SD LCPA 2-06B

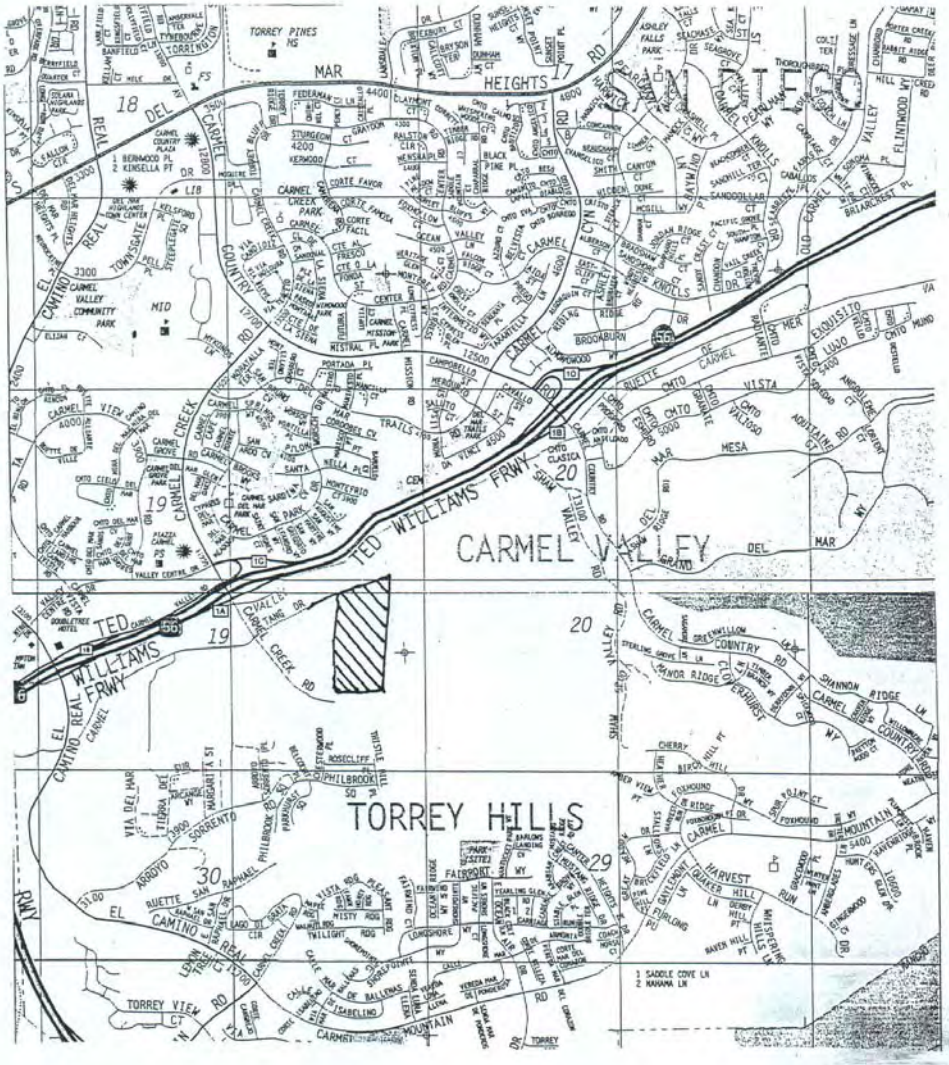


EXHIBIT NO. 1
APPLICATION NO.
SD LCPA 2-06B
Location Map

California Coastal Commission

RECEIVED
NOV 0 3 2006
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

(R-2007-30) 302

RESOLUTION NUMBER R- 301919

DATE OF FINAL PASSAGE SEP 1 9 2006

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AN AMENDMENT TO THE CARMEL VALLEY COMMUNITY PLAN AND THE CARMEL VALLEY NEIGHBORHOOD 8 PRECISE PLAN, LOCAL COASTAL PROGRAM LAND USE PLAN AND PROGRESS GUIDE AND GENERAL PLAN FOR THE CREEKSIDE VILLAS PROJECT.

WHEREAS, on SEP 1 9 2006, the City Council of the City of San Diego held a public hearing to consider the amendments to the Carmel Valley Community Plan and the Carmel Valley Neighborhood 8 Precise Plan, Local Coastal Program Land Use Plan and Progress Guide and General Plan; and

WHEREAS, Creekside Villas, LLC, requested an amendment to the Carmel Valley Community Plan and the Carmel Valley Neighborhood 8 Precise Plan, Local Coastal Program Land Use Plan and Progress Guide and General Plan for the purpose of reconfiguring development and open space areas on a 12.25-acre site to allow the proposed "Creekside Villas" project; and

WHEREAS, the site is legally described as the westerly 590.84 feet of the east ½ of the Southeast ¼ of Section 19, Township 14 South, Range 3 West, San Bernardino Base Meridian, County of San Diego, State of California, lying southerly of the center line of Carmel Valley Road, shown on County Road Survey No. 758, filed in the office of the County Surveyor, described in deed to the County of San Diego recorded September 29, 1938, in Book 819, Page 365 of Official Records, excepting therefrom all that portion thereof as condemned in the certain final order of condemnation recorded March 7, 1994 as File No. 1944-173263 of Official Records, in the Carmel Valley Community Plan area, in the City of San Diego, Cal

shown on Zone Map Drawing No. B-4219, are rezoned from the MF1 and OS zones to the MF3 zone and from the MF1 to the OS zone, as the MF3 and OS zones are described and defined by San Diego Municipal Code Chapter 10, Article 3, Division 6. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006; and

WHEREAS, Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans, and the City Council has held such concurrent public hearings; and

WHEREAS, on June 22, 2006, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress and General Plan and the Carmel Valley Community Plan and the Carmel Valley Neighborhood 8 Precise Plan and the Local Coastal Program Land Use Plan; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the Progress Guide and General Plan; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

(R-2007-30)

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the Carmel Valley Community Plan and the Carmel Valley Neighborhood 8 Precise Plan, and the Local Coastal Program Land Use Plan, a copy of which is on file in the office of the City Clerk as Document No.

RR-301919.

BE IT FURTHER RESOLVED, that this amendment is not effective until unconditionally certified by the California Coastal Commission.

BE IT FURTHER RESOLVED, that the Council adopts the amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

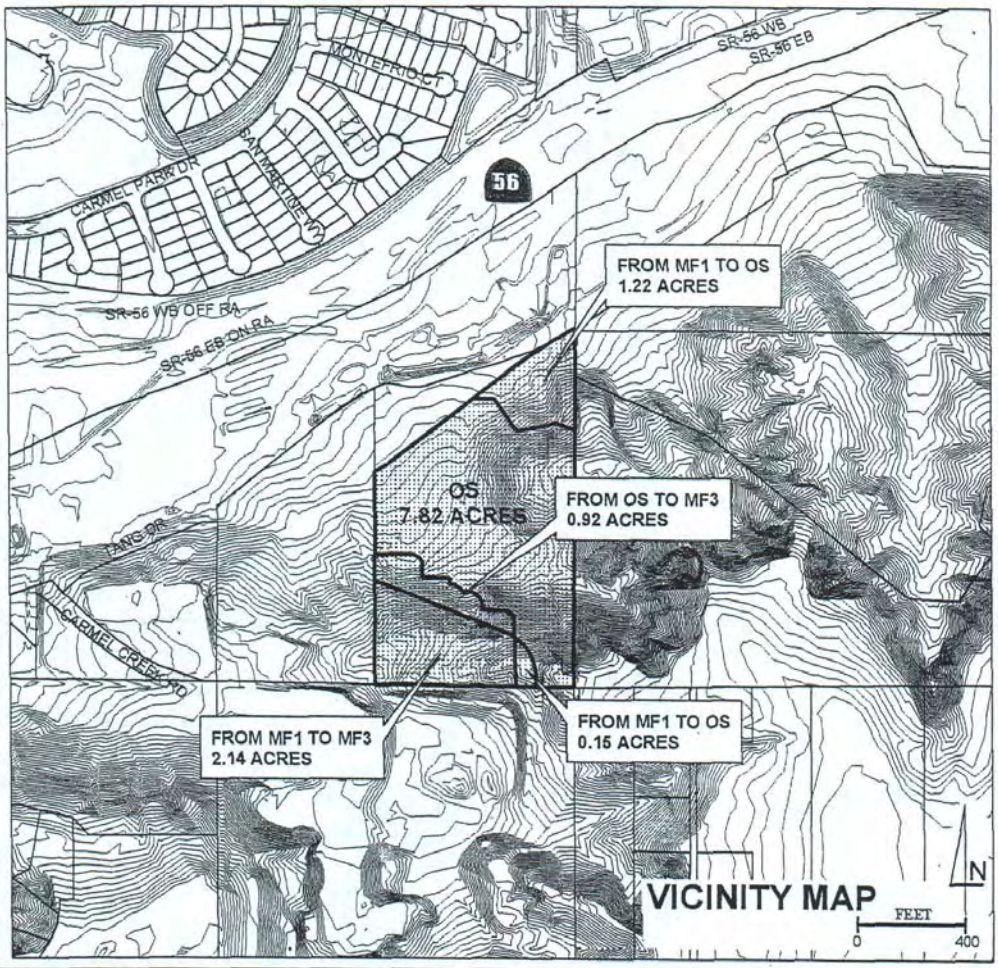
APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Shannon M. Thomas
Shannon M. Thomas
Deputy City Attorney

SMT:als
07/12/06
Or.Dept:DSD
R-2007-30
MMS#3481

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



M/L IN SEQ OF SEQ SEC 19-14-3W

ORDINANCE NO.	REQUEST MF3,MF1,OS	CASE NO. 5769
EFF. DATE ORD.	PLANNING COMM. RECOMMENDATION	DEVELOPMENT SERVICES MANAGER
ZONING SUBJ. TO	CITY COUNCIL ACTION	B- 4219
BEFORE DATE		
EFF. DATE ZONING		APN: 307-023-33
MAP NAME AND NO.		(280-1698) 2-2-05

Map Document: [L:\GIS

EXHIBIT NO. 3
APPLICATION NO.
SD LCPA 2-06B
Rezoning Map

California Coastal Commission

RECEIVED
SEP 19 2007
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

CARMEL VALLEY COMMUNITY PLANNING BOARD
c/o MNA CONSULTING
427 C St., Ste. 308
San Diego, CA 92101
619-239-9877 x11 / Fax: 619-239-9878

September 11, 2007

Chairman Patrick Kruer
California Coastal Commission
c/o The Monarch Group
7727 Herschel Avenue
La Jolla, Ca 92037

Re: City of San Diego LCP Amendment No. 2-06B (Creekside Villas)

Dear Chairman Kruer

We are writing to urge you and the Commission to support the Creekside Villas LCP Amendment, as submitted by the City of San Diego. The Carmel Valley Community Planning Board considered Creekside Villas on June 13, 2006, and voted unanimously to support this project with certain conditions, all of which have been agreed to by the developer and incorporated into the project.

Numerous subcommittee meetings were held with the developer, Mike Finley, and local residents to discuss potential impacts to our community. Many changes were proposed and considered to address our concerns. We were pleased by the developer's response and his commitment to our community.

The Creekside Villas development will be concentrated on the least environmentally sensitive portion of the site, adjacent to existing access and available utilities. As part of the project, a regionally significant wildlife corridor will be restored and preserved. This corridor connects Carmel Mountain and the habitat system extending from Los Penasquitos Canyon to the Carmel Valley Restoration Enhancement Project (CVREP) and Torrey Pines State Reserve. The developer has agreed to remove two residences located within the corridor and restore 1.49 acres of disturbed area with native vegetation.

The development area, inclusive of housing and Brush Management Zone 1, is limited to 25% of the project site. The project's Brush Management Zone 2 avoids the wildlife corridor and is limited to the minimum needed to reduce fuel load to avoid significant disruption to habitat. In addition, the project will include affordable housing that is greatly needed by those who work in the community, such as teachers, fire fighters, police officers, and service employees.

Additionally, the developer incorporated fire-resistant building elements and located outdoor hardscape features next to the open space so as to minimize the need for brush management. We look forward to the planting design within the brush management zone, which will provide some cover and habitat for wildlife and provide aesthetic continuity by using the less-flammable natives such as lemonadeberry and baccharis species.

Chairman Patrick Kruer
September 11, 2007
Pg. 2

In our May 9, 2006 letter to the developer, we expressed that Creekside Villas was an excellent example of "fitting development to the land", a priority in the Carmel Valley Community Plan. We reiterate that statement and ask that you certify Creekside Villas as submitted because we believe this project to be the kind of development that implements the goals and policies of the certified land use plan for this area.

