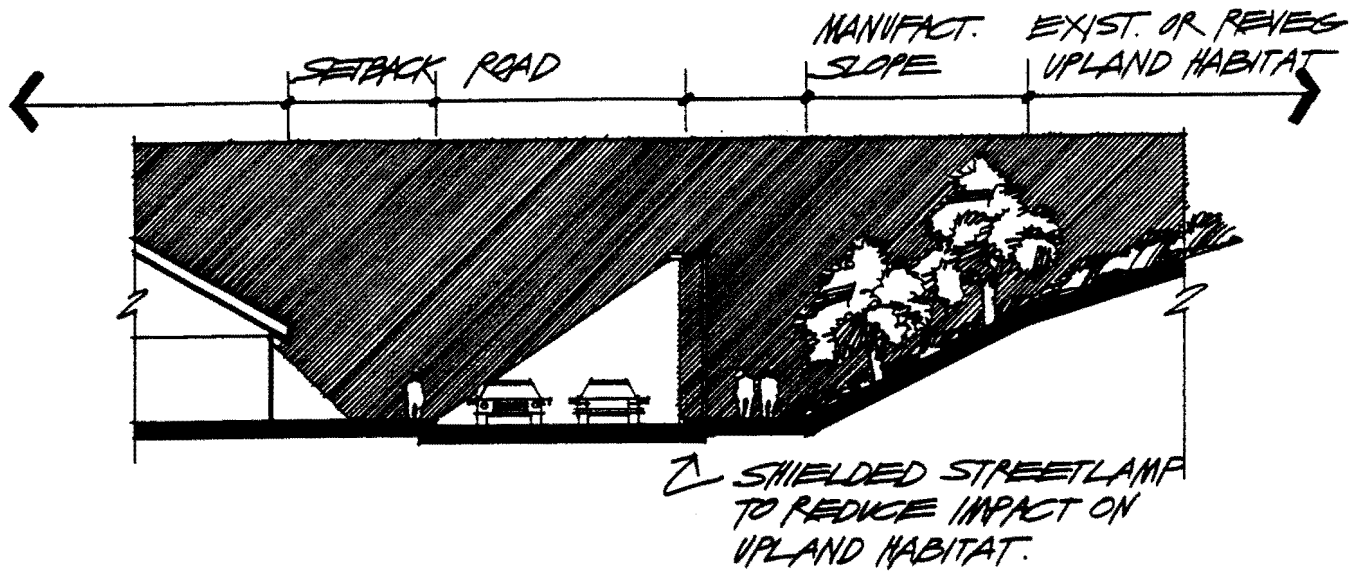
#### **Parking and Vehicular Circulation Area Lighting**

1. All onsite parking area and vehicular circulation area lighting fixtures shall be of the sharp cut-off rectangular (shoe box) or circular (disk) type.
2. Fixture design shall be uniform throughout the project. These fixtures shall be complimentary in design and color to the overall project design and architectural style and may be mounted up to a maximum height of thirty feet.

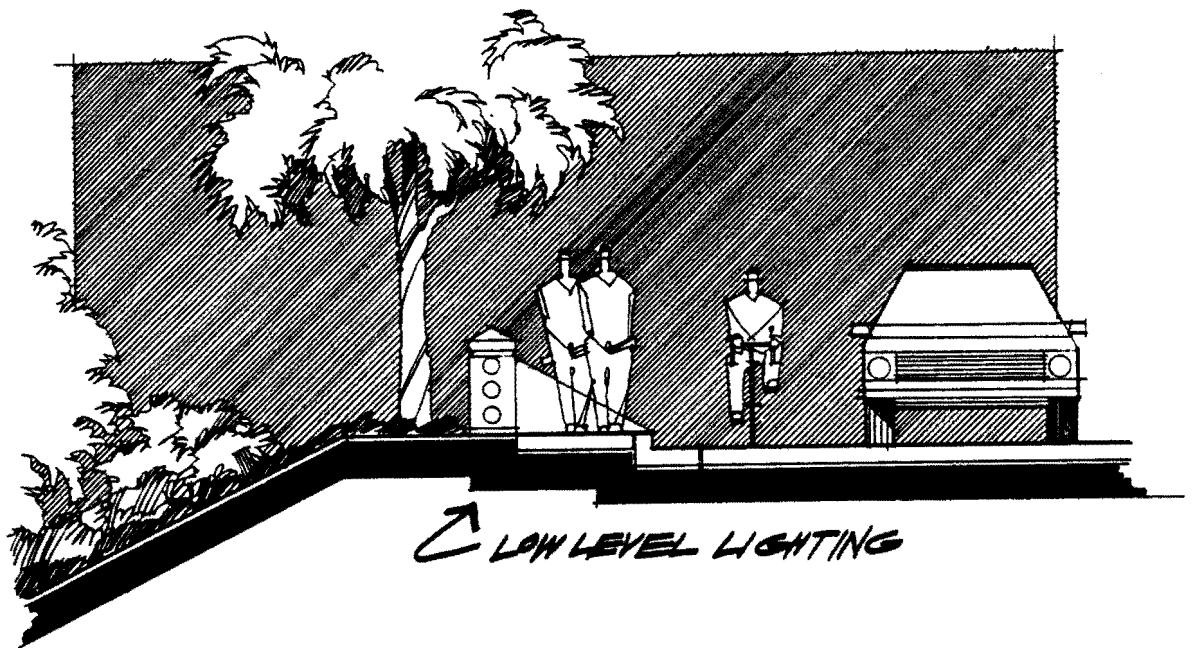
#### **Pedestrian Lighting**

1. Area illumination shall be provided for entry areas, courtyards, and other people gathering places to provide for security and safety.
2. Low level lighting may be provided for pedestrian walkways (see Detail 4 of Figure IV-10).





Detail 3



Detail 4



Figure IV-10







**V. OPEN SPACE AND HABITAT PROTECTION AND ENHANCEMENT PLAN**

**A. INTRODUCTION**

A large percentage of the Green Valley Master Plan area consists of open space in various forms. The onsite pre-existing native open space is contained in two large areas; the riparian woodland along Encinitas Creek (approximately 42.0 acres) in the eastern portion of the site, and the upland bluff area (approximately 118.2 acres) in the western portion of the site, or 57% of the total site. In addition, new native areas will be developed as part of an enhancement and mitigation program. These total approximately 34.6 acres for an approximate total of 194.8 acres of open space within Green Valley or 69% of the site.

There are four categories of open space in the Carlsbad open space program;

- 1) Open space for the preservation of natural resources,
- 2) Open space for the managed production of resources,
- 3) Open space for outdoor recreation, and
- 4) Open space for public health and safety.

The proposed Green Valley open space areas relate to the open space program as follows.

**Open Space for Preservation of Natural Resources**

Encinitas Creek Conservation Area - Pre-existing and new native riparian woodland will be preserved within permanent open space lots. This habitat area will remain in a natural state to preserve and protect sensitive plant and animal species. The open space lots will include all of the area between the El Camino Real and the Street "A" right-of-way or commercial/residential development areas. Also included in the open space lots will be a minimum fifty-foot (50') riparian woodland buffers, pedestrian and bicycle trail, and desiltation/depollutant basins.

Upland Bluff Area - Pre-existing and new native chaparral and coastal sage scrub area on the western slopes of the property will be permanently preserved in open space lots or as part of an approved mitigation area which include the three existing canyon areas. The open space lots or mitigation area will include storm drainage structures and debris removal areas which will prevent erosion and, in the same vicinity, permanent water sources will be provided to enhance wildlife in this area.

**Open Space for the Managed Production of Resources**

Encinitas Creek Conservation Area - No areas of the Encinitas Creek Conservation Area will be permanently reserved for the managed production of resources. Several areas adjacent to the existing riparian woodland habitat, however, will be graded and planted with native



species to expand the sensitive biological corridor as part of the overall project mitigation program and natural open space enhancement plan.

Upland Bluff Area - No upland bluff area will be permanently reserved for the managed production of resources. New native vegetation will be planted and several areas will be revegetated to expand the upland bluff area and, in particular, to establish habitat in the upper portions of the canyons.

#### **Open Space for Outdoor Recreation**

Encinitas Creek Conservation Area - A segment of the Carlsbad regional trail system will be located within the western half of the fifty-foot (50') riparian buffer corridor on the western side of the Encinitas Creek. This trail will be constructed to accommodate pedestrian and bicycle traffic and will follow a meandering alignment within the western portion of the buffer area. The vertical separation of this trail from the riparian woodland and the native vegetation areas will form an effective separation between the trail and riparian woodland area and prevent any access to the riparian woodland area via this trail.

Upland Bluff Area - No outdoor recreation is planned for the upland bluff area. The terrain is generally much too steep and the habitat too sensitive to allow for any access or recreational activities.

#### **Open Space for Public Health and Safety**

Encinitas Creek Conservation Area - The Encinitas Creek conservation area does protect the public health and safety by containing the floodwaters in their natural channel and locating all development well away from the flood zone. As a result, no portion of Green Valley will be subject to flood impacts.

Upland Bluff Area - The upland bluff area is characterized by moderate to steeply sloping hills and valleys. As such, any development in the area would be difficult and require extensive use of manufactured slopes. Preserving the area in permanent open space will prevent any potential hazard due to natural or manufactured slope failure in the hillside area.

### **B. DESILTATION AND DEPOLLUTANT PLAN**

The Green Valley Master Plan for desiltation and depollution is a system of one or two combination desiltation/depollutant basins (see Figure V-1). The basins will be located within the area between the development area and the existing riparian woodland which is designated for riparian woodland expansion and as a buffer area for the riparian woodland corridor.

The desiltation/depollutant basin(s) will receive the initial one half inch of stormwater from the retail center and single-family residential area in order to ensure that no significant silt or



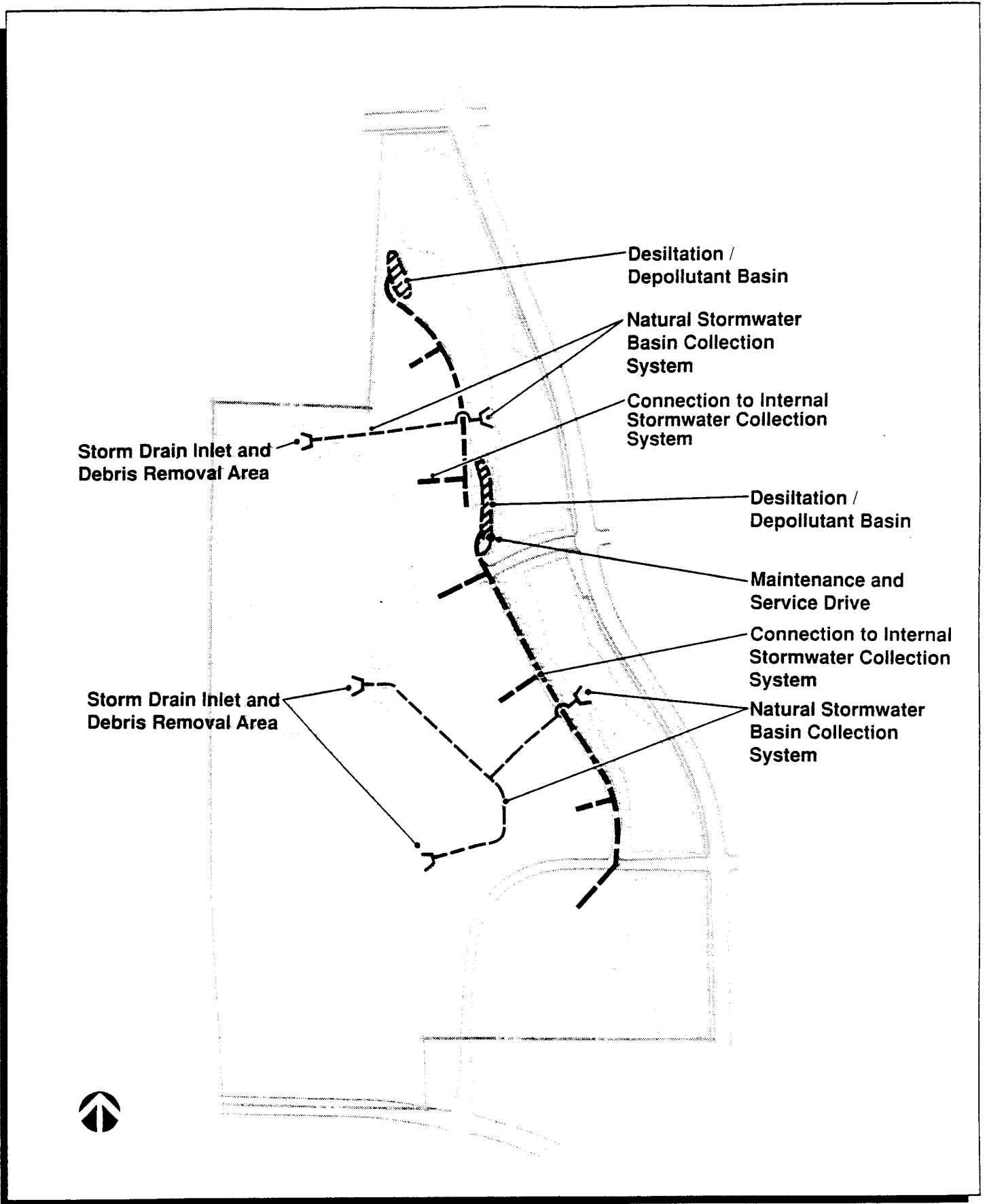


Figure V-1



# Storm Drainage and Desiltation/Depollutant Plan



pollution from this development area will discharge into the Encinitas Creek. The purpose of separate basins is to permit the retail and residential projects within Green Valley to proceed as two separate phases of development. The desiltation/depollutant basin(s) will be subject to periodic maintenance by the developer, property manager, owner, and/or homeowners' association to remove accumulated silt and other material.

**C. RESOURCE PRESERVATION**

In order to preserve and maintain the pre-existing onsite riparian woodland and upland bluff habitats, certain guidelines must be followed. These general guidelines are as follows:

1. An open space easement shall be established over the entire area, which includes the pre-existing riparian woodland, the new native riparian woodland areas, and the riparian buffer corridor.
2. Acknowledging the disturbance required to construct the Levante and Calle Barcelona street crossings, the riparian woodland shall be preserved to the greatest extent possible. All disturbance to the riparian woodlands shall be mitigated in accordance with an approved mitigation program.
3. The upland bluff area shall be preserved as a significant biological and visual resource through the establishment of an open space easement or mitigation area.
4. All development shall comply with Chapter 21.9 occurring within the residential area. The purpose of the two separate basins is to permit the retail and residential projects within Green Valley to proceed as two separate phases.
5. All development shall comply with the requirements of Chapter 21.90 (Growth Management) of the Carlsbad Municipal Code and the Zone 23 LFMP.
6. To protect the Encinitas Creek riparian woodland and Batiquitos Lagoon, all grading shall be done in conformance with an approved desiltation plan. Grading shall only occur between March 31st and October 1st of each year unless an extension of the grading period is approved by the City Engineer and as part of any required permit including a Coastal Development Permit.
7. Existing riparian woodland shall be protected during grading and construction by fencing and other measures in accordance with the City of Carlsbad's Grading Ordinance (Figure IV-4).
8. To protect the Encinitas Creek riparian woodland corridor and Batiquitos Lagoon, no building permits will be granted for any planning area until a desiltation/depollutant plan is approved for the storm drainage from that planning area.