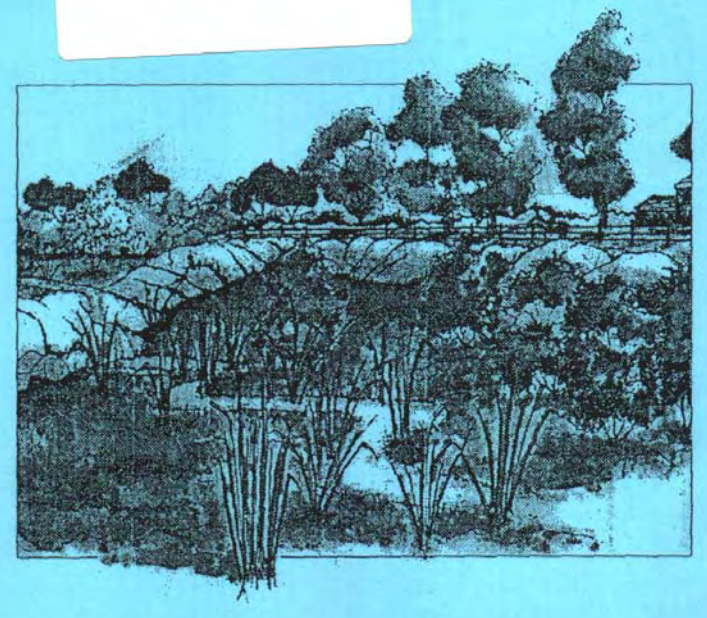
Sincerely,
Carmel Valley Community Planning Board

Frisco White, AIA
Chair

cc: Commissioner Ben Hueso
Commissioner Steve Blank
Commissioner Sara Wan
Commissioner William A. Burke
Commissioner Steven Kram
Commissioner Mary K. Shallenberger
Commissioner Bonnie Neely
Commissioner Mike Reilly
Commissioner Dave Potter
Commissioner Khatchik Achadjian
Commissioner Larry Clark
Sherilyn Sarb, Deputy Director, San Diego District
Deborah Lee, District Manager, San Diego District
Ellen Lirley, Coastal Program Analyst, San Diego Office

Council President Scott Peters, District 1

Th4c



CARMEL VALLEY
Neighborhood 8

~~November 1, 2005~~
Draft February 9, 2006
Creekside Villas Amendment

P R E C I S E P L A N

The following information has been incorporated into this printing of the Carmel Valley Neighborhood 8 Precise Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
1984 Precise Plan	February 16, 1984	4799	March 20, 1984	260321
Phase shift from Future to Planned Urbanizing	February 16, 1984	4795	March 20, 1984	260320
Certified EIR #83-0096	February 16, 1984	4794	March 20, 1984	260319
CVREP/SR-56 Amendments	April 12, 1990		May 8, 1990	275678
Certified EIR #89-0218			May 8, 1990	275679
Pinnacle Carmel Creek Apartments - redesignation from Low Density Residential to Low Medium Density Residential	July 30, 1998		September 8, 1998	290669
MSCP Amendments			September 28, 1999	292246
Sea Breeze Carmel View Precise Plan Amendment No. 4449 - redesignation of 4.5 acres from Very Low Density Residential and Open Space to Neighborhood Commercial	November 4, 2004	PC-3594	November 1, 2005	301012
Creekside Villas Precise Plan Amendment No. 5769 - redesignation of 3.06 acres from Open Space to Low-Medium Density Residential	June 29, 2006	4091-PC	September 19, 2006	301919

Local Coastal Program Amendment No.2-04C (Sea Breeze Carmel View) was certified by the California Coastal Commission on January 12, 2006

CITY OF SAN DIEGO

MAYOR
JERRY SANDERS

CITY COUNCIL
Scott Peters, Council President
Kevin Faulconer
Toni Atkins~~, Deputy Mayor~~
Tony Young, Council President Pro Tem
Brian Maienschein
Donna Frye
Jim Madaffer~~, Mayor Pro Tem~~
Ben Hueso

CITY ATTORNEY
Michael Aguirre

~~CITY MANAGER~~
~~P. Lamont Ewell~~

CHIEF OPERATING OFFICER
Ronne Froman

PLANNING COMMISSION
Barry Schultz, Chairperson
Kathleen Garcia, Vice Chairperson
Carolyn Chase
Robert Griswold
Gil Ontai
Dennis Otsuji
Mark Steele

PLANNING DEPARTMENT
~~Gail Goldberg, Director~~
Betsy McCullough, ~~Deputy~~ Planning Director
Keith Greer, Deputy Planning Director
~~Robert Manis~~Cecilia Williams, Community Planning Program Manager
Bernard Turgeon, Senior Planner

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

TABLE OF CONTENTS

I. INTRODUCTION 1
- A. PURPOSE 1
- B. CONTEXT 1
- C. PLANNING BACKGROUND 2
- D. LOCATION OF THE PRECISE PLAN 5
- E. SITE ANALYSIS 5
- F. KEY DEVELOPMENT FACTORS 6
- G. PRECISE PLAN CONTEXT 7

II. LAND USE ELEMENT 13
- A. INTRODUCTION 13
- B. NEIGHBORHOOD CONCEPT/INTEGRATION OF LAND USES 13
- C. RESIDENTIAL COMPONENT 14
  - 1. Low Density 14
  - 2. Low-Medium Density 15
  - 3. Very Low Density 16
  - 4. Population and Housing Mix 16
  - 5. Affirmative Action Program 16
- D. COMMERCIAL COMPONENT 16

III. WATER AND ENERGY CONSERVATION ELEMENT 20
- A. INTRODUCTION 20
- B. SOLAR ACCESS 20
- C. CONSERVATION GUIDELINES 20

IV. OPEN SPACE ELEMENT 22
- A. INTRODUCTION 22
- B. FLOODWAY MANAGEMENT PLAN 22
  - 1. Enhanced Floodway 23
    - a. Buffer Area 24
    - b. Wetlands/Buffers 24
- C. NATURAL OPEN SPACE 25
- D. DEVELOPED OPEN SPACE 25
  - 1. Recreation Areas 26
  - 2. Major Entry Points 26
  - 3. Slopes Along Major Streets 26
  - 4. SDG&E Easement 27
  - 5. Golf Course 28
  - 6. Parks 28

V. PUBLIC SERVICES AND FACILITIES ELEMENT 36
- A. INTRODUCTION 36
- B. SCHOOLS 36
- C. WATER SERVICE 36
- D. SEWER SERVICE 36
- E. POLICE 36
- F. FIRE PROTECTION 37
- G. DRAINAGE 37
- H. PARK AND RIDE/TRANSIT CENTER 37

I. UTILITIES 37
J. OTHER FACILITIES AND SERVICES 38

VI. CIRCULATION ELEMENT 39
A. INTRODUCTION 39
B. REGIONAL ACCESS 39
C. INTERNAL ROAD SYSTEM 39
D. PARKING 40
E. ALTERNATIVE TRANSPORTATION MODES 41
1. Transit Opportunities 41
2. Bicycle Network 41
3. Pedestrian Circulation 42
4. Equestrian Trail System 42
5. Transportation Demand Management 42

VII. DESIGN ELEMENT 50
A. INTRODUCTION 50
B. DESIGN OBJECTIVES 50
C. DESIGN CONCEPT 51
D. GRADING CONCEPT 52
E. DRAINAGE CONCEPT 54
F. LANDSCAPE DESIGN CONCEPT 55
1. Non-irrigated Areas 55
2. Irrigated Areas 56
G. IRRIGATION CONCEPT 56
H. FENCING CONCEPT 56
I. RESIDENTIAL AREA CONCEPTS 57
J. SITE PLANNING GUIDELINES FOR MULTI-FAMILY DEVELOPMENT 58
K. SITE PLANNING GUIDELINES FOR NEIGHBORHOOD COMMERCIAL 58
L. SIGNAGE 59
1. Residential Areas 59
2. Neighborhood Commercial Areas 59
3. Streetscape 60

VIII. IMPLEMENTATION ELEMENT 62
A. ZONING 62
B. RESOURCE PROTECTION 62
1. Sensitive Slopes Defined 63
C. DEVELOPMENT PLAN AND TENTATIVE MAP APPROVAL 63
D. DEVELOPMENT PHASING 63
E. PRECISE PLAN AMENDMENTS 64
F. COASTAL ZONE 64
G. PUBLIC FACILITIES FINANCING 64

IX. COMMUNITY PLAN 68
A. CARMEL VALLEY GOALS 68
B. PRECISE DEVELOPMENT PLAN CRITERIA 69

LIST OF TABLES

Table 1 Neighborhood 8 Land Use Analysis 17
Table 2 Neighborhood Open Space Preservation and Maintenance 27
Table 3 Zoning Concept 62

LIST OF FIGURES

Figure 1 – Precise Plan Development Units 10
Figure 2 – Regional Map 11
Figure 3 – Environmental Constraints Map 12
Figure 4 - Land Use Plan 19
Figure 5 - CVREP Plan View 29
Figure 6 - CVREP Section 30
Figure 7 - CVREP Buffer 31
Figure 8 - Typical Recreation Area 32
Figure 9 - Typical Entry Points 33
Figure 10 - Slope Treatment 34
Figure 11 - SDG&E Easement Design 35
Figure 12 - Typical Six-Lane Major Street Design 44
Figure 13 - Typical Four-Lane Major Street Design 45
Figure 14 - Typical Collector Street Design 46
Figure 15 - Circulation Plan 48
Figure 16 - Equestrian Trail 49
Figure 17 - Carmel Creek Road Landscape Cross Section 61
Figure 18 - Zoning Concept 67

I. INTRODUCTION

A. PURPOSE

This document provides development guidelines for the Neighborhood 8 portion of Carmel Valley, a designated community plan area within the City of San Diego. The Precise Plan has been prepared in accordance with the requirements of the Carmel Valley Community Plan, which requires preparation of individual Precise Plans for each of the identified neighborhoods within Carmel Valley prior to the approval of tentative subdivision maps, zoning changes, or development and grading plans.

In 1975, the San Diego City Council adopted the Carmel Valley Community Plan (formerly known as the North City West Community Plan). The plan outlines the conceptual development of Carmel Valley and calls for the orderly development of residential, commercial, industrial, and public support uses on 4,286 acres of land. The plan, projecting an ultimate population of 40,200, was developed in accordance with the General Plan for the City of San Diego.

The Carmel Valley Community Plan was prepared as a development guide for a planned new community, based on City urbanization policies. A phased development program was incorporated into the plan in order to ensure the timely provision of adequate public facilities. These six objectives from the Community Plan summarize the overall planning approach.

1. To establish a physical, social and economically balanced community.

2. To establish self-containment and feeling of community identify among the future residents of Carmel Valley.

3. To preserve the natural environment.

4. To establish a balanced transportation system that is used as a tool for shaping the urban environment.

5. To establish realistic phasing of development within the community based on maximum utilization of the privately financed public facilities.

6. To use topography as the basis for the boundary of each Precise Plan development unit.

B. CONTEXT

This document is divided into nine chapters. The first chapter, **INTRODUCTION**, introduces the plan, discussing location, site analysis, development factors, planning background and Precise Plan process.

The following chapter, **LAND USE ELEMENT**, describes the individual land use types and density proposed.

The third chapter, **WATER AND ENERGY CONSERVATION ELEMENT**, addresses solar access and sets forth conservation guidelines.

The fourth chapter, **OPEN SPACE ELEMENT**, sets forth the recreation and open space proposals for the Precise Plan area and discusses funding and maintenance proposals for those facilities.

The fifth chapter, **PUBLIC SERVICES AND FACILITIES ELEMENT**, identifies public facilities proposed within the Precise Plan boundary and those necessary to serve the planned Precise Plan.

The sixth chapter, **CIRCULATION ELEMENT**, covers the local and regional transportation needs, including streets, freeways, transit systems, and bicycle, pedestrian and equestrian trails.

The seventh chapter, **DESIGN ELEMENT**, describes and illustrates the design concepts and objectives for the Neighborhood 8 Precise Plan. The design element will guide developers, designers and reviewing agencies in implementing the Precise Plan.

The eighth chapter, **PHASING AND PLAN IMPLEMENTATION**, presents implementation guidelines for land use, development quality, phasing and financing.

The ninth chapter, **COMMUNITY PLAN**, discusses the relationship to community plan boundaries, Carmel Valley goals and Precise Plan criteria.

C. PLANNING BACKGROUND

Carmel Valley was first identified by the City of San Diego as an area for future growth and development in its Progress Guide and General Plan, adopted in 1967. Soon thereafter, pressure for development in this area appeared. During the early part of 1970, a number of individual proposals for urbanization were presented to the City.

As a result of the many development proposals, the City Council directed the Planning Commission and the Planning Department to work with property owners and developers in Carmel Valley towards a comprehensive land use plan for the area.

On February 27, 1975, the San Diego City Council adopted the Carmel Valley Community Plan. The community plan identified the specific process by which development in this Precise Plan should take place. The community plan divides Carmel Valley into separate neighborhood development units and requires the adoption of a Precise Plan for each neighborhood unit prior to development. To date, eleven such Precise Plans, including Neighborhood 8, have been adopted (Figure 1).

The Carmel Valley Community Plan originally included the Carmel Valley landform as part of a larger development unit extending to the south. Property owners recognized that because of the extreme vertical separation between the valley and property to the south, their land was more functionally related to the north. Therefore, they initiated their own planning process to establish Carmel Valley as a separate Precise Plan area. Preliminary planning efforts for this Precise Plan area by the Carmel Valley Home and Property Owners' Association began during the spring and summer of 1981. On July 24, 1981, the Planning Commission authorized the initiation of a Precise Plan for the Carmel Valley area. Planning efforts for the area resulted in the City Council adopting the Carmel Valley Neighborhood 8 Precise Plan on March 24, 1984.

On May 8, 1990, the City Council adopted an amendment to the Precise Plan to accommodate the right-of-way requirements for the Caltrans-designed SR-56 freeway and the Carmel Valley Restoration and Enhancement Project (CVREP). The amendment included the following revisions to the Precise Plan:

1. Provided a wider right-of-way for SR-56 West and a larger floodway/floodplain with a more specific description of the grading and landscaping proposed within the enhanced floodway;
2. Added a 50-foot-wide open space buffer south of the enhanced floodway that contained a separate equestrian trail and a pedestrian path and bicycle trail within a maintenance/access road;
3. Eliminated a commercial site and church site within the floodplain because of the larger enhanced floodway design;
4. Included the addition of approximately 42.5 acres located to the west of the current Precise Plan area in the Carmel Valley community that was not within any Precise Plan;
5. Adjusted the size and location of private development areas to correspond with the larger freeway and open space footprints and eliminated steep hillsides from development areas. The zoning classification and density levels of the existing Unit 8 Precise Plan were retained for portions of properties south of the floodway, buffer and collector road;
6. Added a Precise Plan Implementation Element and expanded the Design Element;
7. Revised the Circulation Element to maintain a local collector frontage road between Carmel Creek and Carmel Country Roads and deleted its connection to El Camino Real. Instead, a cul-de-sac from Carmel Creek westward, without a connection through to El Camino Real, was identified.

On September 8, 1998, the City Council adopted an amendment to modify the Precise Plan boundary to include the approximately 40-acre Pinnacle Carmel Creek Apartments site, and to redesignate the site from Low-Density Residential (5-15 dwelling units per acre) to Low-Medium Residential (15-29 dwelling units per acre).

On March 18, 1997, the City Council adopted an amendment to the Precise Plan to implement the Multiple Species Conservation Program (MSCP). Because the action constituted an amendment to the North City Local Coastal Program (LCP), California Coastal Commission approval was required. On July 13, 1999, the Coastal Commission approved the North City LCP amendment with modifications. These modifications, adopted by the City Council on September 28, 1999, required that:

1. A small area along the southerly boundary of Neighborhood 8 mapped as sensitive slopes on City Map C-720 be placed within the open space designation; and
2. Language be added to limit permitted uses within wetlands, and provide regulations for the provision of wetland buffers; and correct text, tables, and Figure 7 of the Precise Plan to be consistent with the revised North City LCP Land Use Plan.

This amendment recognized the importance of the Carmel Valley open space to implementing the Citywide MSCP by including the CVREP corridor (including the Carmel Creek floodway), steep hillsides, wildlife corridors, and sensitive habitats of Neighborhood 8 within the Multi-Habitat Planning Area (MHPA) preserve.

On November 30, 2004, the City Council adopted an amendment to the Precise Plan to implement the Sea Breeze Carmel View development. The amendment added a Commercial Component to the Land Use Element of the Precise Plan, and added the Neighborhood Commercial zone to the Zoning Concept outlined in the Implementation Element. The amendment also identified the area along Carmel Creek Road, south of Shaw Ridge Road, as an appropriate location to concentrate development within Neighborhood 8. This action constituted an amendment to the North City LCP, and required California Coastal Commission approval. On July 14, 2005, the Coastal Commission approved the North City LCP amendment with modifications. These modifications, adopted by the City Council on November 1, 2005, reinforced the importance of the Carmel Valley open space by including the following:

1. Clarified brush management activities;
2. Concurred that the area along Carmel Creek Road, south of Shaw Ridge Road, is the appropriate location for concentrating development to assure preservation of the maximum amount of remaining undeveloped open space;
3. Required a minimum 8% of the total building square footage of each of the commercial buildings to be set aside for neighborhood-serving retail sales and commercial services, with the goal of minimizing automobile trips outside the community, and set limits on commercial signage; Identified mitigation requirements for biological impacts within the coastal zone, clarified natural open space preservation policies, and requested that the Open Space figure (formerly Figure 5) be deleted from the Precise Plan to avoid possible inconsistencies with the Land Use Plan (Figure 4) regarding designated Open Space;
4. Identified the primary internal access to Neighborhood 8, and required preparation of a Transportation Demand Management Program for projects within the Commercial land use designation;
5. Added building height criteria, and required that detention basins on sites designated entirely open space be contained within the developable area;
6. Required the use of low maintenance, native or non-invasive drought-tolerant plant material, and changes to the planting list accordingly; and
7. Added direction that rezoning of lands designated Open Space shall require an LCP amendment and shall occur prior to development of such properties.

The California Coastal Commission certified the Sea Breeze Carmel View amendment (LCP Amendment No. 2-04C) on January 12, 2006.

On September 19, 2006, the City Council adopted an amendment to the Precise Plan to implement the Creekside Villas development. The amendment redesignated 25% of the Creekside Villas property, situated at the southern terminus of Carmel Creek Road, from Open Space to Low-Medium Density Residential to allow up to 89 multifamily dwelling units in the southwest portion of the site. The redesignated portion is located within the area identified in the Land Use Element of this Precise Plan as appropriate for development based on existing access and previous site disturbance.

The California Coastal Commission _____ the Creekside Villas amendment (LCP Amendment No. _____) on _____.

D. LOCATION OF THE PRECISE PLAN

Neighborhood 8 is situated on approximately 456 acres in the central portion of the Carmel Valley Community Plan area. It is bordered on the north by Carmel Valley Road, which has been widened along most of its alignment to form the SR-56 (SR-56) freeway. Directly to the west is the I-5 (I-5) freeway. Neighborhood 8A borders on the south and the eastern limits of the Carmel Valley community and the Future Urbanizing area form the east boundary of Neighborhood 8. Nearby communities include the City of Del Mar to the northwest with the Torrey Pines and La Jolla communities to the west and southwest. The Pacific Ocean lies approximately one mile to the west and the Los Peñasquitos Lagoon is located to the southwest. Figure 2 is a regional map that shows the location of Neighborhood 8.

E. SITE ANALYSIS

Historically, existing Carmel Valley Road formed the boundary between Carmel Valley Neighborhoods 2, 4, 5 and 6 on the north and Neighborhood 8 on the south. Until the recent development of Carmel Valley, Carmel Valley Road existed as a 24-foot-wide, two-lane city street providing access to farms and horse ranches adjacent to Carmel Creek. The SR-56 freeway has replaced Carmel Valley Road between El Camino Real and the community of Pacific Highlands Ranch to the east. State Route 56, south of Carmel Valley Road, has been constructed with a direct connector to I-5 south.

Topographically, the Neighborhood 8 Precise Plan area is dominated by the relatively narrow, gently sloping floodplain of Carmel Creek, which extends south from Carmel Valley Road to very steep sandstone hillsides on the southern boundary (Figure 3). Elevations in the Neighborhood 8 Plan area range from approximately 20 feet Above Mean Sea Level (AMSL) to 330 feet AMSL. Carmel Creek, a tributary of Los Peñasquitos Creek, is located south of Carmel Valley Road within the boundaries of the precise plan. It is the major drainage course for Neighborhood 8 and the majority of the Carmel Valley plan area. Carmel Creek discharges into Los Peñasquitos Lagoon, adjacent to Torrey Pines State Reserve.

Carmel Creek is continually flowing, however, in some areas the exact location of the creek is not easily identifiable except for the riparian vegetation growing along its sides. Very little native vegetation exists on the valley floor south of the creek. Agriculture and equestrian activities have reduced most of the natural vegetation in Carmel Valley to a narrow ribbon of riparian vegetation running along the length of the valley. South of the valley floor land slopes up to steep sandstone bluffs and mesa tops, vegetated with mixed chaparral and coast sage scrub.

Various existing land uses occupy the Neighborhood 8 Precise Plan Area. East of Carmel Country Road, a 421-unit single-family residential development with private recreational facilities has been constructed. This development, now called Palacio Del Mar, comprises the entire area previously referred to as Carmel Valley Village. Immediately west of Carmel Country Road is the 100-year old Stephens residence and associated farm and stable structures. Farming activity had been the dominant land use in this area in the past, however, that use has almost disappeared. The property is part of a designated historic site also known as the Sisters of Mercy Mt. Carmel Ranch.

The majority of the Neighborhood 8 Precise Plan Area between the Stephens residence and El Camino Real is either vacant or contains stables and scattered farm and residential structures. The San Diego Jewish Academy, a private K-12 school, has been developed just west of Carmel Creek Road. The Pinnacle Carmel Creek project is a 348-unit apartment project located on the former Sorrento Sand site just south of Carmel Creek Road. A 150-foot-wide San Diego Gas and Electric (SDG&E) Company easement passes from south to north through the central portion of the plan area. This easement contains overhead electric power lines and an underground gas line.

Between El Camino Real and the Interstate 5 Freeway, there formerly was a restaurant and gasoline service station. They were removed to accommodate the SR-56 and I-5 interchange. North of Carmel Valley Road, the land is presently occupied from El Camino Real on the west to Carmel Creek Road by multi-family residential, a hotel, and office buildings within Carmel Valley Neighborhood 6. Neighborhoods 4 and 5 have been developed primarily with single-family homes and associated schools, and parks. Other land uses include a small cemetery, a church, and commercial equestrian facility.

Surrounding property to the east and southeast of Neighborhood 8 is generally vacant, and characterized by gently rolling hills and valleys with scattered ranches and agricultural uses. Most of the area that surrounds the Palacio Del Mar development is within the MHPA and part of a regional open space system designated by the Pacific Highlands Ranch Subarea Plan and Del Mar Mesa Specific Plan, including alignments for trails. Surrounding uses to the south include vacant land and existing single-family residences on very low density (1+ acre) lots, and open space within the Carmel Mountain Preserve, which is part of Carmel Valley Neighborhood 8A. Open space within the preserve is intended for the protection of natural plant and animal habitat.

F. KEY DEVELOPMENT FACTORS

In addition to existing site conditions, other development factors that influence the planning proposals for Neighborhood 8 are listed below:

- Recognition of natural steep slopes, biologically sensitive areas and the Carmel Creek floodplain, including the Carmel Valley Restoration and Enhancement Project (CVREP) and Multi-Habitat Planning Area (MHPA) lands, as vital to the community open space system, as prescribed in the Carmel Valley Community Plan, which states:

  > Design concepts for open space simply expressed revolve around the necessity to keep open space in its natural state for conservation, biological and psychological reasons. Any deviation, even for recreational or public facility purposes from this natural environment must be justified by favorable environmental analysis. (Carmel Valley Community Plan, page 94)

- Projects shall comply with the City's brush management requirements. Brush Management Zone 1 (minimum 35 feet in width and refers to the area adjacent to structures, consisting of pavement, non-combustible structures, and/or permanently irrigated, ornamental plantings) shall be contained within the developable area. The width of Zone 1 should be increased when possible to reduce the width of Zone Two and impacts to native vegetation.

Brush Management Zone 2 activities are not permitted within environmentally sensitive areas. Zone 2 areas (maximum 65 feet in width and refers to the area of native or naturalized plant material that is thinned to reduce fuel load) may extend beyond the developable area when subject to an approved site specific brush management plan acceptable to the fire department and when it avoids significant disruption of habitat values, is the minimum necessary to meet fuel load reduction requirements and complies with the brush management provisions of the City's Multiple Species Conservation Program (MSCP). However, it is desirable to preserve or restore the integrity of the relatively small pockets of natural habitat that are interspersed with disturbed or developed areas within the designated open space system for this neighborhood. Projects shall incorporate creative site and/or structural design features that would avoid Brush Management Zone 2 extending into undisturbed natural habitat areas. Measures such as replacing cleared or thinned native vegetation with fire-resistive native vegetation that does not require fuel modification and is compatible with the existing habitat, and maintenance of at least 50% of the existing ground cover of native vegetation shall be implemented, when possible, to avoid significant disruption.

- Evaluation of land uses, including residential, neighborhood commercial, community amenities, and institutional facilities, for compatibility with the natural environment.
- Provisions for circulation and utility linkages to the Neighborhoods north of Carmel Valley Road.
- Coordination of land use and grading proposals for the portion of the site contiguous to Neighborhood 8A.
- Recognition of coastal planning issues in the plan area, focusing on transportation and drainage.
- Recognition of future noise levels along State Route 56 (SR-56).
- Recognition of the unique linear design of Neighborhood 8 formed by the CVREP corridor. Unlike other neighborhoods within Carmel Valley, Neighborhood 8's primary focus is its open space system along Carmel Creek, which gives the neighborhood its identity. Development should respect and enhance public enjoyment of the open space and trails.

G. PRECISE PLAN CONTEXT

The community plan calls for the preparation of precise plans for development units identified within the community. Each precise plan is required to specify development proposals within the framework of concepts and guidelines provided by the community plan. The concept of each precise plan is described in the community plan as follows:

- The development unit precise plan must be in general conformance with the Carmel Valley Community Plan objectives and proposals in terms of overall density, neighborhood concept, major open space delineation and major and collector street patterns;
- Illustrate the complete circulation system, including local streets and transit, and further indicate how the system will relate to the total Carmel Valley circulation system;

- Illustrate a system of separate bicycle and pedestrian pathways linking the neighborhood center with the residential areas and open space system and also illustrate how these pathways can link to the town center;
- Contain data describing the housing balance projected regarding the quantity and/or proportion of low and moderate income housing, as well as a plan describing efforts to be made to maintain an ethnic and racial balance;
- Contain a detailed design plan for the layout of the neighborhood center including shopping area and uses, neighborhood school and park; the City and local school district must agree to the sites and design of the facility (this requirement has altered somewhat due to the fact that each neighborhood is no longer expected to contain a school, park, and commercial area);
- Illustrate the timing of necessary public facilities through the assessment district and fees approach to serve the development; and
- Contain an environmental impact statement.