9. To enhance the habitat value of the upland bluff area, up to three permanent water sources should be constructed for use by wildlife. These are proposed to be located in the vicinity of the three storm drain inlets and debris removal areas so that they can be routinely maintained using the maintenance and service road.
10. To protect the upland bluff area from fire, an area of upland transition landscaping should be placed between residential or commercial development areas and the existing native upland bluff area (see Chapter IV, Section D).

**D. OPEN SPACE AND BIOLOGICAL HABITAT ENHANCEMENT PLAN**

The Encinitas Creek riparian woodland and the upland bluff areas are important open space and biological resources. These areas have been placed in open space lots as part of the implementation of the Green Valley Master Plan. In addition to the creation of open space lots over the existing habitat, the Green Valley Master Plan includes an enhancement plan designed specifically to improve the long-term habitat value of these areas. The main features of this plan are illustrated in Figure V-2 and are described as follows:

1. The expansion of the riparian woodland includes approximately 20 acres of new native riparian woodland. Some of this acreage is mitigation for the disturbance of pre-existing habitat that is caused by the two road crossings. Mitigation shall be at a 3:1 ratio. All of the new acreage is adjacent to the pre-existing riparian woodland. The location of these new riparian areas has been determined to maximize the habitat benefit. The largest area is on the west side of the riparian woodland corridor at the northerly end of the property. This has been determined to be the best area to expand the habitat because it is near Batiquitos Lagoon and additional habitat to the west.  
  
A second area is on the west side of the riparian woodland between Levante Street and Calle Barcelona. This is the area where the pre-existing riparian woodland is the most narrow. The expansion plan makes the width approximately 400 feet (at its narrowest point), which is consistent with the remaining portions of the habitat.
2. The Riparian Buffer Corridor is an area adjacent to the western edge of the riparian woodland extending throughout the property. The Riparian Buffer Corridor will provide a buffer and potential foraging area for birds and other wildlife in the riparian woodland habitat. The total corridor is a minimum of 150 feet between the edge of the existing or new native riparian woodland and any buildings. The corridor contains a minimum fifty-foot (50') buffer immediately adjacent to the riparian woodland. All landscaping within the Riparian Buffer Corridor shall be compatible with creating a foraging habitat and keeping exotic or invasive plants out of the riparian woodland.



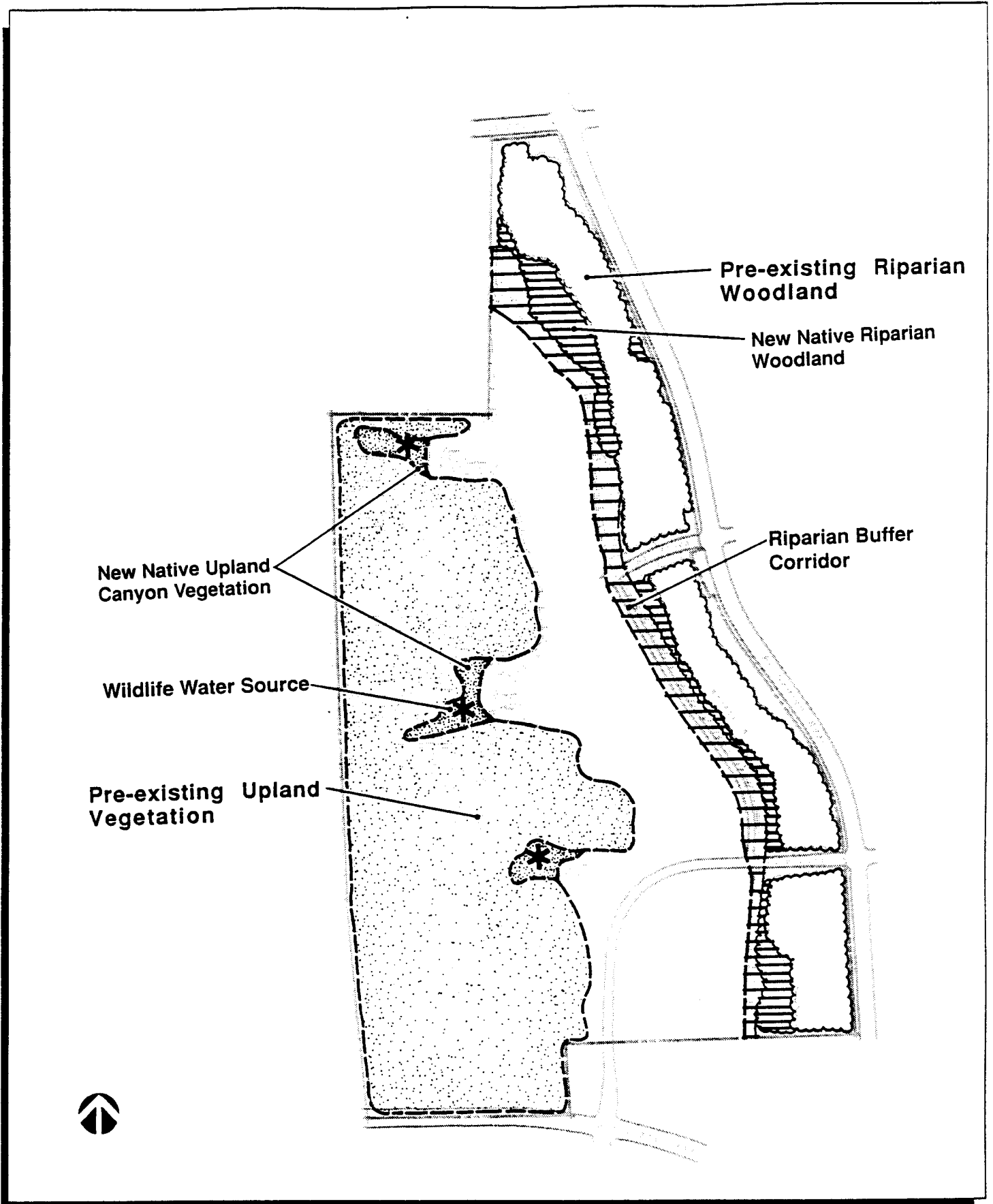


Figure V-2



Open Space and Biological Enhancement Plan

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3. The pre-existing riparian woodland does contain some exotic and invasive plant species that may, over time, interfere with the native plant community. Some of these plants include ice plant, giant reed, eucalyptus trees, and palm trees. Under the direction of a biologist, a restoration plan shall include the removal of these plants to the extent practical and replanting native riparian species without damaging the native plants. This restoration plan will be included in the project mitigation program. This will also be a permanent program as part of the landscape maintenance and management of the property.
4. The current cultivated portions of the property include the three canyons that extend into the upland bluff area. Under the habitat enhancement plan, new native upland vegetation will be placed in the upper portions of these canyons. This includes planting of oak trees to expand and re-establish an oak grove in each of these canyons. These revegetation areas are west of the debris removal areas that are typically located in the lower portion of these canyons.
5. In conjunction with the oak revegetation areas described above, the enhancement plan for the upland bluff area includes the establishment of small permanent wildlife water sources in each of the three canyons in the vicinity of the new oak groves. This will provide a water source for wildlife in the area and further improve the habitat value of the emerging oak groves.

#### **E. BIOLOGICAL MITIGATION PROGRAM**

##### **Introduction**

Both pre-existing riparian woodland and upland habitats are proposed to be enhanced with new native vegetation sites. This effort is designed to fully mitigate impacts associated with both of these habitats. In accordance with the Local Coastal Program, riparian woodland habitat will be mitigated at a 3:1 ratio for any disturbance to existing habitats. Five different locations along the existing creek will be utilized for native riparian enhancement. These areas are adjacent to the pre-existing habitat and will be protected with a permanent open space easement. The new native upland habitats will be located primarily within the three finger canyons that are currently under agricultural production. Both the new native riparian and upland sites will require minor grading to recontour the sites suitable for each habitat.

In order to ensure that the measures for the preservation and enhancement of on-site riparian woodland and upland habitats are implemented and maintained, a program of mitigation monitoring will be established. A mitigation monitoring program is a requirement of the State of California (A.B. 3180, 1/1/89) and is a function of the California Coastal Commission and the California Department of Fish and Game. The mandatory mitigation monitoring program must be adopted by the City of Carlsbad at the time of certification of the final EIR. As there are no State guidelines for the preparation and content of mitigation programs the program



that is prepared should be comprehensive, easily monitored, and sensitive to the long-range welfare of the sensitive habitat.

Once adopted, the mitigation monitoring program shall be subject to all conditions established by the City of Carlsbad and other agencies. It shall be the City's responsibility to appoint a staff member to monitor the program with the owner remaining responsible for the cost of the monitoring biologist. In addition to monitoring by the City of Carlsbad, the mitigation monitoring program for the wetlands area shall be subject to the requirements of the U.S. Army Corps of Engineers (ACOE) and the California Department of Fish and Game (CDFG). The ACOE will require a Section 404 permit of the Clean Water Act for any construction in a wetland area which exceeds one acre of fill. The CDFG requires a Streambed Alteration Agreement (Section 1603) for any disturbance in a streambed. Both the ACOE and the CDFG require mitigation monitoring reports for a period of three to five years.

The primary goal of the mitigation program for the riparian woodland and upland habitats of Green Valley is to create new habitat areas to offset areas lost due to construction of the proposed project so that a net loss of acreage does not occur. Additionally, it will protect the pre-existing habitat areas from impacts associated with construction of the proposed project. The following mitigation and monitoring program is addressed here in concept and should be used in conjunction with the detailed mitigation program contained in the EIR.

#### **Goals of the Mitigation Program**

The primary goal of the mitigation program is to expand and enhance the habitats within Green Valley in critical areas adjacent to the existing natural habitats in order to assure that they will continue to be a valuable resource to wildlife. The goal is also to establish these new native areas in as short a time as practical. In general, the plant material would be considered established when the vegetation can survive with minimal care and be self-propagating. For this project, the riparian woodland area and upland bluff habitat need to produce a cover of eighty percent (80%) or better at the end of five years to be considered successful. In addition, all container specimens should be considered healthy and growing at a steady rate.

#### **General Mitigation Guidelines**

Before any clearing and grubbing in or near the riparian woodland or upland bluff area begins, the grading limits shall be clearly flagged and checked by a monitoring biologist. This grading limit shall be maintained using temporary flagging or fencing throughout the grading and construction period to ensure that inadvertent impacts do not occur. The biologist shall inform the construction foreman of the biological constraints associated with the riparian woodland and upland bluff areas.

The topography of the site will be altered as appropriate to allow the new native areas to become viable wetland or upland habitat. The sites were selected based on their location





adjacent to existing natural areas and the feasibility of establishing successful habitats. The following recommendations have been developed to assist in the process.

1. A qualified biologist shall be retained to monitor the project. The biologist shall have a broad background in vegetation sampling and have at least two years of botany, zoology, or wildlife management experience.
2. Monitoring shall begin the first day of brushing or clearing, observation of the planting efforts shall continue to its completion, and monitoring the progress shall last five years following completion. The purpose of initiating the monitoring period at the onset of construction is to ensure that designated, existing sensitive areas are not damaged.
3. The monitoring program shall document the regrowth and development of new native planting. Monitoring will consist of height, percentage of coverage, and survivorship measurements or calculations. The monitoring program will also address the progress of implementation and determine the need for remedial actions if necessary.
4. The biologist shall be present onsite during the initial grading period to ensure that the riparian woodland habitat proposed to be retained is not impacted during this phase. This may include fencing, flagging, and/or staking the limits of grading and ensuring that the sensitive areas outside the grading limits are not used as staging areas. Wetland habitat which is expected to be preserved, but which is disturbed or removed during any phase of the construction process, shall be replaced at the ratio of 3:1.
5. The biologist shall check the site upon completion of grading of the new sites to ensure that the elevations are appropriate to support riparian woodland or upland plant species.
6. New native planting will occur as soon as possible following final grading and preparation of the sites and consistent with the biologist recommendations. The planting efforts will be phased to allow planting to occur in these areas as soon as possible after grading commences. Conditions dealing with monitoring and maintenance will commence upon onset of grading and continue for five years from that time.
7. Planting should be done during the rainy winter season, preferably November through February, with December and January being the optimal time period. If this is not feasible, then March through April is the next preferred time period.
8. Periodic deep watering may be required for the establishment of riparian woodland tree species. When grading is completed, the biologist and landscape architect shall analyze soil moisture conditions and, if necessary, establish a watering schedule. This schedule may be modified based on periodic monitoring reports from the biologist.



9. Undesirable vegetation, including giant reed (*Arundo donax*), tamarisk (*Tamarix* sp), pampas grass (*Cortaderia* sp), tree tobacco (*Nicotiana glauca*), and castor bean (*Ricinus communis*), which becomes established within the new native vegetation areas onsite shall be manually controlled during the five-year monitoring period. No pruning or other manicuring activities shall be performed on species which become established within the area except as authorized by the monitoring biologist.
10. Photographs and field notes shall be maintained for the native vegetation areas monitored. Permanent photographic documentation points shall be established during the first year. Monitoring reports shall be done every six months and submitted to the appropriate agencies annually.
11. A ninety-day plant mortality check shall be conducted within the new native vegetation areas. Plantings should have a survival rate of eighty percent (80%) at the end of two years. Those plants that have not survived after two years shall be replaced with original-sized container specimens. Replacement planting shall be done in the winter.

The following general maintenance programs for the new native vegetation areas are proposed as part of the project.

1. Irrigation shall be applied temporarily and only to establish the vegetation in these areas. Once these plantings have been established, irrigation shall be permanently discontinued.
2. Routine removal of all trash or litter shall occur.
3. All dead or diseased plants shall be removed and new plants replaced in-kind. The need for replacement shall be determined by the monitoring biologist.
4. Periodic control of pests such as insects, ground squirrels, gophers, and weedy plants shall be specified by the monitoring biologist.
5. Biological control agents within the new native vegetation area shall be limited to those acceptable to the monitoring biologist.
6. The new native vegetation area shall be periodically examined by the monitoring biologist to identify any potential erosion problems. Any erosion areas within the area shall be corrected and revegetated and may require additional seeding.



### **Plant Material**

All plant material shall be bought from a native plant nursery or seed company and shall be inspected by the monitoring biologist to determine the correct species and vigor of the plants. Cuttings may be obtained from willows that will be impacted by construction for growing in a nursery if required. Cuttings shall be taken by a qualified native plant biologist or horticulturist. Plant species for each zone within the riparian woodland and upland plant communities shall be consistent with the existing undisturbed areas of the Green Valley site (see plant species lists, Tables IV-2, IV-3, IV-4, and IV-5).