Source: Carmel Valley Community Plan, 1975

In addition, the precise plan will identify the neighborhood's system of open space elements, including CVREP, steep hillsides, wildlife corridors, and sensitive biology that contribute to the implementation of the Citywide MSCP. The open space system will function as a neighborhood and community-serving recreational amenity as well as provide a significant visual break from surrounding development.

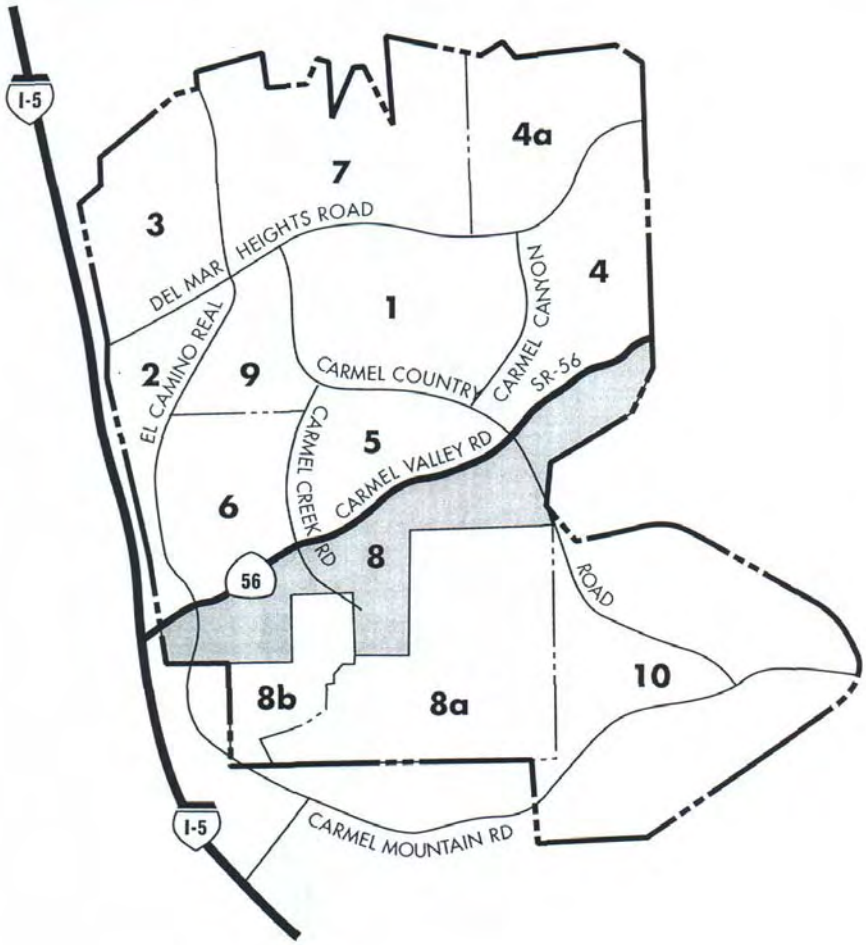
The precise plan should not be considered a static document. It must be continually monitored to remain responsive to community-wide needs and should be amended, as appropriate, in consideration of changes in environmental, social, economic or market conditions.

H. PRECISE PLAN PROCESS

As discussed previously in Chapter I.A, the Neighborhood 8 Precise Plan has been prepared and adopted to conform to the community plan goals. In addition, the Precise Plan meets the criteria for plan concepts and plan preparation as established in the community plan. For future discussion of how this precise plan conforms to the goals and criteria of the Carmel Valley Community Plan, see Chapter IX.

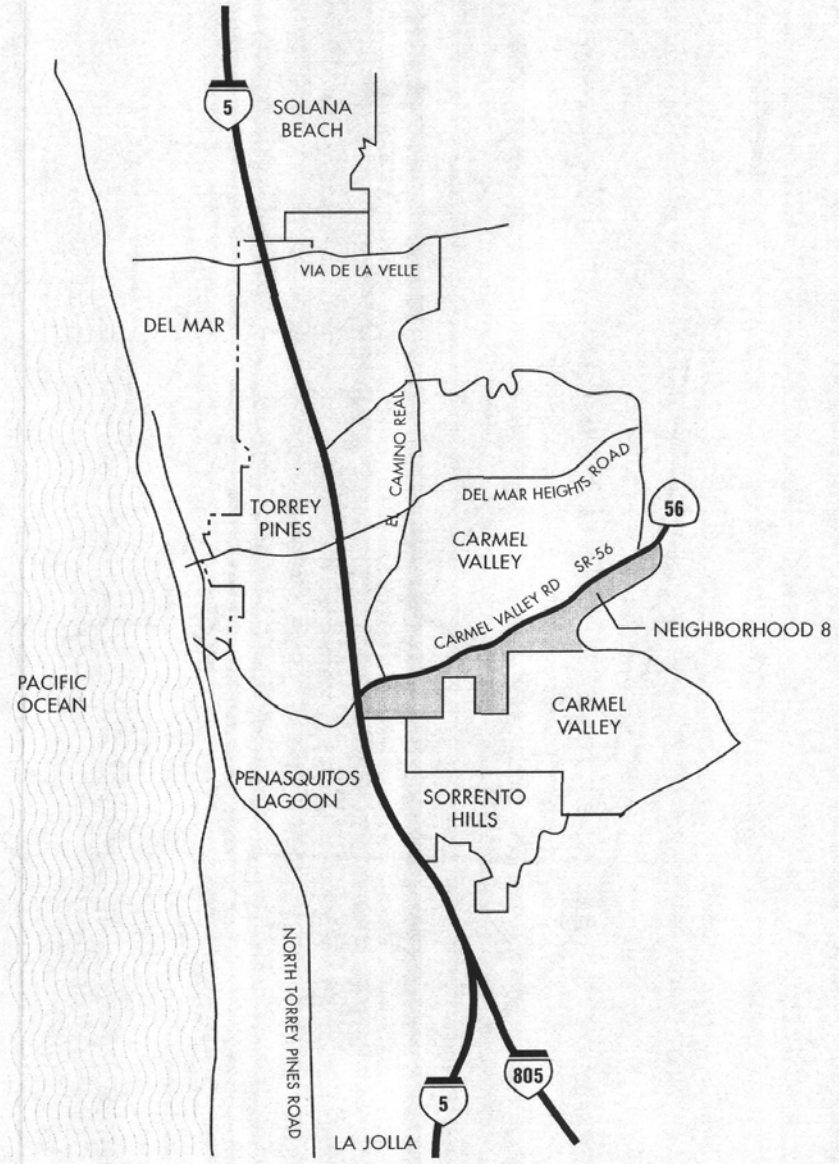
The Neighborhood 8 Precise Plan also functions as a component in the development implementation process, as addressed in detail in Chapter VIII. The precise plan constitutes one of a series of steps in the City approval of development projects in Neighborhood 8. The Carmel Valley Community Plan provides guidelines, proposals and concepts for the future development of the entire Carmel Valley community. The precise plan is used by the individual neighborhoods, within the larger Carmel Valley Plan context, to determine how the specific development unit will take shape. It is the precise plan's role to address issues such as development density, road alignments and community facility sites. The adopted precise plans then become the basis for reviewing subsequent development plans, subdivisions, and other permits within their respective development units.

Companion documents to the Neighborhood 8 Precise Plan include its accompanying Environmental Impact Report (EIR), and environmental studies associated with subsequent amendments, and the Carmel Valley Planned District Ordinance (PDO). The EIR and subsequent environmental studies cites the existing conditions in the Precise Plan area, anticipated impacts of development under the Precise Plan and mitigation measures. The PDO establishes the procedure and standards of the City review of the development plans, including special zoning.



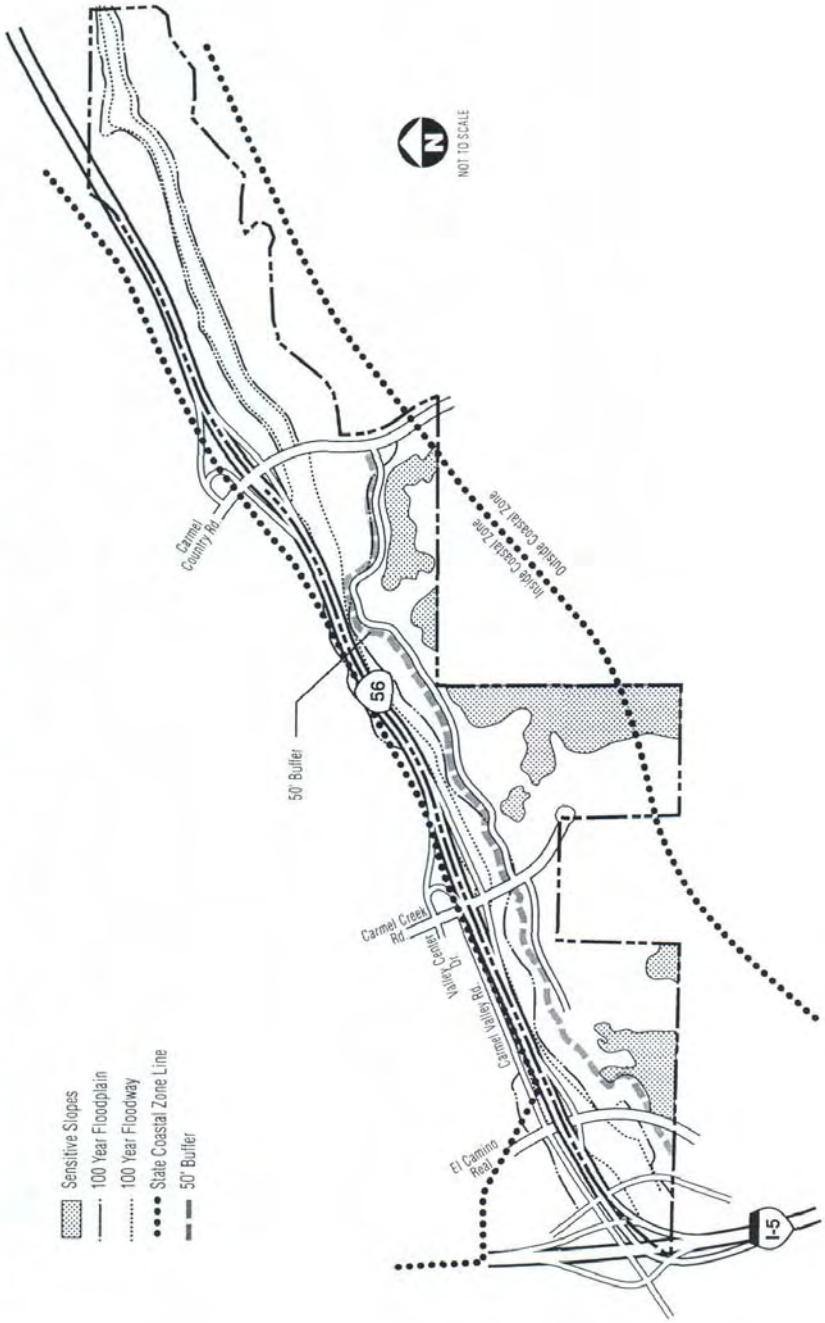
Mac:25100803/803.001 PPD/PPD dev units.ai

Precise Plan Development Units
Carmel Valley Neighborhood 8
Figure 1



Mac:25100803/803.001 PPD/PPD regional map.ai

Regional Map
Carmel Valley Neighborhood 8
Figure 2



Environmental Constraints Map
Carmel Valley Neighborhood 8
Figure 3

Mac:29-100803/803.001 PPD/PPG Env Constraints.ai

II. LAND USE ELEMENT

A. INTRODUCTION

This section describes the type, location, and acreages of various land uses proposed for the Precise Plan area. It is important to note that this Land Use Element provides only a quantitative or "structural" description of the Precise Plan. The Carmel Valley PDO and the design guidelines within this document deal with the more qualitative or design aspects of the land uses proposed for the Precise Plan area. Because of the large number of property owners involved, the degree of detail available for development plans varies throughout the plan area.

B. NEIGHBORHOOD CONCEPT/INTEGRATION OF LAND USES

The neighborhood planning concept for Neighborhood 8 is somewhat different than that for the remainder of Carmel Valley because of the neighborhood's unique topography and habitat value. The neighborhood concept outlined in the Carmel Valley Community Plan calls for the development of individual neighborhoods centrally focused on a school/park complex and on a neighborhood commercial center. The character of the valley, a long, narrow landform somewhat separated from other Carmel Valley neighborhoods by SR-56 to the north and the steep slopes and mesa tops to the south, does not lend itself to the creation of a compact "neighborhood" as originally envisioned by the community plan. Developable sites are also limited because much of the Neighborhood 8 planning area is constrained by the presence of environmentally sensitive lands.

The link which ties the community together, and which gives Neighborhood 8 its identity, is the open space system along Carmel Creek called CVREP (Carmel Valley Restoration and Enhancement Project) rather than a centrally located school, park, or commercial shopping center. The Carmel Creek open space corridor provides the neighborhood with views of riparian vegetation and access to a multi-use trail. Other natural areas within Neighborhood 8 also are intended for open space conservation through the City's MSCP. Development is limited by the MSCP Subarea Plan to low intensity uses within the least environmentally sensitive areas. The neighborhood planning concept is therefore focused on conservation of environmentally sensitive resources and the provision of open space and trails as recreational amenities for the entire Carmel Valley community.

Development is expected to occur only within areas of low conservation value where site disturbance has already occurred and access is already provided. Three major roads bisect Neighborhood 8: El Camino Real, Carmel Creek Road, and Carmel Country Road. The segments of El Camino Real and Carmel Country Road within Neighborhood 8 cross environmentally sensitive areas not suitable for development, as well as the Palacio Del Mar golf course. The portion of Carmel Creek Road south of Shaw Ridge Road fronts properties where either agricultural or urban development has already occurred, including the private school, a commercial equestrian facility, and the Pinnacle Carmel Creek apartment complex. This area is the appropriate location to concentrate development and assure preservation of the maximum amount of remaining undeveloped open space and/or Multiple Habitat Planning Area (MHPA) lands to provide habitat linkage and connectivity between the riparian corridor of Carmel Creek and the coastal sage scrub hillsides of Carmel Valley within Neighborhood 8. Carmel Creek

Road also provides convenient access between Neighborhood 8, the SR-56 freeway, and other Carmel Valley neighborhoods to the north. Properties fronting Carmel Creek Road may accommodate some development, while areas within Neighborhood 8 with limited access should be conserved as open space or developed with limited recreational use where appropriate.

The level of land use integration within an area affects travel time and defines the character of a place or neighborhood. Human scale neighborhoods are often defined by a high level of land use integration utilizing pedestrian-oriented design concepts. Neighborhood 8 is expected to have a higher level of land use integration at the development node centered along Carmel Creek Road. Areas of high resource sensitivity are expected to have a low level of integration to preserve their habitat value for wildlife. This will be accomplished in a variety of ways as outlined below:

- The enhanced floodway and associated hiking/equestrian pathways will provide a distinct and continuous identity feature, linking the various portions of the Precise Plan area.
- The pedestrian and bikeway system will connect to pedestrian and bikeway paths to the north and south to integrate Neighborhood 8 with Neighborhoods 4, 5, 6.
- Development will be located to avoid areas of high resource sensitivity and shall provide barriers to discourage access to habitat conservation open space.
- Development will be evaluated for compatibility and scale to preserve the unique topography, open space and habitat values within Neighborhood 8.
- Individual developments within the Precise Plan area will be designed to maximize public views in residential areas and along the public collector streets.
- Developments will incorporate pedestrian-oriented design concepts as well as coordinated design for architecture, landscaping and streets.
- Public facilities provided throughout Carmel Valley will be accessible to all residents of the Precise Plan area, thus adding to the cohesiveness of the community plan area as a whole.

Table 1 provides a land use acreage analysis of Neighborhood 8. Figure 4 illustrates the land use plan.

C. RESIDENTIAL COMPONENT

1. Low Density

Palacio Del Mar is the easternmost development within the Precise Plan area and has the most detailed development plans. Some of the developable area is located within the existing floodplain of Carmel Creek; this land has been raised in accordance with the Carmel Valley drainage study. Palacio Del Mar is developed as a small lot, golf course housing project. The residential portion of the project is designated Low Density residential, which allows a density range of 5-15 dwelling units per acre. The project was approved for 421 dwelling units, approximately 7 dwelling units per net acre. This development surrounds an approximately 41-

acre nine-hole executive golf course for the private use of the Palacio Del Mar residents and their guests. Public trails also are included along the north and south boundaries of the project. These trails are expected to connect with the trails planned to the north and east in Pacific Highlands Ranch via the "Seabreeze Farms" trail in Carmel Valley Neighborhood 4, which will ultimately provide access to the San Dieguito River Park. Other amenities consist of a swimming pool, tennis courts, putting green and a clubhouse for the Palacio Del Mar residents.

The project is a single-family, small lot development. There will be perimeter fencing to provide project identity and security. A majority of the lots will be located along the golf course offering views of the greens and lakes. Additional green belts will be located throughout the project so that lots without golf course frontage will still face open space areas. The open space trail systems desired by the City of San Diego will be incorporated into the project.

2. Low-Medium Density

The portion of Neighborhood 8 with access to Carmel Creek Road is suitable for development in areas of low resource sensitivity, provided development intensity and building scale is controlled to minimize their effect on the rustic, open space character of Neighborhood 8. The residential density within this portion of the Precise Plan area will be Low-Medium Density multifamily development at a density of 15-29 dwelling units per acre. It is likely that the area will be developed with duplexes, fourplexes, and other types of clustered multifamily units.

The Pinnacle Carmel Creek development was approved on a 40-acre site formerly known as the Sorrento Sand site. The project is designed for 348 apartments in 16 buildings of two and three stories with attached garages. There are two building types containing 12 or 23 dwelling units, respectively. The project also includes private recreation, which includes a large single-story recreation building, a swimming pool, a spa, a gym, and meeting rooms. The project site was approved at a net residential density of approximately 21 dwelling units per acre. Approximately 23 acres of the site will remain open space or sensitive slopes. A portion of the open space lies within the SDG&E easement on the eastern boundary. The parking will be screened through landscaping pockets to keep the parking areas away from public view. Revegetation of the disturbed slopes and open space will create a buffer of open space on the perimeter of the site. The residents will be able to access the pedestrian, bicycle, and equestrian trails in accordance with the Chapter VI, Circulation Element, Alternative Transportation Modes. The removal of the sand mining operation will allow this property to be developed in accordance with the General Plan and Carmel Valley Community Plan and their respective goals for the community. The project has been designed according to the design and landscape guidelines contained in Chapter VII.

The Creekside Villas development is located on an approximately 12-acre site just north of Pinnacle Carmel Creek. The site currently contains a horse ranch and two residences. The horse ranch will be relocated, and the two residences removed, prior to project development. The project comprises 89 multifamily units concentrated in the southwest portion of the property at the southern terminus of Carmel Creek Road. The balance of the site will remain open space and future right-of-way for Tang Road, which will provide access to the future park site within Neighborhood 8. The net density of the project is 29 dwelling units per acre.

3. Very Low Density

Areas west of Carmel Creek Road, developed with the private school and an associated recreational facility, are designated for residential use at a density range of 0-5 dwelling units per acres. Schools may be permitted within residentially designated areas by Conditional Use Permit.

4. Population and Housing Mix

Various housing types will included within the Precise Plan area in order to provide diversity in the development of individual residential products and to ensure that housing will be available to a variety of income groups. This means that a range of housing unit types shall be available in the community. While the price levels of specific housing are difficult to predict, Neighborhood 8 shall include housing type variety that is intended to accommodate varying income levels. The Carmel Valley Community Plan calls for the implementation of a balanced community housing program consistent with Council Policy 600-19. While Carmel Valley is expected to reflect this balance, neighborhoods may not conform individually.

5. Affirmative Action Program

An effective affirmative action marketing program will be utilized in conjunction with development of each of the residential neighborhoods. The affirmative action program of the San Diego County Building Industry Association (BIA), or its equivalent, will be employed in order to ensure affirmative marketing of residential units. The objective of the program will be to establish a racially balanced neighborhood through advertising and other methods. The advertising program will be geared toward informing people of all races and income groups that housing within the Precise Plan area is available on an equal opportunity basis.

D. COMMERCIAL COMPONENT

Commercial uses will be limited to the development node that comprises the area south of Shaw Ridge Road, along Carmel Creek Road and implemented by the Neighborhood Commercial zones. Allowable uses will be restricted to the Office Use Category, as defined in the City's Municipal Code for commercial base zones, although an accessory component of neighborhood-serving retail sales and commercial services also shall be provided as part of any office project. The accessory component shall comprise no less than a total of eight percent (8%) of the building square footage of the entire site. Accessory uses may include an eating and drinking establishment, financial services, the sale of groceries, sundries, pharmaceuticals, and convenience items, with the goal of minimizing automobile trips outside the community.

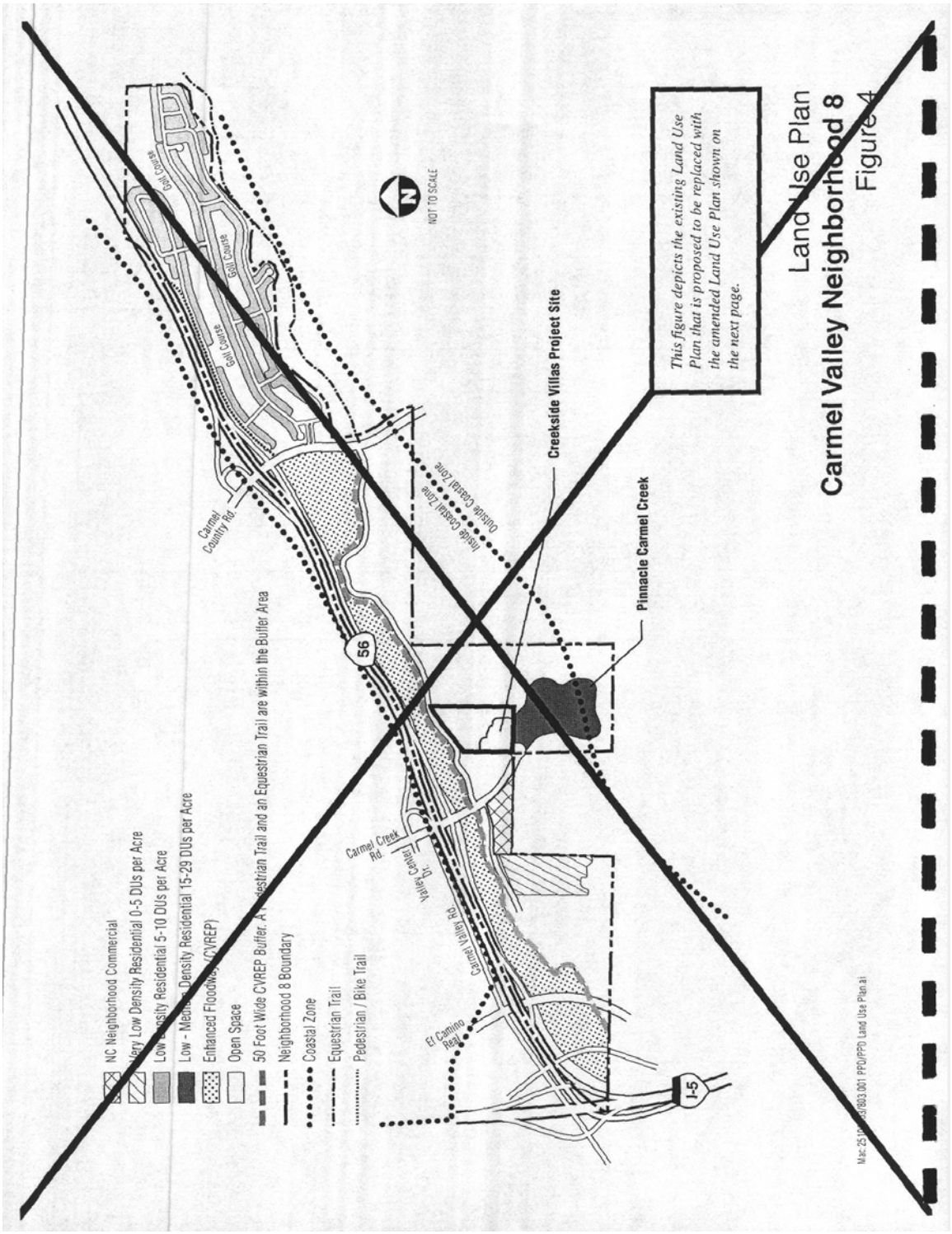
Neighborhood Commercial development shall fit within the linear design of Neighborhood 8 and be consistent with the Key Development Factors outlined in Chapter I.F. The Neighborhood Commercial component adds to the mix of land uses within Neighborhood 8 while preserving the primary design focus of the neighborhood, the Carmel Creek open space system known as the Carmel Valley Restoration Enhancement Project (CVREP). Development permits for the Neighborhood Commercial designation shall be processed in accordance with the Carmel Valley Planned District Ordinance, and shall be reviewed for compliance with site planning guidelines