### **Planting Program**

The topography of the new native vegetation sites is extremely important to the success of the mitigation program. The topography for the riparian woodlands area must be altered to allow for the correct hydrological conditions to exist to support wetland plant species. Water table testing and soil analysis may be required prior to conducting grading. A grading plan shall be prepared in accordance with the findings of the water table or hydrological analysis.

Seeding and any plantings of container species shall be conducted during the fall or late winter, if possible. If this is not possible, then planting should take place as soon after construction as possible. If the area will not be planted in the fall, then an artificial watering system shall need to be incorporated.

### **Monitoring**

Areas of native habitat immediately adjacent to proposed grading and/or construction shall be monitored during grading to ensure that no additional loss of habitat occurs. This monitoring shall take place throughout the course of construction.

Where new native vegetation areas have been completed, biological monitoring shall be conducted to ensure the success of the effort. The monitoring shall be conducted over a five-year period. Measurements shall be taken to determine adequate growth and health of species planted. These will include, but may not be limited to, ground cover percentage of the understory (seeded), canopy cover of the container specimen, and tree height and girth. These measurements will give a quantitative measurement of success. To determine vegetation cover of the seeded areas, various 1 x 1 meter quadrants shall be set up at random locations within the new native vegetation areas. These locations shall be documented and remeasured each year. This quadrant sampling shall aid in determining the percent cover which can then be extrapolated to determine cover of the entire site, with a goal being eighty percent (80%) cover after five years. Twenty-five meter transect samples may be used to measure tree height, girth, and crown cover. The quadrant and transect samples can be done at the same location. Each year these numbers shall be compared to determine if the trees are growing at an adequate rate. All quantitative measurements shall be conducted and analyzed by a qualified biologist.



In addition to the quantitative measurements, qualitative measurements shall also be done. These shall include a plant mortality check ninety (90) days after planting, disease and pest control, and determination if sufficient water is available to the plants. If after the ninety-day plant mortality check there are species that have died or if seeded areas have not germinated, these areas shall be replaced with in-kind specimens. A determination shall be made as to the reason for the death and remedial actions taken by the contractor.

Quantitative monitoring will be conducted quarterly the first and second years, twice the third year, and once the fourth and fifth years. Qualitative monitoring shall be conducted every two months the first year and shall follow the schedule for quantitative monitoring thereafter. At the end of each year a detailed monitoring report shall be prepared and submitted to the appropriate agencies for their review. Letter reports shall be prepared for the contract manager at the end of each monitoring period. The fifth-year monitoring report shall conclude whether or not the project is considered successful.

**F. MAINTENANCE RESPONSIBILITY**

The riparian woodland will be covered by open space lots. The upland bluff area will also be covered by an open space lot.

Both open space areas may be maintained by a landowners' association consisting of the owners of the various development areas. Another method for continued maintenance of the open space areas is to transfer the areas to a suitable public entity or to a public land trust. The open space areas would be donated or sold to a nonprofit public land trust which would then assume the responsibility to preserve and maintain those areas, or lease them to the City for a nominal fee.





## **VI. PLANNING AREA DEVELOPMENT STANDARDS AND GUIDELINES**

### **A. INTRODUCTION**

This chapter of the Master Plan presents a set of policies and design and development standards for each of the five individual planning areas which comprise Green Valley. The policies and standards provided for each planning area in this chapter, combined with the general community development standards of Chapter IV, become the official development standards for these planning areas. Figure VI-1 shows the location and predominant land use of each planning area.

Two of the planning areas are designated as Open Space and are not scheduled for any development beyond access roadways, pathways, utilities, and desiltation/depollutant basins. The two remaining planning areas are proposed for commercial and residential development respectively.

For consistency and easy reference, the development standards for each planning area are organized into three sections.

- The first section is an introduction to the planning area and describes its general configuration and the location of major land uses.
- The second section contains site development standards including land use allocations, permitted uses, building height, setbacks, parking, and phasing requirements.
- The third section considers special design criteria such as architecture, site planning, landscape treatments, project entryways, and trails. Special design criteria exhibits are included for each of the planning areas which illustrates design concepts or criteria that are specific for that area.

### **B. PLANNING AREA 1 - ENCINITAS CREEK CONSERVATION AND BUFFER CORRIDOR**

#### **Description**

This approximately 83-acre planning area is located along the eastern side of the property from La Costa Avenue to the southern boundary near Olivenhain Road (Figures VI-2, VI-3, VI-4, and VI-5). It includes all of the pre-existing riparian woodland, the two planned crossings of Encinitas Creek at Levante Street and Calle Barcelona, a riparian buffer corridor and Street "A" along the western edge.



PLANNING AREA	DESCRIPTION	LAND USE
1	Encinitas Creek Conservation Area/ Riparian Buffer Corridor	Open Space
2	Retail	Community Commercial
3	Residential	Single Family Residential
4	Upland Bluff	Open Space
5	'Red Barn'	Open Space

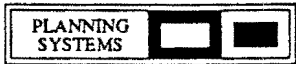
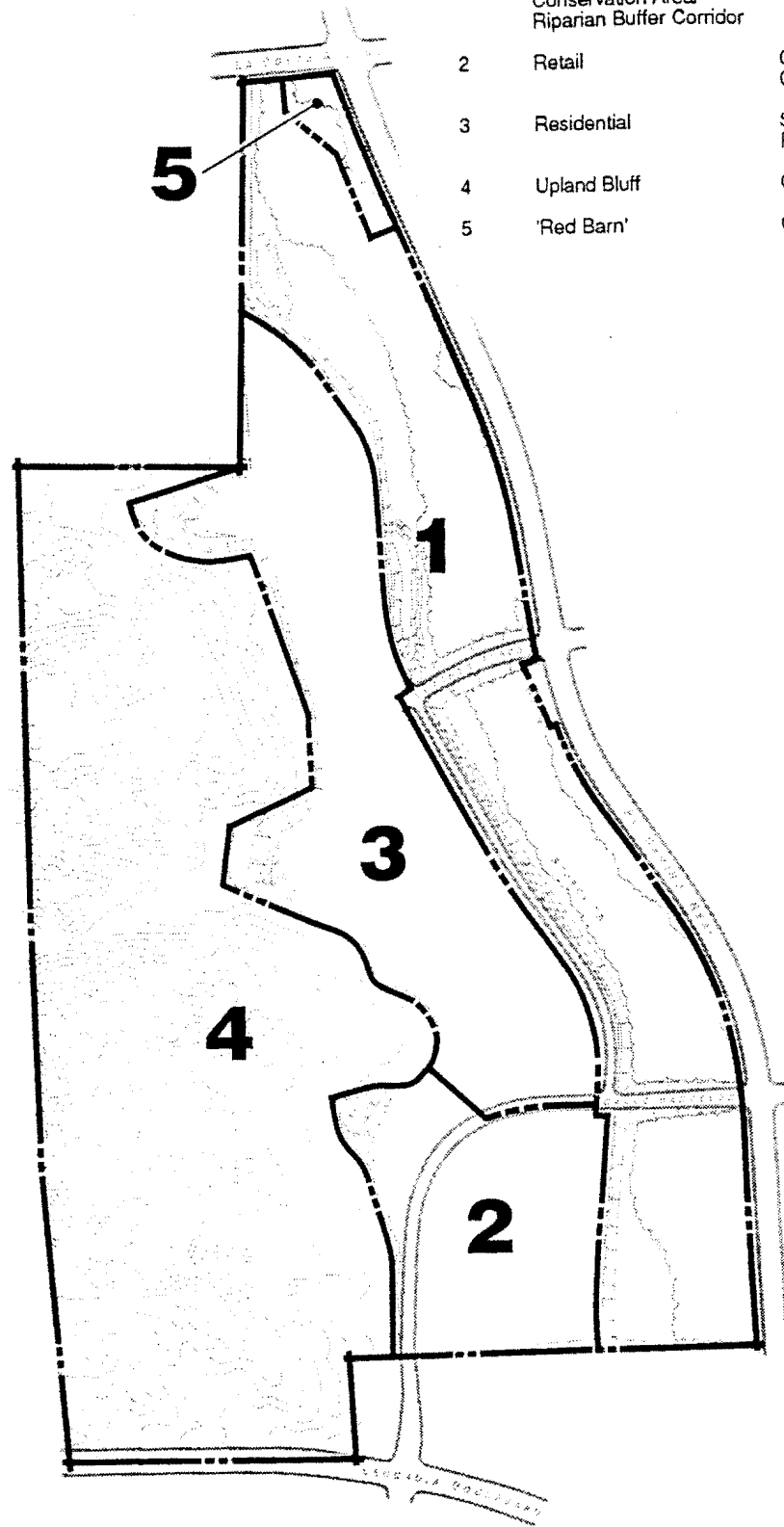