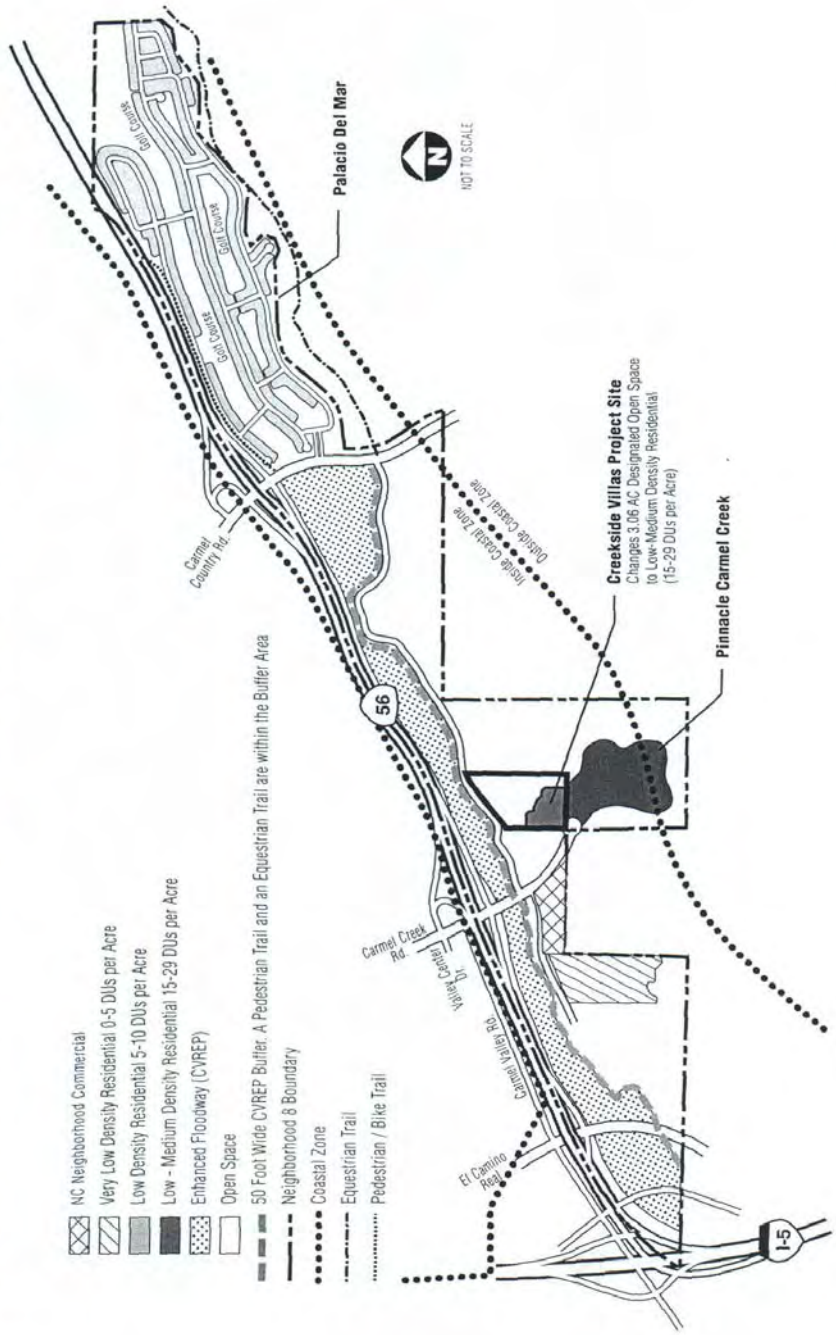
outlined in Chapter VII.K. An approximately 4.5-acre project known as Sea Breeze Carmel View is proposed just southwest of the Carmel Creek/Shaw Ridge Roads intersection, south of CVREP and adjacent to the San Diego Jewish Academy. The project proposes office/commercial buildings with associated parking, plaza areas, and enhanced landscaping along Carmel Creek Road.

Table 1
Neighborhood 8 Land Use Analysis

Proposed Use	# Dwelling Units	Total Acres
Very Low Density Residential 0-5 DUs per Acre	68	13.50
Low Density Residential 5-14 DUs per Acre	421	107.26
Low-Medium Density Residential 15-29 DUs per Acre	~~348~~437	~~25.00~~28.06
Neighborhood Commercial	---	4.5
Enhanced Floodway (CVREP)	---	103.75
Golf Course*	---	(41.34)
Sensitive Slopes/Open Space	---	~~176.38~~173.32
SDG&E Easement	---	10.51
Major Streets, Collector Streets & Freeway	---	55.18
TOTAL	**~~837~~926**	**496.08**

* Included within Low Density Residential acreage


NC Neighborhood Commercial
Very Low Density Residential 0-5 DUs per Acre
Low Density Residential 5-10 DUs per Acre
Low - Medium Density Residential 15-29 DUs per Acre
Enhanced Floodway (CVREP)
Open Space
50 Foot Wide CVREP Buffer. A Pedestrian Trail and an Equestrian Trail are within the Buffer Area
Neighborhood 8 Boundary
Coastal Zone
Equestrian Trail
Pedestrian / Bike Trail
Carmel Country Rd.
Golf Course
Golf Course
Golf Course
56
Inside Coastal Zone
Outside Coastal Zone
Creekside Villas Project Site
Pinnacle Carmel Creek
Carmel Creek Rd.
Valley Centre Dr.
Carmel Valley Rd.
El Camino Real
I-5
NOT TO SCALE
This figure depicts the existing Land Use Plan that is proposed to be replaced with the amended Land Use Plan shown on the next page.
Land Use Plan
Carmel Valley Neighborhood 8
Figure 4



Land Use Plan
Carmel Valley Neighborhood 8
Figure 4

Map: 25100803/803 001 PPD/PPD Land Use Plan ai

III. WATER AND ENERGY CONSERVATION ELEMENT

A. INTRODUCTION

The Precise Plan area is located within the coastal climate zone. In this zone, the influence of the ocean diminishes as the influence of the land surface increases. Temperature and humidity fluctuations increase with distance inland although the temperature-modifying effect of the ocean is still present 75 to 85 percent of the time. The ocean has a cooling effect on the Precise Plan area in the summer and a warming effect on the Precise Plan area in the winter. The maritime climate also results in a great deal of overcast, cloud cover and fog, especially in the spring. This condition helps moderate temperatures, but also, diminishes the availability of direct sunlight for use in solar energy systems.

In general, the Precise Plan area is exposed to prevailing westerly winds throughout the year. During the summer, the ocean is cooler than the land and the winds flow onshore all day and night. During the winter, the winds blow onshore by day and offshore at night as the land becomes cooler than the ocean. These winds have a cooling effect within the Precise Plan area throughout the year. These winds offer a strong potential for construction of units with flow-through air circulation within Carmel Valley.

B. SOLAR ACCESS

Although the plan area's natural orientation to the north does not offer maximum solar access, the proposed developments, both dwelling units and recreational facilities, will be designed to provide maximum solar access for both active and passive systems.

A major concern in Southern California is the provision of unobstructed solar access for year-round water heating and other solar-powered functions in juxtaposition with the desirability of use of landscape plantings to provide shade during the hot months. Trees and shrubs should be sited to maximize natural cooling through shading. However, unless care is taken in their siting, the same trees and shrubs can inadvertently interfere with desired solar access. In general, the provision of shade in the east and (especially) west sides of buildings, while leaving southern exposures open for solar access, provides a good compromise. In Carmel Valley, where early morning fog and overcast can significantly reduce the availability of morning sun, solar collectors may make improved use of the afternoon sun if they are oriented a few degrees to the west of due south. Unfortunately, this practice can increase the possibility of conflict with shadows from vegetation to the west. Again, care must be given to placement of landscape elements where solar energy systems are in use. In the less than optimum solar environment of Neighborhood 8, solar architects should work closely with landscape architects when solar energy systems are planned.

C. CONSERVATION GUIDELINES

No features of the Precise Plan will require an excessive use of energy. In addition, the following guidelines should be followed to encourage energy and water conservation.

1. All buildings will be constructed in compliance with the energy efficiency standards required under State Title 24 Building Codes. These standards require use of high

efficiency appliances, and compliance with energy budgets for water heating and space conditioning.

2. Building orientation and building openings are important considerations with regard to efficient energy performance. The use of appropriate materials, building, forms, ventilation, natural vegetation, and orientation should be considered to minimize energy consumption.

3. Location and selection of landscaping materials should be considered in relation to energy efficiency. Shade created by trees can significantly reduce mechanical cooling loads in buildings. However, care must be given to prevent landscape elements from interfering with solar access. Particular care should be given to street trees on the north side of the streets.

4. Landscape plans will include extensive use of drought-tolerant species.

5. Residential units will incorporate low-flow devices on plumbing and energy efficient appliances.

6. The use of soil moisture over-ride systems, to avoid sprinkling when the ground is already saturated will be encouraged in both common and private areas.

7. New residents will be provided with information regarding water and energy conservation measures at the time of purchase of residential units.

8. Low flush toilets will be installed as required by state law.

9. Individual units will be designed to allow flow-through air circulation, which should be excellent within Carmel Valley.

10. Pursuant to City Ordinance No. O-17327, adopted July, 1989, facilities to accommodate future reclaimed water use will be a condition of approval of all developments in this area. The use of reclaimed water will include irrigation of street medians and scopes and front yards of single-family residential development projects.

IV. OPEN SPACE ELEMENT

A. INTRODUCTION

The Carmel Valley Community Plan sets forth park, recreation, and open space proposals for the community plan area in order to ensure that future residents are provided with adequate recreational opportunities and natural open space areas are preserved within the community plan area. No developed parks are designated by the community plan within Carmel Valley, but a future park may be planned. The CVREP floodway of Carmel Creek and the steep sandstone bluffs are, however, identified as significant open space resources.

Open space areas in Neighborhood 8 have been divided into three groups: 1) the enhanced floodway area along Carmel Creek, including a 50-foot-wide buffer; 2) natural open space, which includes native slopes between development pads, the SDG&E company utility easement and the steep slope area along the south boundary of the Precise Plan area; and 3) developed open space, which includes project recreation areas and manufactured slopes. The City's MSCP Subarea Plan included a significant portion of the neighborhood's open space system within the MHPA preserve. This section outlines the ways in which this Precise Plan responds to the provision of open space opportunities for the future residents and for travelers viewing the plan area from State Route 56 (SR-56) and for users of the community trail system.

There shall be no net loss in the coastal zone of sensitive biological resources, including, but not limited to, coastal sage scrub, southern maritime chaparral, and native grasslands, that are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development. Mitigation for impacts to any of these habitat types, when permitted, shall include creation or substantial restoration of areas where effective function of habitat type has been lost, to achieve the no net loss standards. Mitigation for impacts within the coastal zone should be provided within the coastal zone in order to have no net loss of habitat within the coastal zone. Mitigation measures on land outside the coastal zone may be acceptable if such mitigation would clearly result in higher levels of habitat protection and value and/or would provide significantly greater mitigation ratios and the mitigation is part of the MHPA. Land area inside and outside coastal zone that serves as mitigation for habitat impacts in the coastal zone shall be permanently retired from development potential and secured as part of the MHPA preserve management plan, through open space zoning and /or other means, as a condition of development approval.

B. FLOODWAY MANAGEMENT PLAN

The entire floodway of Carmel Creek, encompassing approximately 98 acres, is part of the major open space system for Carmel Valley and the Citywide MHPA, as well as the primary design focus of Neighborhood 8.

The floodway has received various treatments throughout the Precise Plan area. In the eastern portion of Neighborhood 8, the floodway is occupied by a golf course within the Palacio Del Mar development. In the central and western portions of Neighborhood 8, the floodway has been enhanced with riparian vegetation and multi-use trails.

1. Enhanced Floodway

The Carmel Valley Community Plan designates Carmel Valley and the floodplain of Carmel Creek as a major open space system and states that it would provide, "a major break in urbanization." In addition to open space preservation, the Carmel Creek enhanced floodway serves to control flood waters from adjacent development and to reduce sedimentation discharge into the Los Peñasquitos Lagoon.

In conjunction with the SR-56 freeway construction, CALTRANS has constructed a landscaped enhanced floodway between SR-56 and private development areas in Neighborhood 8, extending from Carmel Country Road west to I-5. The project includes a 50-foot-wide buffer area on the south rim of the floodway. The enhanced floodway and buffer, hereafter identified as the Carmel Valley Restoration and Enhancement Project (CVREP), will function as open space and flood control, as recommended by the community plan.

CVREP creates a heavily vegetated natural appearing channel that conveys the 100-year flood flows of Carmel Creek (Figures 6 and 7). Dense growth of willows, approximately 25-30 feet in height, cover the valley floor, with side slopes vegetated with other riparian species, such as sycamores and cottonwoods. The CVREP project has been designed to balance the biological and engineering perspectives. Unlike most manufactured channels, the principal water velocity and sediment control would be achieved by the dense riparian vegetation. The channel has been designed to reduce water velocities to a maximum of five feet per second and to yield no sediment to Los Peñasquitos Lagoon from the channel reach itself. Sediment yield from the watershed would be substantially reduced. The channel bottom has been planted with cuttings of various willow species and irrigated to ensure establishment. Dense willow growth with plant heights of 25-30 feet is expected within a three to ten year establishment period. The maximum ultimate vegetation density has been calculated, within a reasonable range and the channel has been designed to accommodate these plant densities.

The south bank of SR 56 forms the north slope of CVREP. Slope gradient on both north and south banks are predominantly 2:1 slope gradient. Slopes are planted with riparian species such as cottonwoods and sycamores and were irrigated during establishment. In order to replicate a natural creek bed, no low flow channel was graded, but the low flow is allowed to meander, eddy and form its own channel over time.

An existing sediment deposition area, west of El Camino Real, should be retained as an active sediment management area. Sediment removal from this area would occur at intervals determined by specific performance standards. No other active sediment removal is proposed within the habitat areas. Two sediment basins are proposed south of the CVREP to control sediment entering the channel.

In order to provide assurance of erosion and sediment control prior to the establishment of dense willow growth in the channel, a series of rockeries, or drop structures have been constructed at the narrowest points of the channel. The drop structures form a "backbone" or additional security in case of a flood event during the early years of operation of the CVREP. The structures slow velocities and drop sediment immediately upstream of each structure.

A five-year monitoring and maintenance plan for the CVREP project was implemented. The program assured the establishment of the vegetation according to stringent performance standards. Monitoring of the ground water table, water quality, silt deposition, vegetation growth and coverage, and general visual quality shall be conducted by a review team consisting of a qualified biologist, hydrologist and/or landscape architect. Long-term maintenance of the sediment control basins in the watershed would also be monitored.