Figure VI-1



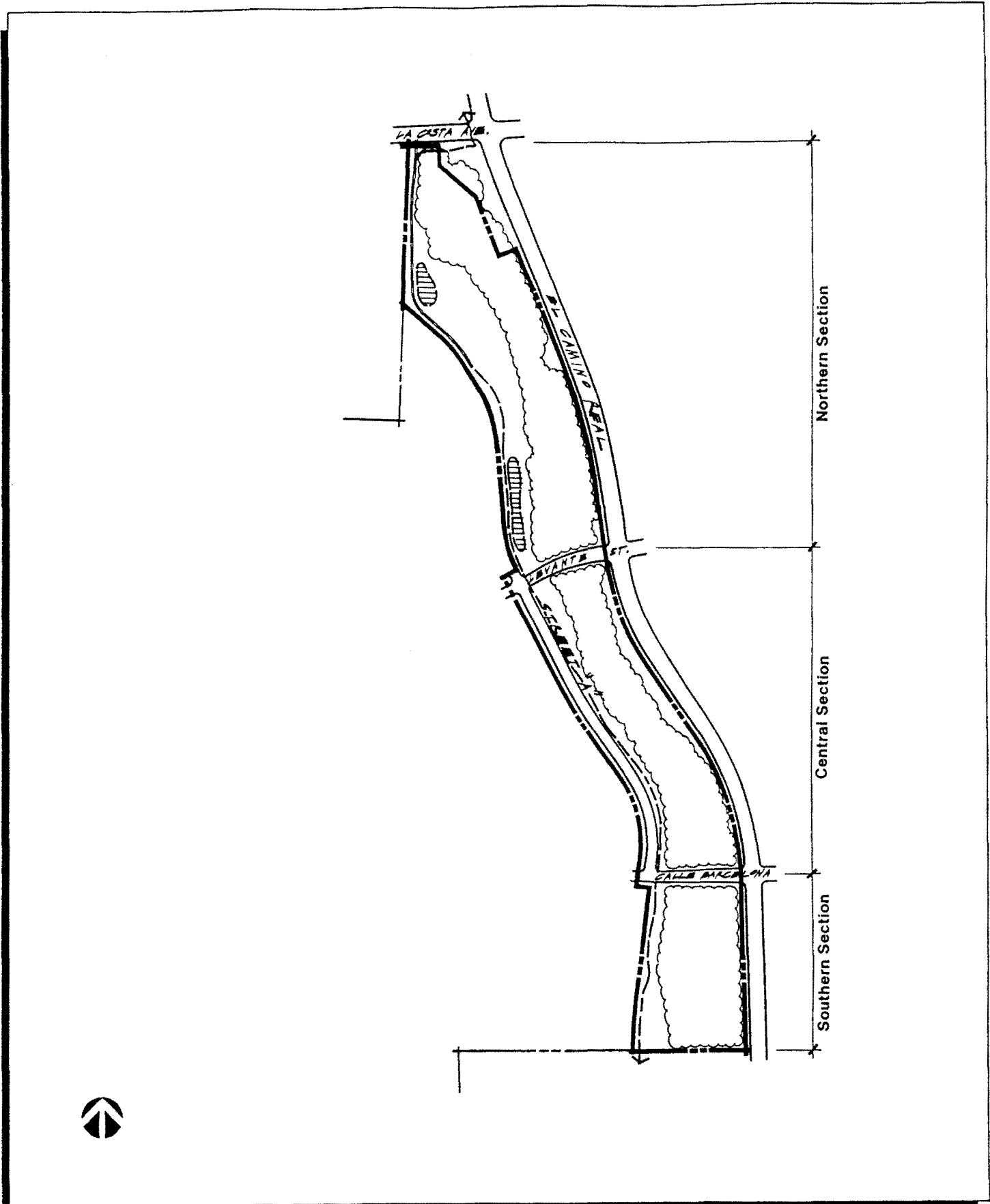


Figure VI-2





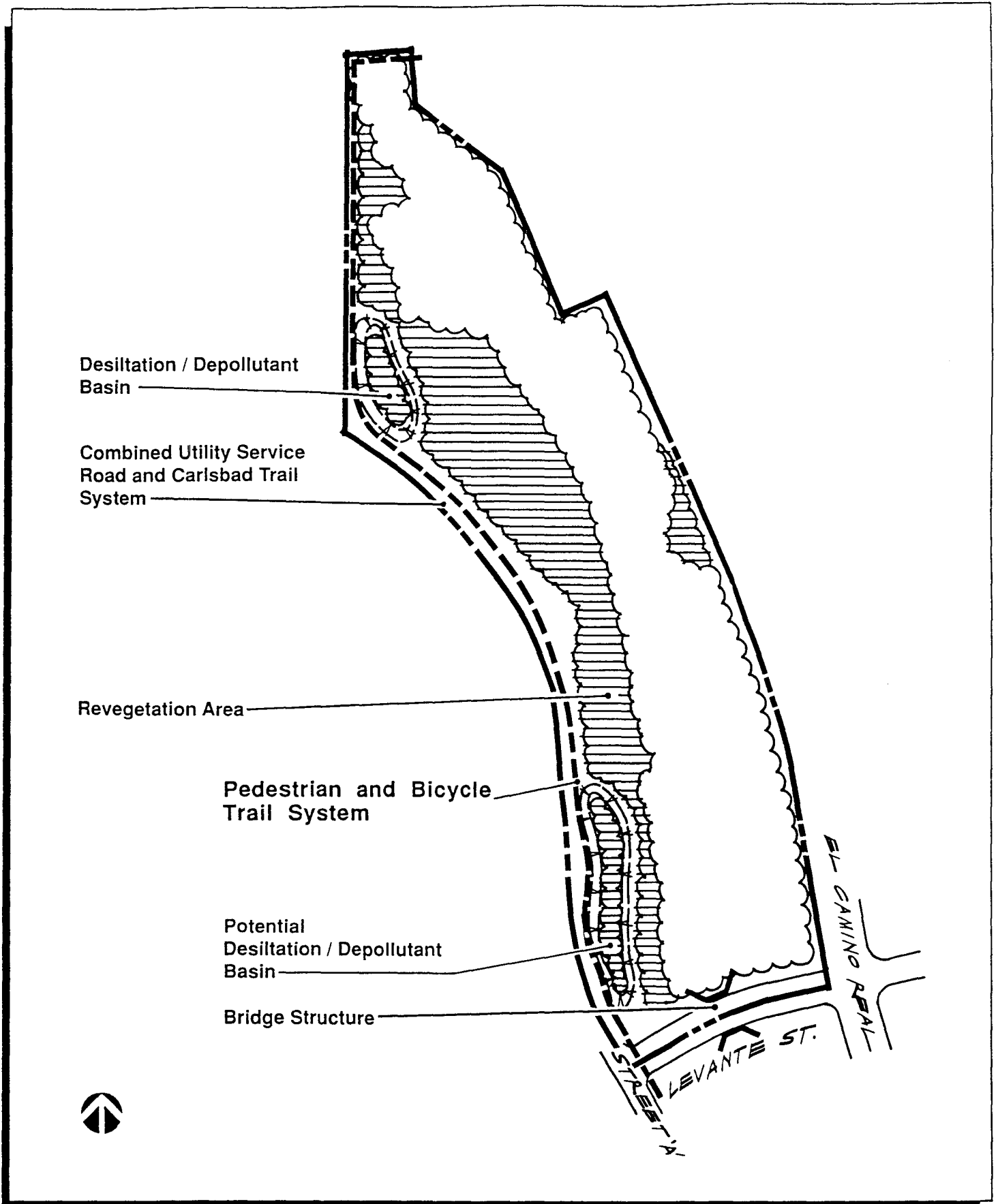


Figure VI-3



Northern Section





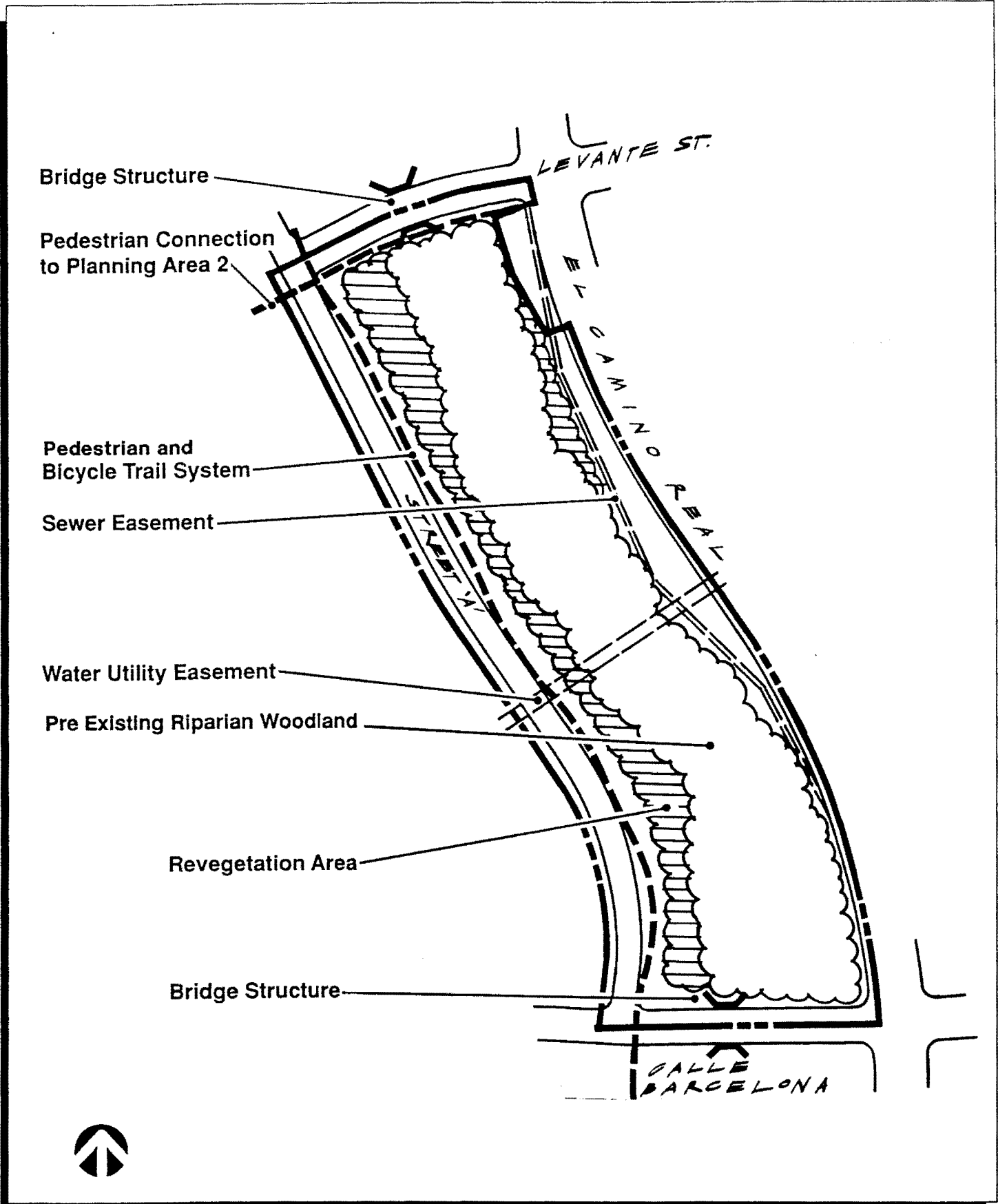
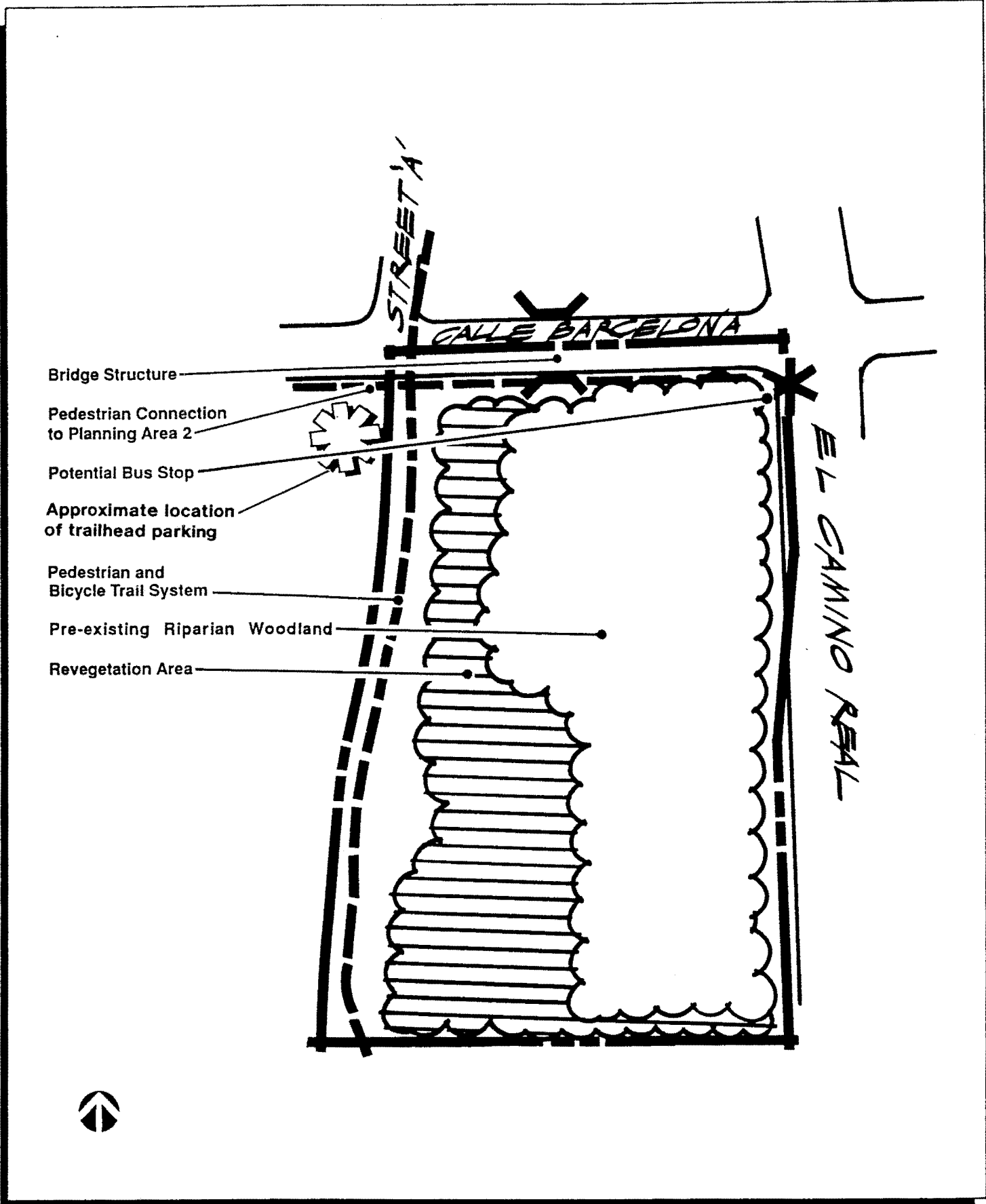


Figure VI-4



Central Section





- Bridge Structure
- Pedestrian Connection to Planning Area 2
- Potential Bus Stop
- Approximate location of trailhead parking
- Pedestrian and Bicycle Trail System
- Pre-existing Riparian Woodland
- Revegetation Area



Figure VI-5



**Development Standards**

All development within Planning Area 1 shall be in conformance with the O-S Open Space Zone (Carlsbad Municipal Code, Chapter 21.33) and the East Batiquitos Lagoon/Hunt Properties segment of the Carlsbad Local Coastal Program, except as otherwise noted in this chapter.

Zoning: OS

General Plan: C/O/RMH/OS

Use Allocation

No urban development or construction of improvements is permitted in this planning area except as noted below.

Permitted Uses

Open space compatible urban support uses are permitted as follows:

- Restoration and Enhancement Projects
- Transportation rights-of-way and improvements
- Bus shelters
- Utility corridors
- Pedestrian/bicycle paths
- Desiltation/depollutant basins
- Slope easements and manufactured slopes
- Project signage
- Lighting (limited)
- Off-street parking at grade

Height

No habitable buildings are allowed in this planning area; however, some freestanding elements such as Bus shelters, signage and street lighting will be within the area boundary. Height limits are as follows:

Bus shelters	12'
Signage	5'
Street lighting	30'

Setbacks

There is no setback requirement for those uses allowed within the area.



### Parking

Parking shall only be permitted within this planning area for the trailhead. No on-street parking shall be allowed on Levante Street or Calle Barcelona.

### **Design Criteria**

#### Vehicular Circulation

The planning area includes two roadways; Levante Street and Calle Barcelona. These roads which cross Encinitas Creek, will be designed to minimize the impact on the riparian woodland and to maintain the continuity of the habitat corridor. Optional designs shall be permitted to be proposed as part of the final engineering and landscape plans. This may include the use of walls or engineered slope stabilization that could increase the standard slope from 2:1 to a steeper slope up to a vertical wall. This may be used to decrease the area of disturbance of the riparian woodland.

The road section of the Levante Street and Calle Barcelona crossings of Encinitas Creek are shown in Figure VI-6. The ten-foot (10') parkway will be improved with a guardrail, sidewalk, landscaping, and lighting and architectural elements as may be included and approved in final landscape and site development plans for the project.

Both road crossings of Encinitas Creek will employ bridge structures rather than use conventional box culverts. The bridges will have a minimum width to span ratio of 2:1. This approach will maximize the "look through" capacity of the structure and prevent it from being a barrier to wildlife movement. This is illustrated in Figure VI-7. The final bridge designs may vary from this design but will, in no case, have less than a width to span ratio of 2:1. The final bridge design must also be approved through a streambed alteration agreement issued by the California Department of Fish and Game.

#### Pedestrian/Bicycle Trail

A portion of the Citywide trail system shall be located along the riparian buffer corridor, either adjacent to and partially within the street right-of-way of Street "A", or within the buffer area adjacent to the riparian woodland. The trail shall not be located closer than twenty-five feet (25') to the pre-existing or revegetated riparian woodland. The details of the trail are illustrated in Figures VI-9 and VI-10 (see Figure VI-8 for Detail Key Map).

#### Trailhead Parking

The Citywide Trail System Plan shows a secondary staging area on the Green Valley property. This staging area is proposed to be located near the intersection of Street "A" and Calle Barcelona and will consist of a small parking area of six (6) spaces and a connection to the pedestrian/bicycle trail. The design of the trailhead parking will be integrated into the site





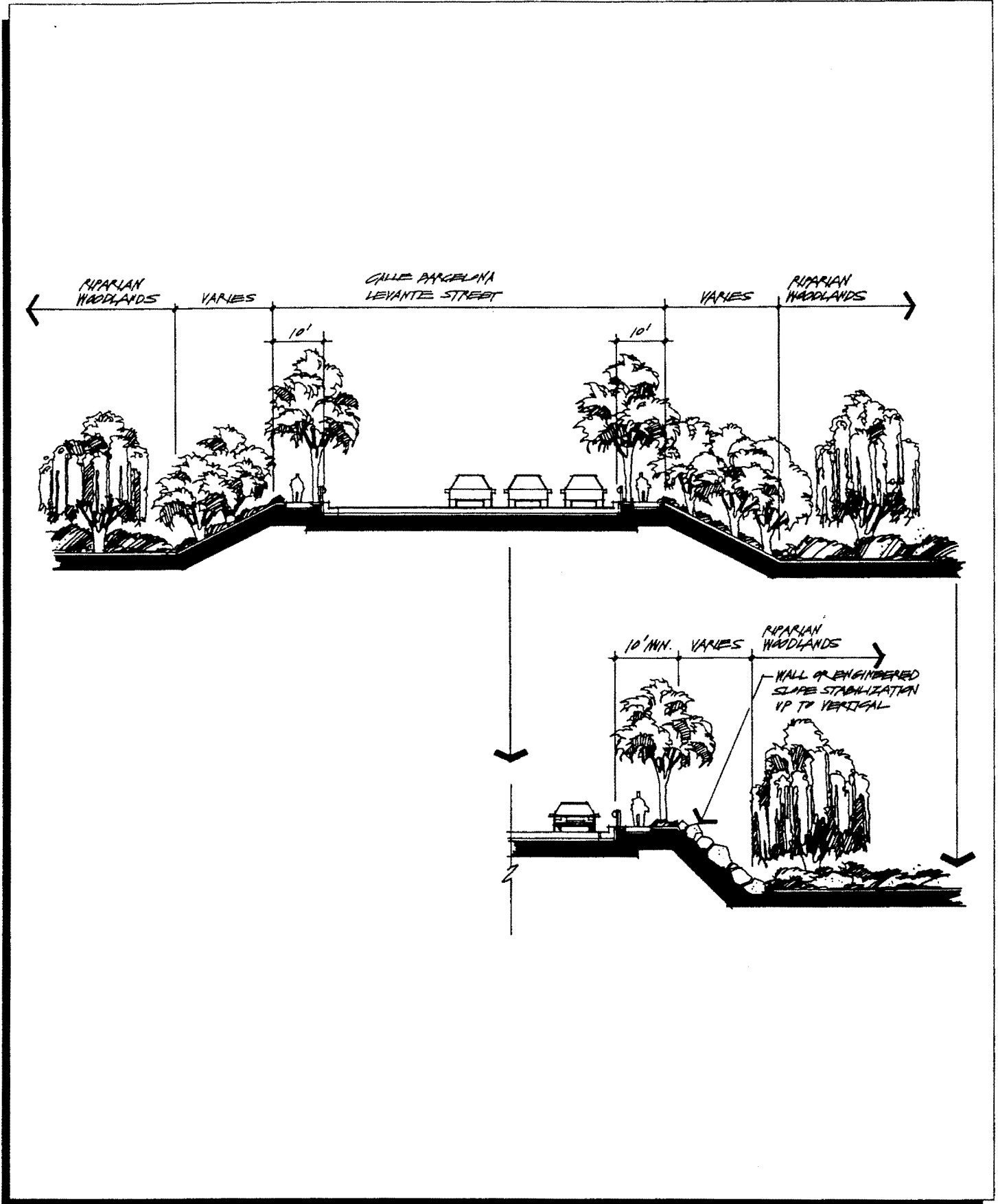


Figure VI-6





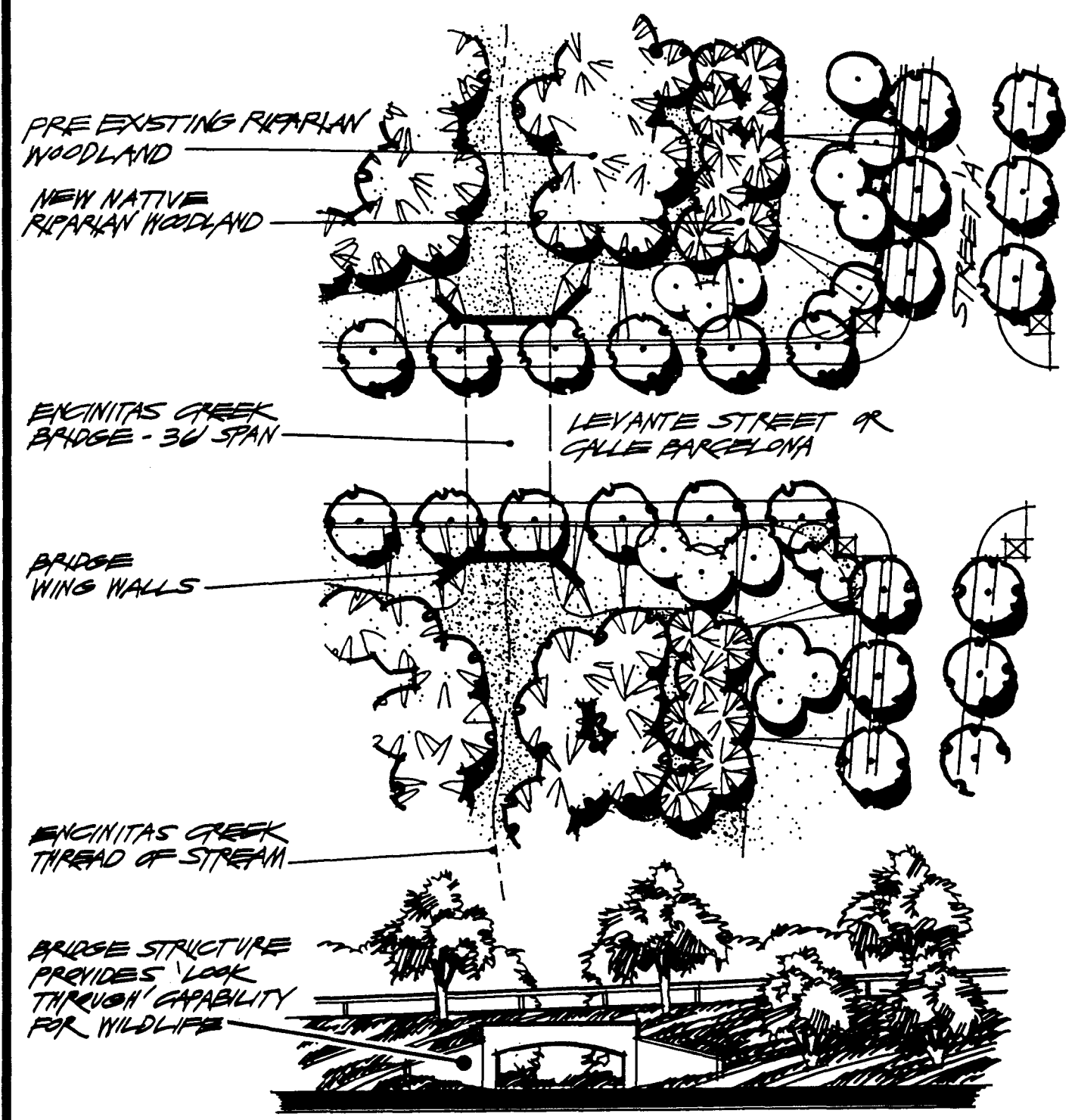


Figure VI-7



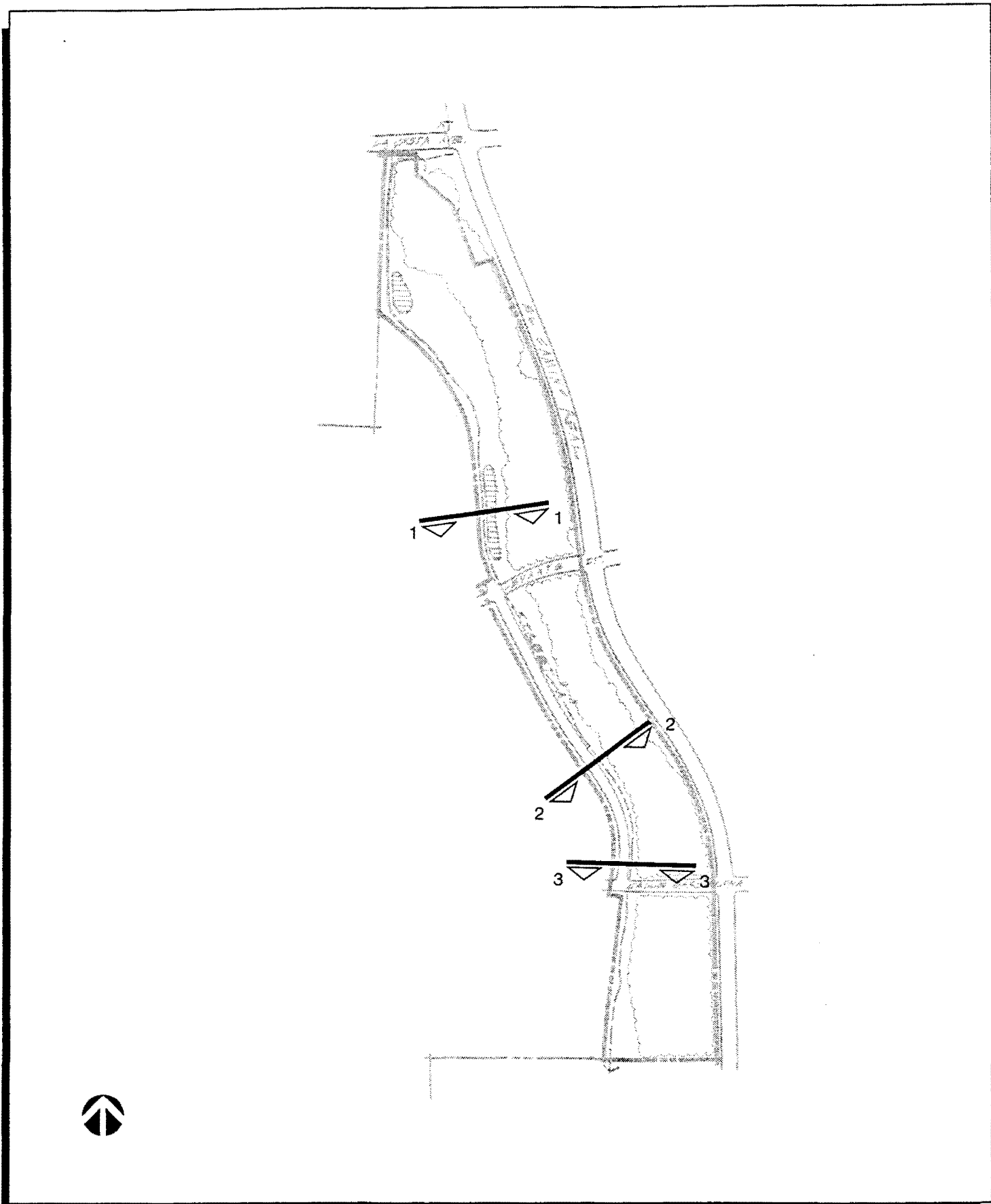
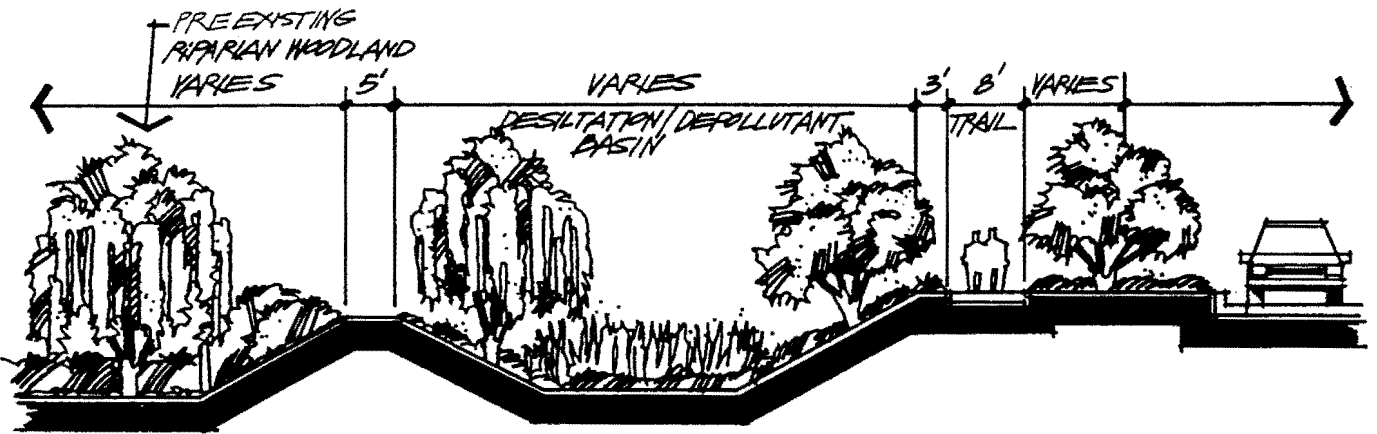


Figure VI-8



Pedestrian/Bicycle Trail - Detail Key Map

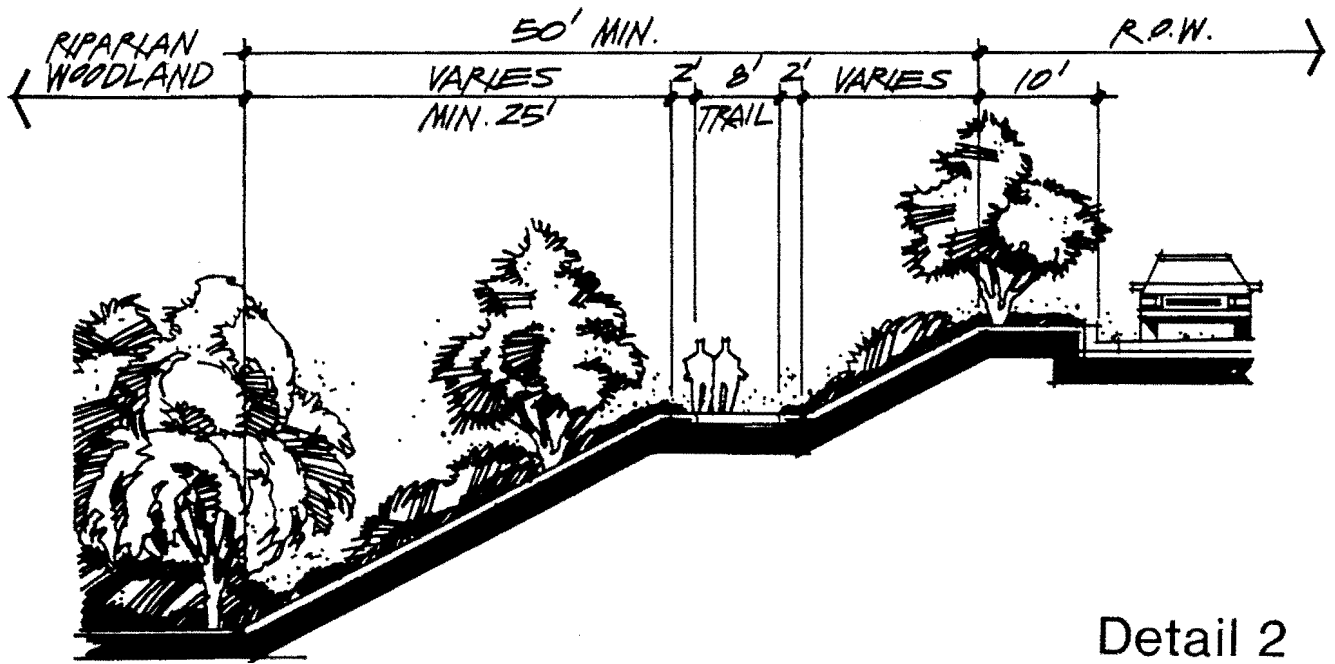




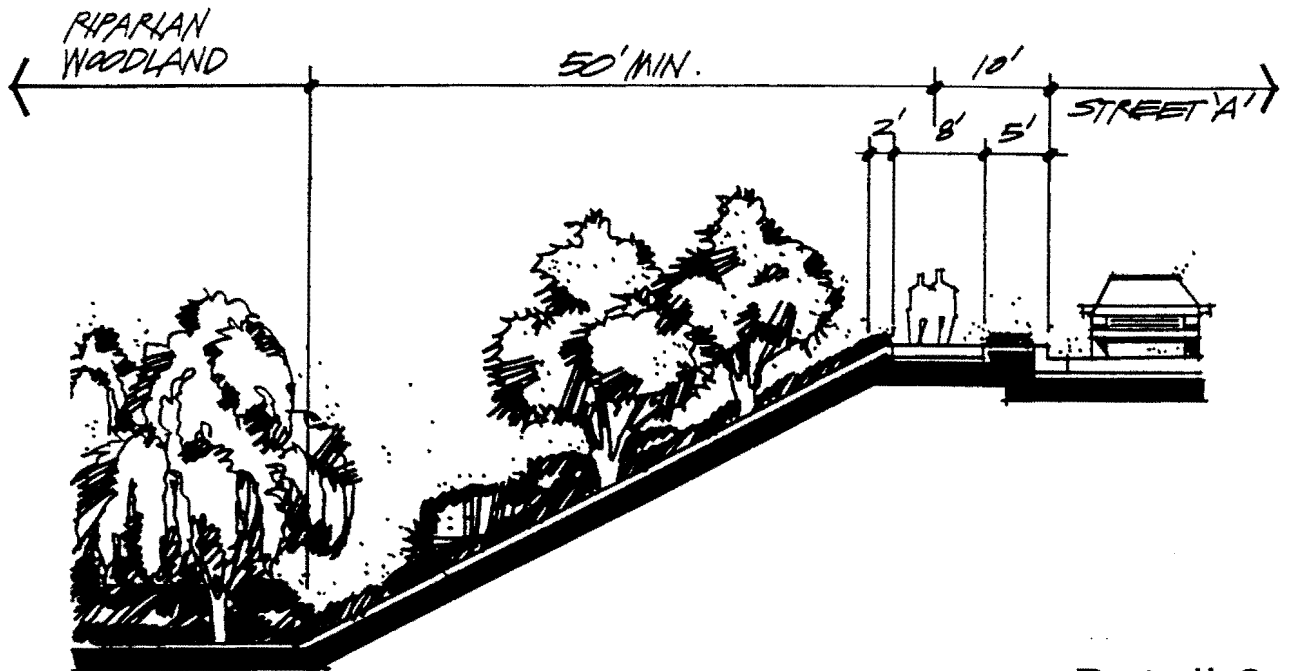
Detail 1







Detail 2



Detail 3

Figure VI-10





design of the retail center and the spaces will not be counted as part of the retail center parking requirement. It will contain, at a minimum, six (6) parking spaces and a direct connection to the trail system.