Development of the enhanced floodway and buffer area was done by Caltrans in conjunction with the construction of the SR-56 freeway project. Following its construction the landscaping and improvements were monitored for a two-year period following installation. The City of San Diego Engineering and Development Department was the responsible agency during the monitoring period, with funding coming from the existing Carmel Valley FBA program.

Following the monitoring period, long-term maintenance of the floodway would be financed through the City's General Fund.

a. Buffer Area

Along the south rim of the enhanced floodway, a 50-foot-wide buffer area protects the integrity of the floodway landscaping and improvements. A temporary 6-foot-high chain link fence was constructed along the common boundary between the floodway and the buffer. The fence was maintained by the City for a period of five years to allow for the establishment of the floodway landscaping. At the end of that five-year establishment period, the protective fence is to be removed.

Permanent improvements within the buffer area include a bikeway, pedestrian path, equestrian trail, and a floodway maintenance road. It is estimated that the floodway maintenance road would only be used by maintenance crews a couple of times a year on a regular basis and whenever heavy rains occur. Due to the limited maintenance use of the road, bikeway and a pedestrian path share the road pavement. The equestrian trail has its own alignment, separated by landscape strips and wood fencing. A more detailed description of these transportation improvements can be found in Chapter V, Circulation Element. Circulation and landscape improvements within the buffer were constructed by CalTrans and are maintained by the Carmel Valley Landscape and Lighting Maintenance District.

b. Wetlands/Buffers

Any additional wetlands in the community (i.e., any wetlands located outside the enhanced floodway area) as are currently delineated by the California Department of Fish and Game, U.S. Fish and Wildlife Service or U.S. Army Corps of Engineers, or are so delineated in the future, shall be protected from adverse impacts. Permitted uses within delineated wetlands shall be limited to the following:

1. Aquaculture, wetlands-related scientific research and wetlands-related educational uses;

2. Wetlands restoration projects where the primary purpose is restoration of the habitat;

3. Incidental public service projects, where it has been demonstrated that there is no feasible less environmentally damaging location or alternative, and where mitigation measures have been provided to minimize adverse environmental effects.

In addition, a wetland buffer shall be maintained around all wetlands as necessary and as appropriate to protect the functions and values of the wetland. Wetland buffers should be provided at a minimum 100-feet distance adjacent to all identified wetlands and 50-feet distance adjacent to riparian areas. The width of the buffer may be either increased or decreased as determined on a case-by-case basis, in consultation with the California Department of Fish and Game, taking into consideration the type and size of development, the sensitivity of the wetland resources to detrimental edge effects, natural features, such as topography, and the functions and values of the wetland and the need for upland transitional habitat. Developments permitted in wetland buffer areas shall be limited to access paths, passive recreational areas, fences and similar improvements necessary to protect the wetland, and such improvements shall be restricted to the upper/inland half of the buffer zone.

C. NATURAL OPEN SPACE

Most of the natural open space areas within Neighborhood 8 would be located in the southern portion of the Precise Plan area. This open space consists primarily of steep slopes that rise to the mesa tops to the south. These are left free from development because of their aesthetic value as a backdrop to the valley and their biological importance in the regional ecosystem. Other natural slope areas will be maintained within and between development pads and within the SDG&E easement.

In all cases, these natural open space areas contain slopes steeper than 25 percent grade or are contiguous to native vegetation covered hillsides and, their preservation would be consistent with the City's Environmental Sensitive Lands Ordinance. Table 2 explains the preservation and maintenance options for these slope areas.

In addition, the natural open space areas would include the existing undisturbed habitat areas on the remaining undeveloped properties that are designated open space and MHPA. The City shall ensure the preservation of portions of public and private property that are partially or wholly designated as open space and/or MHPA to the maximum extent feasible. Development potential on open space lands shall be limited to preserve the park, recreation, scenic, habitat and/or open space values of these lands, and to protect public health and safety. Maximum developable area and encroachment limitations shall be established to concentrate development in existing developed areas. Disturbed lands beyond the allowable developable area can be restored to functional habitat value as part of the MHPA. Rezonings to implement the appropriate encroachment limitations and development standards shall occur prior to development of these properties.

D. DEVELOPED OPEN SPACE

Developed open space within the Precise Plan area will take many forms including recreation areas, the golf course, slope treatments along major roadways, and entrances to development units.

Together these areas define the character of the neighborhood, provide visual interest, and serve a more important function of tying the community together. While design guidelines for these facilities are provided within the separate design element section of this Precise Plan, the following brief descriptions and illustrations convey the intent of open space provision and treatment within the Precise Plan area.

1. Recreation Areas

Private recreation areas will be provided within the Precise Plan area in conjunction with individual residential projects; these recreation areas may contain swimming pools, tennis courts, and other facilities deemed appropriate by the developer. Maintenance of these areas will be the responsibility of the developer. The City of San Diego shall have right of entry to inspect and require compliance with water conservation measures. A typical design for such a facility is illustrated in Figure 9.

2. Major Entry Points

Each of the entrances to the Precise Plan area will receive a special design treatment in order to create project individual identity. In general, a landscaped traffic island will be provided at major entrances. Slopes adjacent to entry points will have a maximum 3:1 gradient. Entry signs will be the responsibility of the developer or of the appropriate homeowners' association. Maintenance will be the responsibility of the Carmel Valley assessment district or of a homeowners' association. Figure 10 illustrates a typical entrance point; however, it must be emphasized that each point will be different and attempt to reflect the design character and feeling of the individual project.

3. Slopes Along Major Streets

Slopes along major streets provide visual relief and interest to the general public traveling through the area. They become directional in nature and provide identity to the community. Typical engineered slopes should be discouraged with more natural landform grading utilizing variable slopes and/or variable landscape themes required for variation.

Table 2
Neighborhood Open Space Preservation and Maintenance

TYPE OF OPEN SPACE	PRESERVATION OPTIONS	MAINTENANCE OPTIONS
Enhanced Floodway.	Fee ownership by City.	City's General Fund.
Floodway Buffer.	Fee ownership by City.	Community Lighting and Landscape Maintenance District.
Golf Course.	Private ownership.	Homeowners' Association.
Natural Open Space.	Fee ownership by City. Open space easement to City or private ownership.	Community Lighting and Landscape Maintenance District.
Private Recreation Areas.	Private ownership.	Homeowners' Association.
Project Entry Points.	Private ownership.	Homeowners' Association.
Slopes Along Streets		
a. Within street R/W.	Dedicated to the City.	Community Lighting and Landscape Maintenance District.
b. Outside street R/W.	Private ownership.	Homeowners' Association.
SDG&E Power Easement.	Existing easement, open space easement or fee. Ownership by City.	SDG&E and Community Lighting. And Landscape Maintenance District

These slopes can also serve as buffers for noise and provide a pleasing visual amenity. A typical treatment of major street slopes is illustrated in Figure 11.

4. SDG&E Easement

The SDG&E easement in central Neighborhood 8 will provide an additional open space amenity within the Precise Plan boundaries. The easement will be landscaped by the developer and will serve as an additional open space area for the residents of the plan area. The easement will serve as a visual open space buffer between various land uses within the development. The developer of that sub-area may landscape the easement with native materials, for visual effect, or landscape with materials similar to their own development as an extension of their passive recreation areas. In no case can passive recreation areas within the SDG&E easement count towards required open space for that development. Any landscaping within the SDG&E easement must have the approval of the Planning, and Park and Recreation Departments, and SDG&E Company.

Native landscape areas within the easement will be temporarily maintained by the developer until such time as it is self-sustaining. After that point, the Carmel Valley Landscape & Lighting Maintenance District will maintain the landscape. Vehicular access must be maintained for the entire length of the easement to permit maintenance vehicles to serve the power lines within the easement. Figure 12 reflects the design treatment planned for the SDG&E easement.

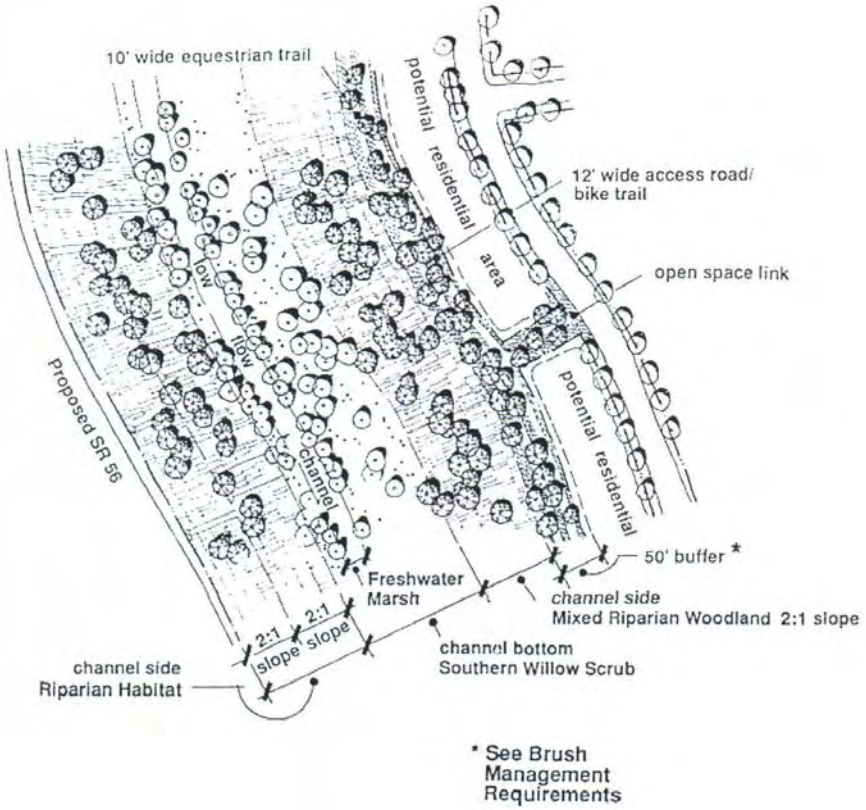
5. Golf Course

The eastern portion of the Carmel Valley Floodway has been developed as a nine-hole golf course. The golf course is landscaped with trees, shrubs, and riparian vegetation compatible with the remainder of the floodway. The golf course serves as the private open space for residents of the Palacio del Mar development and is maintained by a homeowners' association. The City of San Diego shall have right of entry to inspect and require compliance with water conservation measures.

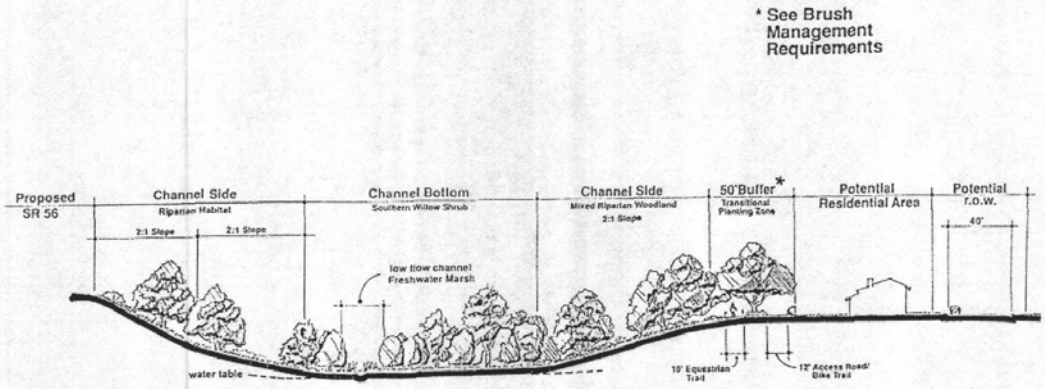
6. Parks

The City of San Diego Progress Guide and General Plan, Recreation Element, establishes population-based park requirements for the entire city. Population-based parks are those identified as either neighborhood or community parks. A neighborhood park shall serve 3,500 to 5,000 residents, be ten acres in size, and have a service area of ½ mile. A community park shall serve a population of 18,000 to 25,000 residents, be 20 acres in size, and have a service area of 1-1/2 miles. Private residential recreation facilities do not meet the Progress Guide and General Plan requirements.