#### Utilities

Public utilities, including water, sewer, storm drainage, electrical power, and telecommunication/cable service are permitted within the rights-of-way of the roadways in Planning Area 1 or within utility easements shown in this Master Plan. To the extent feasible, all utilities will be located in the roadways, particularly Levante Street and Calle Barcelona, to minimize any further impacts or crossings of the riparian corridor.

One new combination utility and trail easement, as shown on Figure VI-3, will be permitted through the riparian corridor in the northernmost part of the planning area. This will parallel the western property line. This multiple use easement may contain a sewer line, water line, and combination service road and pedestrian/bicycle trail. This consolidation of functions, with a multiple use of the easement, will reduce the disturbance to the riparian woodland. Utility boxes will be located underground or shall be screened visually from public rights-of-way and the proposed pedestrian trail.

#### Water System

The pre-existing utility easement across Encinitas Creek that contains two 16" water mains will remain.

#### Desiltation/Depollutant System

Desiltation/depollutant basin(s) will be located along the western edge of Planning Area 1. The desiltation/depollutant basin(s) will receive the initial one half inch of stormwater from the retail center and single-family residential area in order to ensure that no significant pollution from the development will discharge into the Encinitas Creek. The purpose of separate basins would be to permit the retail and residential projects within Green Valley to proceed as two separate phases of development.

1. The desiltation/depollutant basin(s) shall be subject to periodic maintenance by the developer, property manager, owner, or homeowners' association.
2. Maintenance access for both desiltation/depollutant basins will be provided by service driveways.
3. Storm water from the developed portion of Green Valley (Planning Areas 2 and 3) shall be directed to the desiltation/depollutant basins. Storm water from the open space areas may be directed to Encinitas Creek.



Wastewater Collection System

The easement for two sewer lines near El Camino Real in the central portion of the property will remain.

**C. PLANNING AREA 2 - RETAIL CENTER**

**Description**

This 18.3-acre (approximately) planning area is located south and west of Calle Barcelona extending from the proposed single-family residential area on the north to the southerly property line. The area is the site of a retail center (see Figure IV-11). Major uses in the retail center are typical of community retail.

**Development Standards**

Development within PA2 is subject to the development standards of Chapter 21.28 (C2) except as modified below.

All commercial development in Planning Area 2 shall be in conformance with the development standards and architectural guidelines as noted in this chapter. Development is subject to the approval of a Site Development Plan.

Zoning: C2

General Plan: C/O/RMH

Use Allocation

A maximum of 300,000 square feet of gross floor area of retail commercial uses which cater directly to the consumer shall be allowed.

Permitted Uses

Uses are permitted as defined in Chapters 21.28 (General Commercial) and 21.42 (Conditional Uses) of the Carlsbad Municipal Code.

Building Height

1. Buildings shall be limited to a maximum of 35 feet including any roof mounted equipment and screening elements.
2. Non-habitable architectural design features may extend to a maximum height of 45 feet.



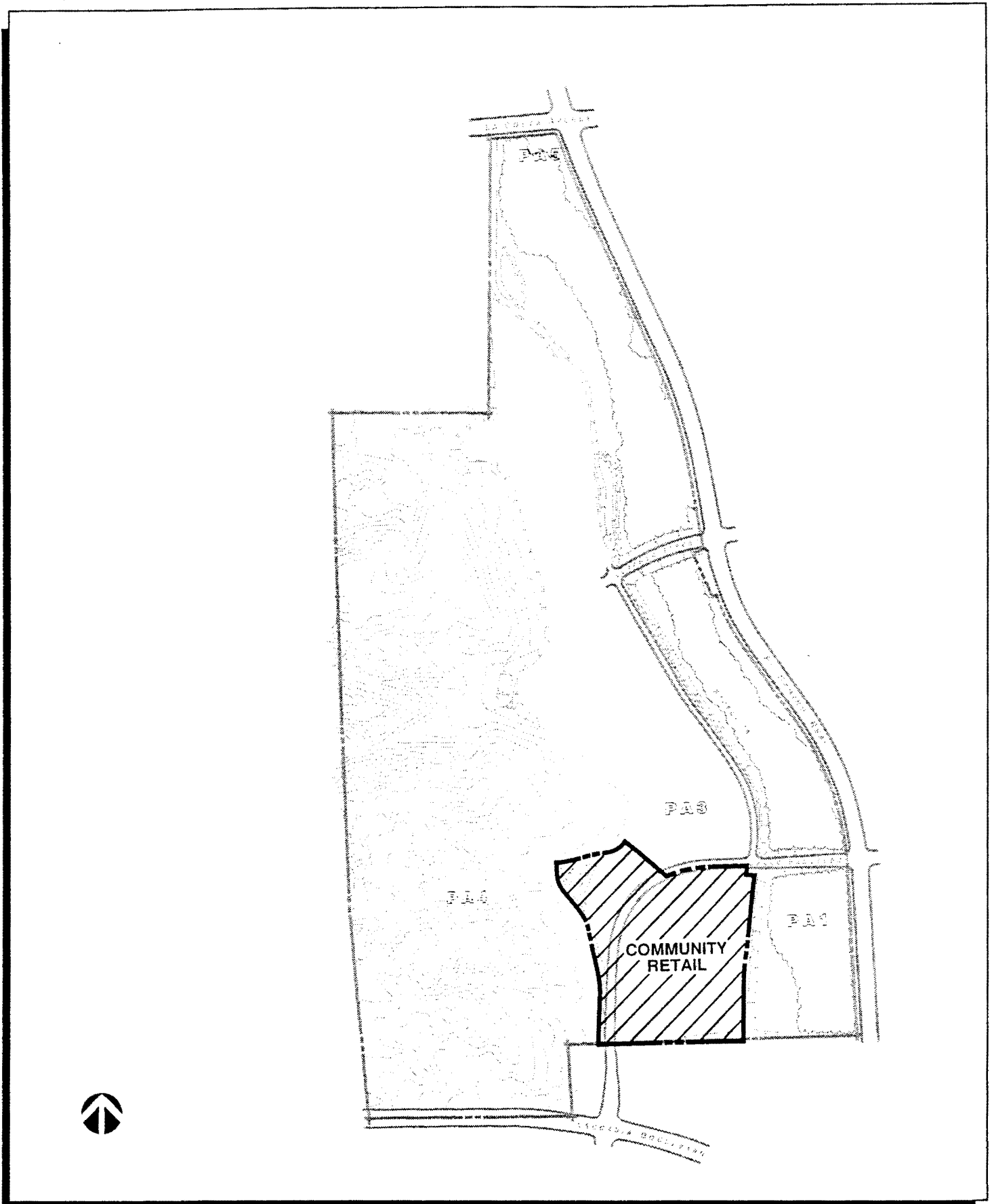


Figure VI-11



Planning Area 2 - Land Use





3. Building heights shall be varied in order to provide additional visual relief and to enhance the appearance of the retail center.

Lot Coverage

1. The maximum allowable coverage for structures, parking and vehicular circulation shall be determined by compliance with setback, City landscape standards, parking and circulation requirements.
2. A maximum of 300,000 square feet of combined building area shall be allowed.

Setbacks

Setbacks from streets shall be measured from the right-of-way line in the case of public streets and from the edge of travelways, outside edge of curb or sidewalk, which ever is closer to the building, in the case of a private street, driveway or circulation aisle.

1. Buildings less than 25 feet in height shall maintain a minimum setback of 35 feet from Calle Barcelona.
2. Buildings greater than 25 feet in height shall have a minimum 35-foot setback from Calle Barcelona plus an additional setback of 1 ½ feet for every foot over 25 feet in height.
3. Parking and vehicle circulation aisles shall maintain a minimum 10-foot setback from Calle Barcelona.
4. Buildings shall maintain a minimum 15-foot setback from general public vehicular circulation aisles and parking.
5. Maintenance, emergency and delivery circulation aisles may be located contiguous to buildings provided it is screened from the general public and access is limited to maintenance, emergency and delivery vehicles.
6. Buildings shall maintain a minimum 5-foot setback from public utility easements.
7. Buildings shall maintain a minimum 25-foot setback from perimeter property lines.
8. Buildings shall be either contiguous or shall maintain a minimum separation equal to the height of the taller of the two adjacent buildings.
9. Fencing or walls greater than 42 inches in height shall maintain a minimum 35-foot setback from Calle Barcelona. This setback is not applicable to the landscaped retaining walls on the west side of Calle Barcelona adjacent to Planning Area 4.



Parking

Parking shall be provided per Chapter 21.44 of the Carlsbad Municipal Code except as identified as or modified below:

1. Public parking stalls shall be 8½' X 20'.
2. Public parking stalls may be 8½' X 17½' if it faces an unencumbered landscaped area no less than 5 feet in depth which in turn provides a 2-1/2-foot overhang.
3. Designated employee parking may be comprised of no more than 40% compact parking stalls (8' X 15') with no overhang permitted. Designated employee parking may comprise up to 15% of the total parking requirement.
4. Parking shall be provided at 90° to two-way vehicle circulation aisles whenever possible.
5. Onsite vehicular circulation shall be clearly marked, direct, and efficient. Dead-end parking aisles shall not be allowed.
6. Designated bicycle parking areas shall be required. Bicycle parking areas shall have racks and shall not block pedestrian circulation.
7. Parking areas for commercial-type company vehicles shall be sized and arranged in the service area so as not to adversely affect other activities.
8. Should drive-through facilities be developed, circulation design shall preclude car stacking into adjacent parking lots or interior circulation driveways.
9. Parking shall be provided at a minimum ratio of one stall per 200 square feet of building for an integrated shopping center. Individual uses may require a greater number of parking spaces per Chapter 21.44 of the Carlsbad Municipal Code and shall be parked accordingly.
10. The minimum parking circulation aisle width shall be 24 feet.
11. Parking for the handicapped shall be provided in pairs whenever possible and shall be located as close as is practical to building entrances.
12. One percent of the total parking requirement shall be made available to motorcycles. Motorcycle parking stalls shall be 5½' X 10'.



## **Design Criteria**

### Architecture

#### General

1. The design of the entire retail center shall reflect a consistent architectural design theme which is rich in detailing. Variations on the theme may be used to accent specific areas or stores in the retail center.
2. Each individual building or cluster of buildings shall reflect compatibility with adjacent buildings including harmonious building styles, size, materials, colors, design elements, and roof lines.
3. All elements shall appear integrated into the overall project design concept. Designs that appear arbitrary or are inconsistent in form or composition shall not be allowed.
4. Detached structures and satellite buildings shall be integrated into the overall project design.

#### Building Massing and Form

1. Building massing shall possess a balance in form and composition.
2. Special concern shall be directed toward reducing the visual impact of the large scale of the buildings. Building facades facing public rights-of-way and circulation systems shall have a relationship to a human scale.
3. The arrangement and design of windows and doors shall be carefully composed to compliment a building's solid massing.
4. Columns and other vertical supports shall be balanced with the loads that they visually carry.
5. Large, flat, unarticulated building elevations shall not be permitted on the facade of the buildings facing Calle Barcelona or El Camino Real.

#### Building Entries

1. Primary building entries shall be obvious and easily accessible. A clearly defined entry sequence linking the building to a substantial hardscaped foreground shall be required for each major tenant building.



2. A relationship between site and building shall be firmly established. Site features that create a link to the building and develop a sense of place shall be integrated into every project. Appropriate examples of this would include entry courts or arcades framed by special planters and plantings, and enhanced hardscape areas. An inappropriate example of this would be a major tenant building entry served solely by a narrow, undifferentiated sidewalk.
3. Primary building entries shall be emphasized by design features such as overhangs, recesses, and roof forms that are integrated into the overall building design.

#### Building Materials and Finishes

1. Exterior materials selected for buildings shall be consistently applied throughout the project.
2. Corrugated, metal-sided, pre-fabricated, and high gloss contemporary buildings are not allowed.
3. Color palettes shall be predominantly warm in character and sensitive in the use of color accents. The principal colors used will be selected to be responsive or complementary to the natural shades of the riparian and upland bluff areas.
4. The use of tinted and/or moderately reflective glazing (such as green, blue, gray, or bronze) is encouraged.
5. Monolithic glazing shall not be used as a dominant design theme. "Glass boxes" shall not be permitted.
6. Exterior wood may be used, but must be finished with paint or solid based stain.

#### Building Roof Design

1. Most buildings within the Green Valley retail center will use parapet-screened, built-up flat roof forms. Sloped or curved roof forms may be used if they are expressed as part of and overall architectural design. Mansard roof forms shall not be permitted.
2. Due to the grade differences between the retail center and surrounding areas, the flat portion of roofs within the retail center may be visible from some existing and planned future development. For this reason, all roofs within the Green Valley retail center, unless part of a specific design element (e.g. a standing seam roof portion), shall be finished in a uniform color regardless of whether it is visible from ground level. All roof elements; including roof-mounted equipment and components, the inside faces of equipment screens, and back side of parapet walls; shall be painted to match roof color.





3. Built-up or membrane roofing shall be effectively screened on all sides by the building parapet. Parapet height must equal or exceed the height of the highest point of the flat roofing.
4. Sloping roofs which reflect the slope angle of the upland bluffs is encouraged.

#### Roof Drainage

1. Roof downspouts shall be routed internally except in service areas not visible from public circulation.
2. A cover piece shall be required for roof overflow drains. This cover piece may be either flush hinge-mounted or forward fixed-mounted. Cover pieces may be painted to match the background building color or in a contrasting color and developed as a design element.
3. Storm water from roof downspouts shall not be drained into landscape areas.

#### Mechanical Equipment Screening

1. Exterior components, whether roof- or ground-mounted, shall be screened on all sides by the building itself, such as an extended roof or parapet wall, or by a screen specifically designed to blend with the building architecture.
2. Equipment screening shall be at least the height of the exterior components to be screened and shall effectively screen all such equipment as might be viewed from the ground elevation.
3. Screening material shall be consistent with other materials used on the building exterior.

#### Screen Walls, Fences, and Retaining Walls

1. Screen walls and fences shall not typically exceed eight (8) feet in height. Screen walls directly adjacent to loading and dock areas may extend up to twelve (12) feet in height if not in the Calle Barcelona setback area.
2. Retaining walls visible from street frontages or public parking areas shall be adjacent to a landscaped area in conformance with an approved project landscape plan.
3. Fencing and screening treatments must be designed as an integral part of the overall architecture and landscape design.



4. All fencing shall be constructed of durable materials and shall be maintained in good repair. Painted wrought iron, metal picket, masonry block (split face, stucco-coated, plaster-coated, or texture finished) or tilt-up concrete panels are examples of acceptable fencing materials.

#### Loading Areas

1. All loading and storage areas shall be located to the rear of the retail center. Loading and storage areas shall be screened to minimize visibility from the principal public rights-of-way or public parking areas.
2. Loading areas must be designed to accommodate complete backing and maneuvering within the service area, and shall not interfere with public streets or public parking areas. All service roadways shall have a minimum width of 24 feet (24').
3. Roll-up loading doors shall not be permitted on the facade of the buildings facing the main entrance road to the retail center and shall not be directly visible from public rights-of-way or customer parking areas.

#### Outdoor Storage

1. No outdoor storage shall be permitted unless adequately screened and placed in the rear service area of the retail center as approved by the Planning Director and Fire Marshal.
2. All vehicles stored on site must be inside a closed building or within a service area screened from public rights-of-way and public parking areas.

#### Refuse Collection and Storage

1. Outdoor refuse enclosures shall be constructed of permanent materials compatible in scale, finish, and color with the overall project. Enclosures shall be of sufficient height to completely screen the bins within and shall be provided with a gate.
2. Refuse collection areas shall be designed to contain all refuse generated on site during the time between regularly scheduled collections so as not to be in view from public circulation areas.
3. Recycling areas shall be included in accordance with Section 21.105.060 of the Carlsbad Municipal Code.



#### Utilities and Communication Devices

1. Exterior onsite utilities, including, but not limited to, irrigation and drainage systems; gas lines; water and sewer lines; and electrical and telecommunications, shall be installed and maintained underground. Exceptions to this provision are electrical transformers and other similar equipment not typically placed underground.
2. Antenna and/or dishes for transmission or reception of any type of signals shall not be visible from public circulation areas. All such devices require specific approval within the site development plan process.
3. Electrical equipment shall be mounted on the interior of a building wherever practical. When interior mounting is not practical, such equipment shall be screened with architectural elements, walls, berms, and/or landscaping.
4. Onsite transformers shall not be placed within the building setback from public rights-of-way, nor where readily visible upon site entrance. All transformer areas shall be screened by landscaping, berms, walls or any such combination.
5. All backflow preventers, including fire sprinkler backflow preventers and above-grade utility connections shall be screened by landscaping and painted, when allowed by code, so as to blend in with the adjacent background.
6. Fire sprinkler valves and alarms shall be placed to minimize their visual presence.

#### Vehicular Circulation

1. The primary vehicular circulation system for the retail center will be a loop consisting of the extension of Calle Barcelona. This primary loop will be clearly delineated to facilitate ingress and egress to the center.
2. The secondary vehicular circulation system will add additional driveways to form further loop circulation opportunities. The secondary circulation system will be comprised of additional internal private driveways within the retail center.
3. Traffic control will occur at the intersection of Levante Street and El Camino Real, the intersection of Calle Barcelona and El Camino Real and the intersection of Calle Barcelona and Leucadia Boulevard.

#### Pedestrian/Bicycle Circulation

1. A comprehensive pedestrian circulation system shall be provided throughout Planning Area 2 and 3.



2. Efficient, safe pedestrian access shall be provided between all of the retail center stores. Where possible, pedestrian corridors shall be provided to separate pedestrian activity from the traffic in parking areas and vehicular circulation.
3. On-street pedestrian corridors shall be clearly marked with paint or decorative paving.
4. Each store within the retail center shall provide an adequate area in front of the building for pedestrian traffic which is unobstructed by pillars, columns, tables and chairs, shopping cart racks, or decorative elements. Pedestrian focal points or "mini-plazas" will be placed at key points along the pedestrian system in front of the retail center.
5. Bicycle racks shall be provided in a convenient, yet unobtrusive location.
6. When a bus stop is sited on or near the retail center, a clearly defined pedestrian link between the bus stop and the retail stores shall be provided.

#### Utilities

##### Water System

Planning Area 2 will be served by water mains located in Calle Barcelona.

##### Desiltation/Depollutant Plan

1. The Green Valley master plan for siltation and pollution control is contained in Chapter V.
2. Storm drain inlets and debris removal areas will be located in the canyon areas of the upland bluff. A maintenance driveway is provided to each area.
3. Storm water from this planning area will be directed to the desiltation/depollutant basin(s).

##### Wastewater Collection System

1. Wastewater shall be collected and transported to existing sewer main in El Camino Real.





**D. PLANNING AREA 3 - SINGLE-FAMILY RESIDENTIAL**

**Description**

This 55.8-acre (approximately) planning area is located between Planning Areas 1 and 4 and north of Planning Area 2. Planning Area 3 is intended for single-family detached and attached residential units (Figure VI-12).

To the maximum effect allowed by the law, the planning area may potentially be developed with up to 400 single-family residential units inclusive of any future density bonus under state law and/or Chapter 21.86 of the Carlsbad Municipal Code of which 15% shall be "Affordable" to lower income households. If approved through an affordable Housing Agreement, an alternative to construction of the affordable residential units on site is participation in an off-site combined affordable housing project located in the Southwest Quadrant of the City of Carlsbad.

**Development Standards**

All development within Planning Area 3 shall be in conformance with the standards as noted in this chapter. A Planned Unit Development (PUD) is required for projects with lots less than 7500 square feet. A Site Development Plan (SDP) is required for all other development in this planning area.

Zoning: RD-M

General Plan: C/O/RMH

Use Allocation

To the maximum effect allowed by the law, the maximum number of dwelling units shall be 400 single-family dwelling units inclusive of any future density bonus under state law and/or Chapter 21.86 of the Carlsbad Municipal Code. A minimum of 15% of the approved number of units shall be "affordable" (CMC Chapter 21.85). The actual number of units achieved will be determined during project review.

Permitted Use

Uses are permitted as defined in Chapters 21.24 and 21.42 of the Carlsbad Municipal Code including but not limited to detached and attached single-family dwelling units and associated ancillary buildings such as community recreation building(s). Other associated uses include, but are not limited to, sales office, recreation areas and RV storage.

A Professional Care Facility in association with an on-site retirement housing community with a Conditional Use Permit.



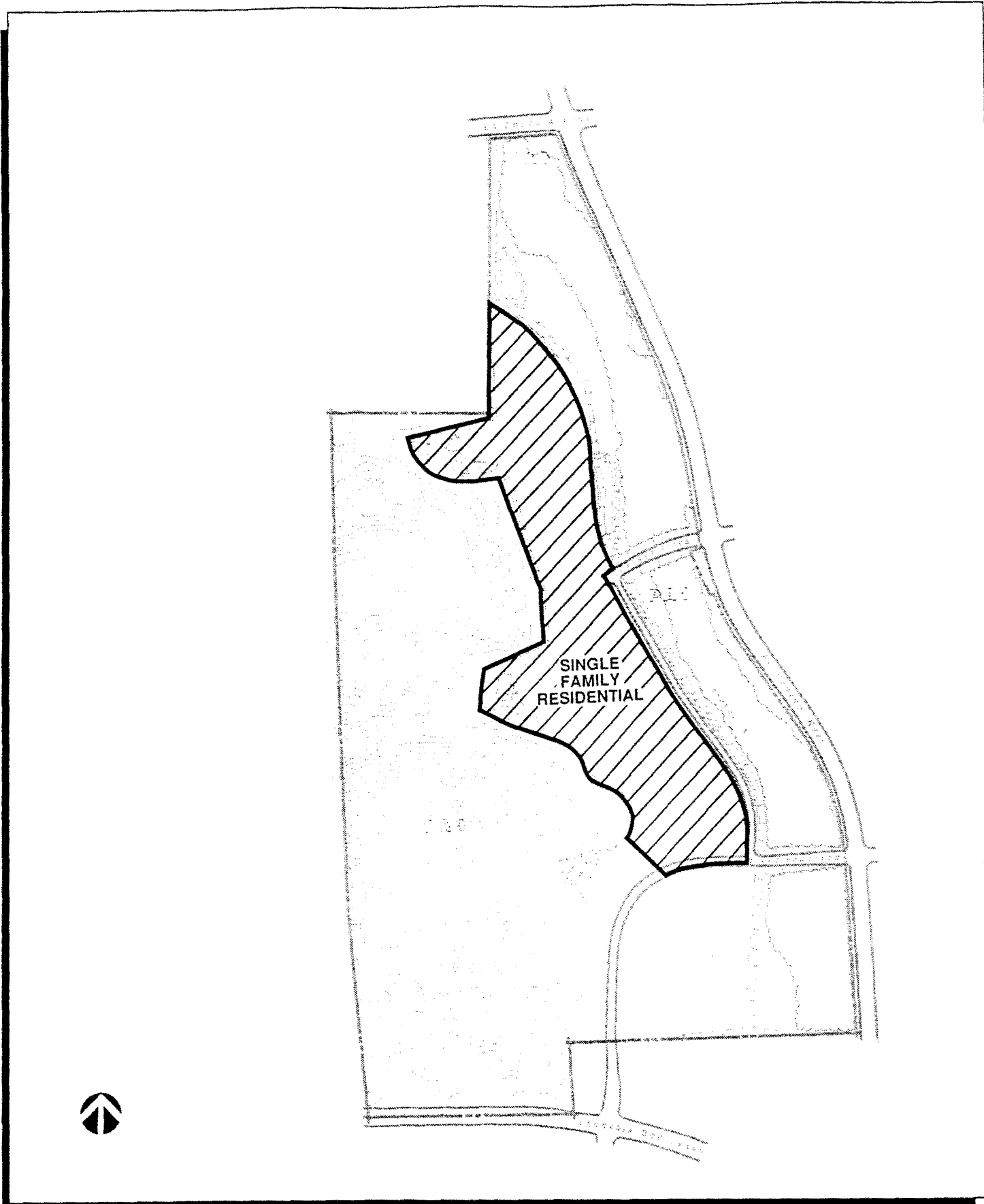


Figure VI-12





## GENERAL STANDARDS

The general site design criteria which follows is applicable to all residential development including single-family detached, townhomes, garden and patio units.

### Private Streets/Driveways

1. The minimum width of private, common driveways shall be 24 feet from face of curb to face of curb. A private, common driveway is a paved accessway to the garage of an individual residential unit which is also shared by one or more additional residential units. The maximum length of a private, common driveway is 160 feet, and the maximum number of residential units served by a private, common driveway is four. No parking is allowed within the private, common driveway.
2. The minimum width of private streets shall be 30 feet from face of curb to face of curb. A private street is a paved accessway for vehicular traffic which is not a direct garage accessway and that is not dedicated as a public right-of-way and is not part of the public street system. It may be part of a private, gated residential neighborhood.
3. Maximum length of a private street with a single point of access to a public street shall be 250 feet. The minimum width of a private street is 30 feet with no parking, 32 feet with parking on one side and 36 feet with parking on two sides.

### Recreational Vehicle Storage

For projects other than single-family detached on individual lots greater than 7500 square feet, an area of no less than 20 square feet per unit shall be provided on-site for the secure storage of recreational vehicles. The storage area shall be for the exclusive use of the residents of the development and shall be designed to reasonably accommodate all varieties of recreational vehicles.

### Recreational Open Space

For projects other than single-family detached on individual lots greater than 7500 square feet, common recreational open space shall be provided at a ratio of 200 square feet per unit. A minimum 25% of the total required recreational open space area shall be improved as "active" which may include:

- Swimming Pools
- Tennis Courts
- Volleyball Court
- Racquetball Courts
- Children's Playground and other similar facilities



A 10% credit of the total required recreational open space area may be granted for the provision of an on-site indoor exercise facility.

For the purpose of determining compliance with the open space requirement, common recreational open space shall be those areas accessible to all residents which are clearly intended and can be used by individuals or groups for active or passive recreation. Recreation areas may be of a variety of surface materials (sand, grass, concrete, decomposed granite, etc.) and should be designed to encourage the use of the space.

#### Retirement Residential Project

A retirement residential project may involve customized residential unit types and site plans. For a retirement residential project, development standards and design criteria for both single-family detached and attached are subject to Section 21.24.025 (RD-M) of Title 21 of the Carlsbad Municipal Code and is subject to the approval of a Site Development Plan.

### **STANDARD SUBDIVISION 7500 LOT STANDARDS OR GREATER**

Standard subdivisions with lots greater than 7500 square feet are subject to Chapter 21.10 of the Carlsbad Municipal Code except as modified below.

The single-family individual lot standards which are illustrated on Figure VI-13 are applicable to units on lots of 7500 square feet or greater.

#### Parking

1. Each residential unit shall be provided with a minimum of two enclosed attached or detached garage spaces.

#### Setback: General

1. Bay windows, greenhouse windows, fireplaces and similar architectural features may protrude into a required side, rear yard or building separation up to two (2) feet if any one or combination thereof does not exceed ten (10) feet in width along any building side.
2. Architectural embellishments such as window or door surrounds, sills and buttresses may protrude into any required yard or building separation up to six (6) inches.
3. Roof elements, such as eaves and cornices may protrude into any yard or building separation up to a maximum of two (2) feet.





**FIGURE VI-13**  
**Standard Subdivision Standards: 7500 Square Feet Lots or Greater**

Minimum Lot Size	7,500 square feet
Minimum Lot Dimension:	
Width	60 feet
Depth	65 feet
Maximum Lot Coverage	40 percent
Setbacks:	
Calle Barcelona*	35 feet minimum
rear property line	20 percent lot width / 10 feet minimum / 20 feet maximum
side property line	
center plot	10 percent lot width / 5 feet minimum / 10 feet maximum
zero lot	20 percent lot width / 10 feet minimum / 20 feet maximum
street - public/private:	
structure	15 feet minimum / 20 feet minimum average
garage: front loading	20 feet minimum
side loading	15 feet minimum / 20 feet minimum average
driveway:	
structure	10 feet minimum / 15 feet minimum average
garage: front loading	20 feet minimum
side loading	10 feet minimum / 15 feet minimum average
Building Separation: **	
1 story / 1 story	10 feet
1 story / 2 story	15 feet
2 story / 2 story	20 feet
Building Height:	30 feet @ 3:12 roof pitch 24 feet @ less than 3:12 roof pitch

\* This setback is applicable to all structures and all fences or walls greater than 42 inches in height.

\*\* Building separation is based on 1 story and 2 story elements defined as follows:  
 1 story - Maximum first floor plate height of 12 feet; and/or a maximum building height of 15 feet 5 feet from the first floor building face.  
 2 story - First floor plate height greater than 12 feet; and/or a building height greater than 15 feet 5 feet from the first floor building face.



4. Unenclosed patios and second floor decks are permitted in the required rear yard but must maintain a minimum five (5) foot setback from rear and side property lines and may not cover more than 50% of the required rear yard.

Setbacks: Public Streets

The setbacks from public residential streets shall be measured from the right-of-way line.

1. Fences no higher than 42 inches may be allowed up to the right-of-way.
2. Individual unit privacy fencing shall maintain a minimum 15-foot setback and a combined street average of 20 feet.
3. Unenclosed second floor decks and patio covers shall maintain a minimum 15-foot setback and a street average of 20 feet. No overhang is allowed within this required setback.

Setbacks: Private Streets

The setbacks applied to Public Streets shall apply to Private Streets, however, the outer edge of the travelway, curb or sidewalk shall be used in lieu of the right-of-way.

## **REDUCED LOT SIZE SUBDIVISION STANDARDS**

Projects which propose single-family lots less than 7500 square feet are subject to Chapter 21.45 (Planned Development Ordinance) except as modified below.

The planned unit development individual lot standards which are illustrated on Figure VI-14 are applicable to detached units on common lots or on individual lots of 3500 square feet or greater.

Parking

1. Each residential unit shall be provided with a minimum of two enclosed attached or detached garage spaces.
2. Projects designed with private streets or common driveways shall demonstrate that additional on-site parking is provided at a ratio of five spaces for the first ten residential units and .25 for each unit thereafter.

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3. Unenclosed second floor decks and patio covers shall maintain a minimum 5-foot setback from property line.

#### Exclusive Use Areas

For clusters of up to four single-family residential units served by a common, private driveway, the minimum size exclusive use are for individual units is 2500 square feet inclusive of the unit footprint. For clusters of more than four single-family units served by a private street, the minimum exclusive use area for individual units is 3500 square feet inclusive of the unit footprint.

### **ATTACHED UNIT STANDARDS**

An attached unit project is subject to 21.24 (RD-M) if no subdivision is included and 21.45 (PD) of the Carlsbad Municipal Code if it includes subdivision except as modified below.

The attached residential unit standards which are illustrated on Figures VI-15 are applicable to attached residential product of three or more units on individual or common lots.

#### Parking

1. Each residential unit shall be provided with a minimum of two enclosed attached or detached garage spaces.
2. Projects designed with private streets or common driveways shall demonstrate that additional on-site parking is provided at a ratio of five spaces for the first ten residential units and .25 for each unit thereafter.
3. All open, off-street parking shall be screened from the public right-of-way through the use of screen fences or walls, berming and/or landscaping.

#### Setbacks

Setbacks from streets shall be measured from the right-of-way line in the case of public streets and from the outside edge of travelway, curb or sidewalk, whichever is closer to the building, in the case of a private street or driveway.

1. Bay windows, greenhouse windows, fireplaces and similar architectural features may protrude into a required side or rear yard or building separation up to two (2) feet if any one or combination thereof does not exceed ten (10) feet in width along any building side.



FIGURE VI-15  
ATTACHED UNIT STANDARDS

Minimum Lot Size	10,000 square feet
Minimum Lot Coverage	55 percent
Setbacks:	
Calle Barcelona*	35 feet minimum
subdivision / project boundaries:	
structure: front of dwelling	10 feet minimum
side of dwelling	10 feet minimum
rear of dwelling	15 feet minimum
street - public/private:	
dwelling	10 feet minimum / 15 feet minimum average
garage: front loading	20 feet minimum
side loading	10 feet minimum / 15 feet minimum average
driveway:	
dwelling: first floor	10 feet minimum
second floor	15 feet minimum
garage: front loading	5 feet minimum
side loading	10 feet minimum
Building Separation: **	
1 story / 1 story	10 feet
1 story / 2 story	15 feet
2 story / 2 story	20 feet
Building Height:	30 feet @ 3:12 roof pitch 24 feet @ less than 3:12 roof pitch

\* This setback is applicable to all structures and all fences or walls greater than 42 inches in height.

\*\* Building separation is based on 1 story and 2 story elements defined as follows:

- 1 story - Maximum first floor plate height of 12 feet; and/or a maximum building height of 15 feet 5 feet from the first floor building face.
- 2 story - First floor plate height greater than 12 feet; and/or a building height greater than 15 feet 5 feet from the first floor building face.





2. Architectural embellishments such as window or door surrounds, sills and buttresses may protrude into any required yard or building separation up to six (6) inches.
3. Roof elements, such as eaves and cornices and patio cover or deck overhangs may protrude into any required yard or building separation up to a maximum of two (2) feet.
4. Unenclosed patios and second floor decks are permitted in required rear yards and exclusive use areas but must maintain a minimum five (5) foot setback from rear and side property lines and/or fences delineating exclusive use and may not cover more than 50% of the required rear yard or exclusive use area. Unenclosed patios and second floor decks may protrude into a required side yard or building separation up to two feet. No part of an unenclosed patio or second floor deck may occupy any portion of a front yard setback.

#### Subdivision or Project Boundaries

1. Buildings shall maintain a minimum 10-foot setback from property line. This setback shall take precedent over lesser conflicting setbacks.
2. Individual unit and project fencing may be allowed up to the property line.
3. Unenclosed second floor decks and patio covers shall maintain a minimum 5-foot setback from property line.

#### Exclusive Use Areas

For clusters of up to four single-family residential units served by a common, private driveway, the minimum size exclusive use area for individual units is 2500 square feet inclusive of the unit footprint. For clusters of more than four single-family units served by a private street, the minimum exclusive use area for individual units is 3500 square feet inclusive of the unit footprint.

### **E. PLANNING AREA 4 - UPLAND BLUFF AREA**

#### **Description**

This approximately 123-acre area is the westernmost portion of Green Valley and is comprised of the upland bluff area, which will generally remain undisturbed and protected by an open space easement (Figure VI-13). No development is proposed for this area.



### **Site Development Standards and Design Criteria**

Uses and improvements in the upland bluff area shall be in conformance with the standards of the O-S Open Space Zone (Carlsbad Municipal Code, Chapter 21.33), unless otherwise noted in this chapter.

Zoning: OS

General Plan: C/O/RMH/OS

#### Permitted Uses

Open space compatible urban uses such as:

- Restoration and Enhancement projects
- Utility corridors
- Upland mitigation and revegetation areas
- Lands for mitigation
- Wildlife enhancements
- Storm drainage structures and debris removal areas
- Water mains
- Slope easements

#### Height

No buildings or structures are allowed in the area; therefore, there are no applicable height standards.

#### Setbacks

No buildings or structures are allowed in this area; therefore, there are no applicable setback standards.

#### Parking

No urban development, except as noted, is allowed in this area; therefore, no public parking is required or proposed. Maintenance driveways are permitted for the water mains and storm drainage facilities. Areas for temporary use by maintenance vehicles may be provided.

#### Architecture

No buildings or structures are allowed in this area; therefore, there are no applicable architectural standards.



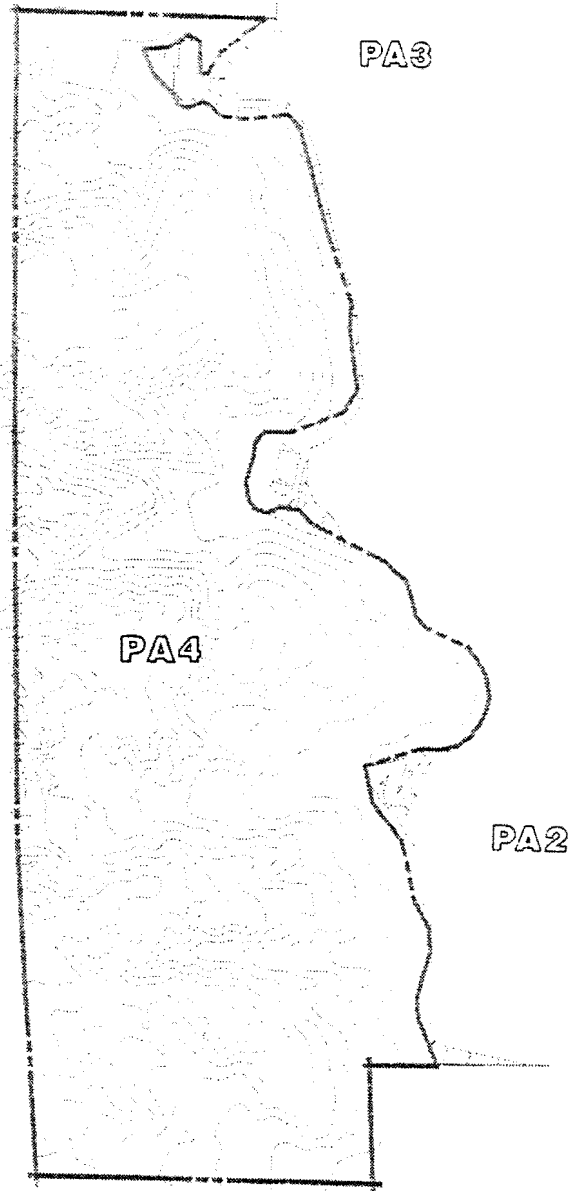


Figure VI-16



# Planning Area 4 - Land Use



Utilities

Water System

Two pre-existing water mains of the Olivenhain Municipal Water District are located in the southern portion of the planning area; a 16-inch high pressure main and a 16-inch low pressure main. These water mains will remain in their present location.

**F. PLANNING AREA 5 - OPEN SPACE**

**Description**

This 1.7-acre area is the northeastern corner of Green Valley and is comprised of the site of the commercial building known as the "Red Barn" and associated parking lots.

**Site Development Standards and Design Criteria**

Uses and improvements in Planning Area 5 shall be in conformance with the standards of the O-S Open Space Zone (Carlsbad Municipal Code, Chapter 21.33), unless otherwise noted in this chapter.

Zoning: OS

General Plan: OS/C

Permitted Uses

Open space compatible urban uses such as:

- Existing "Red Barn" and associated parking as a legal non-conforming use
- Restoration and enhancement areas
- Utility corridors
- Riparian mitigation and revegetation areas
- Lands for mitigation
- Project signage

Height

No buildings or structures are allowed in the area other than the existing structure; therefore, there are no applicable height standards.





Setbacks

No buildings or structures are allowed in this area other than the existing structure; therefore, there are no applicable setback standards.

Parking

No parking is allowed in this area other than the two existing parking lots.

Architecture

No buildings or structures are allowed in this area other than the existing structure; therefore, there are no applicable architectural standards.



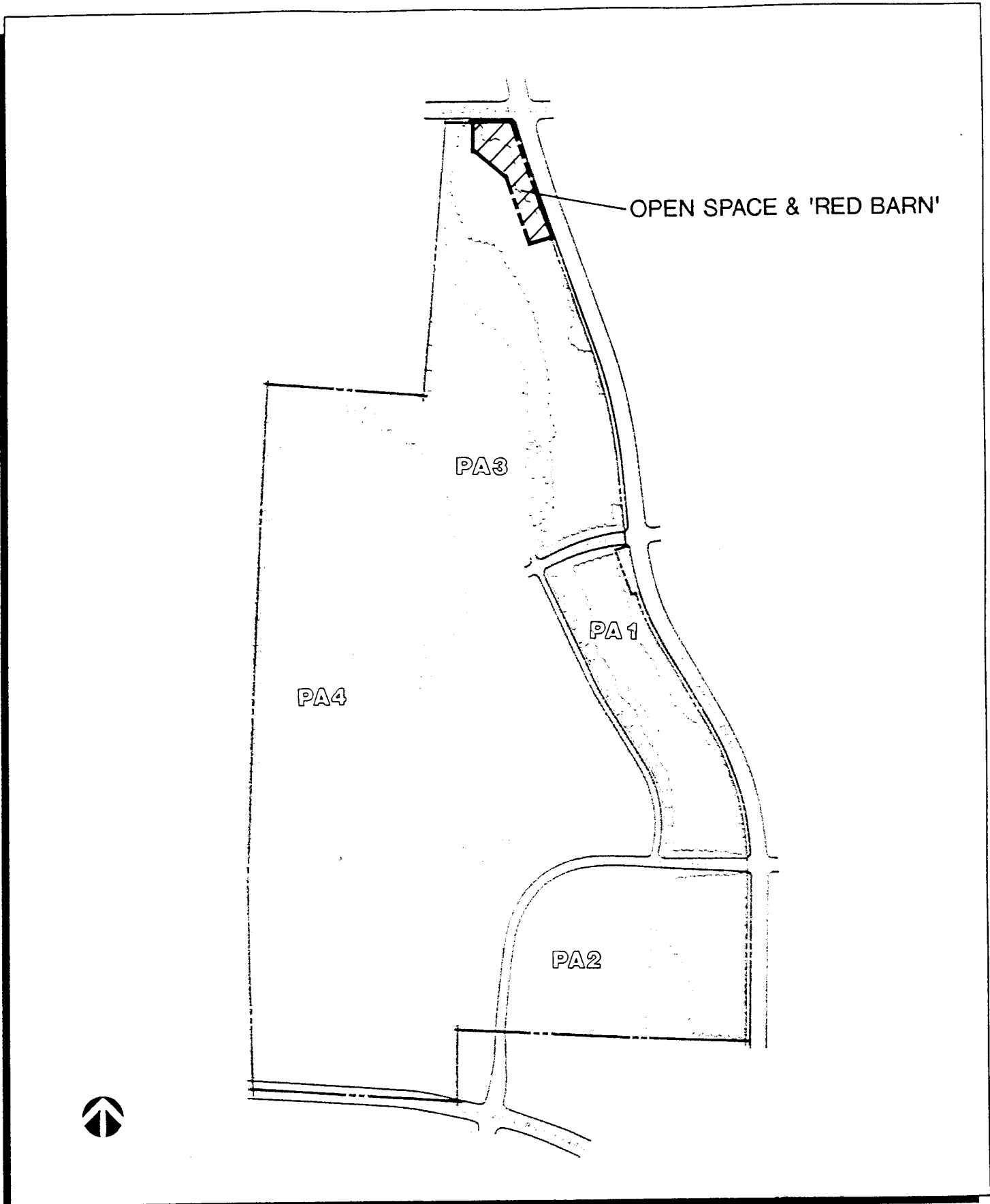


Figure VI-17



# Planning Area 5



**VII. PUBLIC FACILITIES AND SERVICES**

The public facility requirements for this Master Plan are fully addressed within the Zone 23 Local Facilities Management Plan (LFMP). This zone plan was prepared pursuant to the City of Carlsbad's Growth Management Program. The Zone 23 LFMP; 1) provides a detailed description of how the Master Plan will be developed, 2) demonstrates how and when each required facility and improvement will be constructed to accommodate phased development within the Master Plan area, and 3) provides a complete description of how each facility and improvement will be financed when mitigation is necessary.