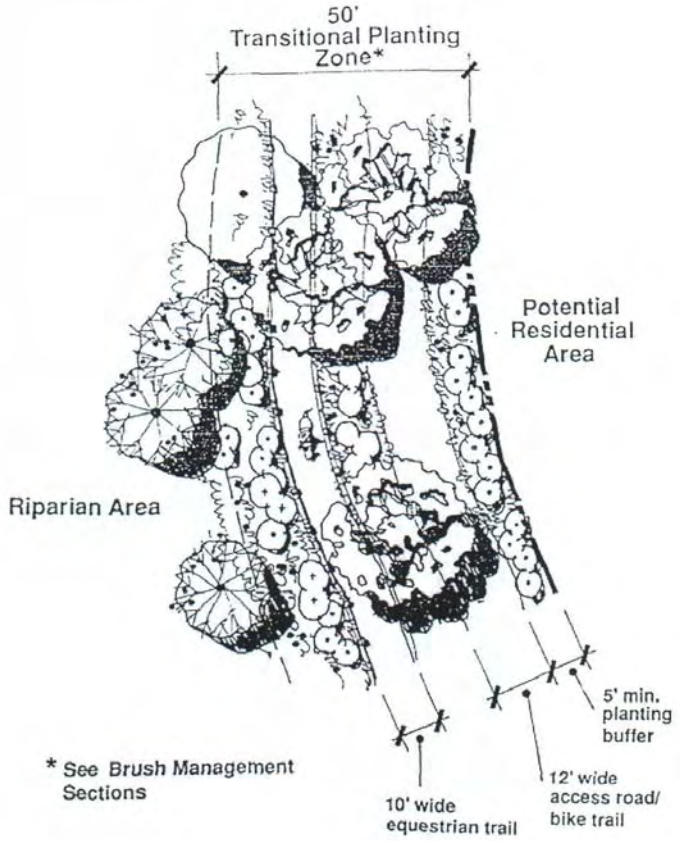
The proposed build-out population for the Neighborhood 8 Precise Plan is estimated at ~~1,618~~1,790 residents. The population will require development of a population-based neighborhood park. A 4.5-acre park site suitable for the development of a passive use neighborhood park has been identified in the central portion of the Neighborhood 8 Precise Plan, located approximately 1,500 feet easterly of the intersection of the frontage road and Carmel Creek Road. This park site is sized to satisfy population-based park acreage requirements for the Precise Plan.



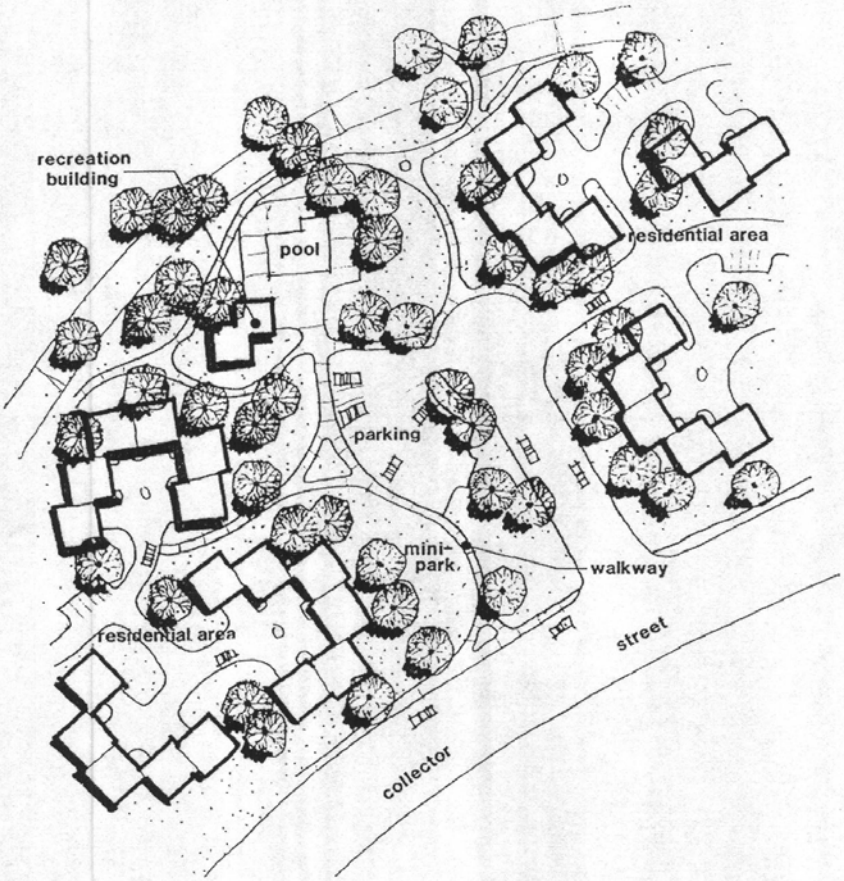
CVREP Plan View
Carmel Valley Neighborhood 8
Figure 5



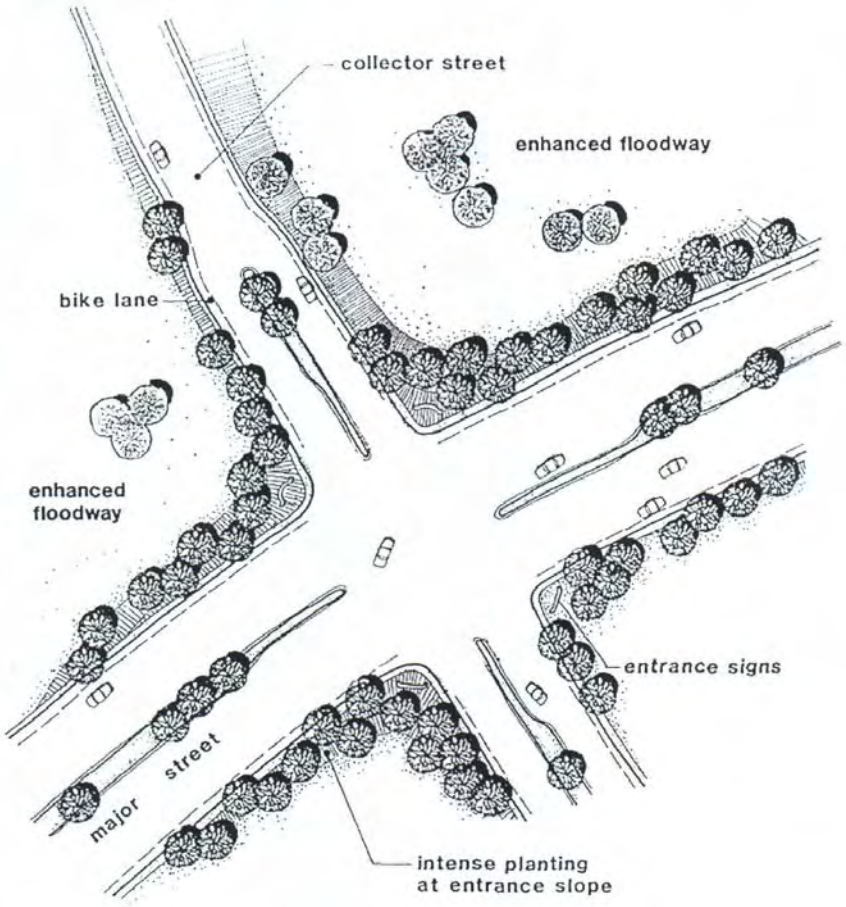
CVREP Section
Carmel Valley Neighborhood 8
Figure 6



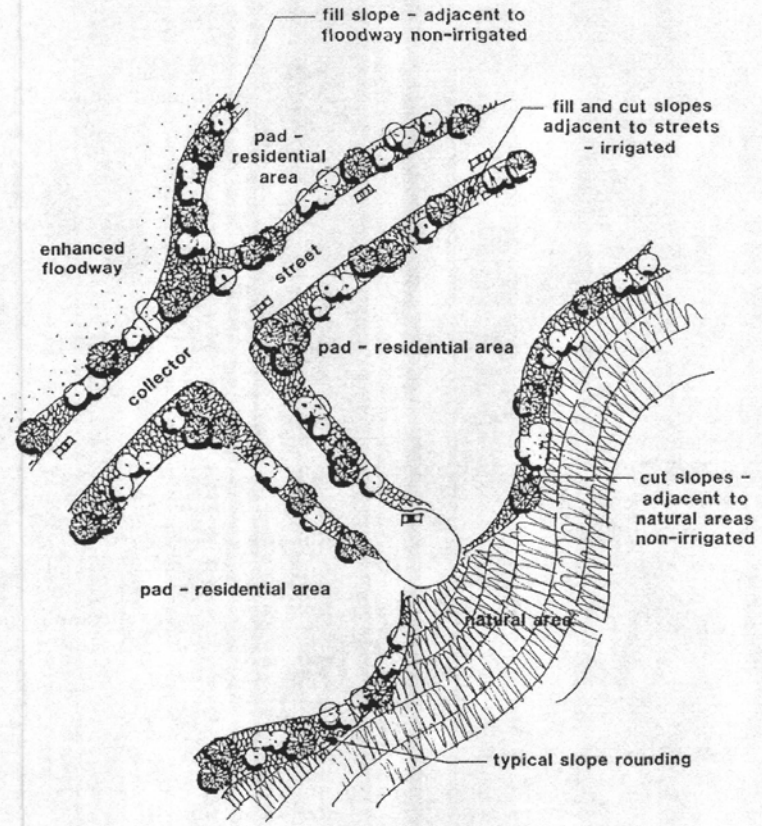
CVREP Buffer
Carmel Valley Neighborhood 8
Figure 7



Typical Recreation Area
Carmel Valley Neighborhood 8
Figure 8

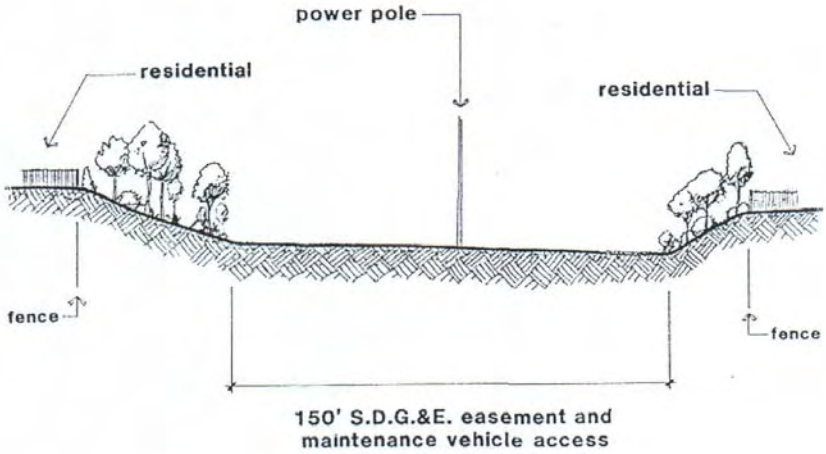


Typical Entry Points
Carmel Valley Neighborhood 8
Figure 9



Note: See design element for plant material and objectives.

Slope Treatment
Carmel Valley Neighborhood 8
Figure 10



S.D.G.&E. Easement Design
Carmel Valley Neighborhood 8
Figure 11

V. PUBLIC SERVICES AND FACILITIES ELEMENT

A. INTRODUCTION

This section outlines public facilities and services as planned for inclusion in Neighborhood 8. These facilities and services include: utility services and drainage facilities. In addition to those facilities provided within Neighborhood 8, this neighborhood will also be served by facilities in surrounding Carmel Valley neighborhoods.

B. SCHOOLS

The Carmel Valley Neighborhood 8 Precise Plan area is located within the Del Mar Union Elementary School District and the San Dieguito Union High School District. No schools are designated or processed within the Precise Plan area by the Carmel Valley Community Plan. It is anticipated that no schools will be required within Neighborhood 8. This is due to the small number of students expected to be generated by development within the Precise Plan area and the number of schools planned within the adjacent neighborhood units. Based on the generation factors utilized to develop the Carmel Valley School Facilities Master Plan, the Precise Plan area, at buildout, would generate approximately 404-519 students. It is anticipated that students residing within the Neighborhood 8 Precise Plan area will walk or be bussed to schools north of Carmel Valley Road or will attend the private San Diego Jewish Academy within the Precise Plan area.

C. WATER SERVICE

Water service in the Precise Plan area is provided by the City of San Diego. Water facilities are provided through the subdivision or discretionary permit process and FBA in conformance with the Carmel Valley Community Plan, the Carmel Valley Public Facilities Financing Plan and subdivision requirements.

D. SEWER SERVICE

Sewer service in the Precise Plan area is provided by the City of San Diego. Sewer facilities are provided through the subdivision or discretionary permit process in conformance with the Carmel Valley Community Plan, the Carmel Valley Public Services Financing Plan, and subdivision requirements. The Carmel Valley Trunk Sewer is located in Carmel Valley Road. Those facilities are adequate to serve development within the Precise Plan area.

E. POLICE

Police protection in the Precise Plan area is provided by the City of San Diego Police Department from their northern area station located at 4285 Eastgate Mall and a new station in Carmel Valley. Landscaping of the Precise Plan area will accomplish utilizing "defensible space" concepts in order to discourage crime while at the same time enhancing the visual environment of the Precise Plan area.

F. FIRE PROTECTION

Fire protection service to the Precise Plan area is provided by the City of San Diego Fire Department. At the present time, the Precise Plan area is served by a station # 24 located at 13077 Del Mar Heights Road. The station is currently manned with four full-time firefighters on each shift.

G. DRAINAGE

Drainage facilities within street right-of-way or access easements will be maintained by the City of San Diego. The enhanced floodway in the central and western portions of Carmel Valley will be maintained by the City's General Fund. Special facilities, such as detention basins, will also be maintained by the City's General Fund.

H. PARK AND RIDE/TRANSIT CENTER

A park and ride facility and transit center are proposed within the Caltrans right-of-way at I-5 and Carmel Valley Road. The park and ride facility has been constructed. The location is not within the CVREP improvement area. The facility's primary purpose is to encourage transit alternatives to traditional vehicular travel.

In addition to the parking lot, the facility would include bus stalls, a fixed rail transit station and benches. The exact size and design of the joint use center is not known at this time.

Location of the facility at this freeway junction has been designated by Caltrans and MTDB. The location provides direct proximity to bus service on El Camino Real and the planned fixed rail transit line along the east side of I-5 and would be sufficiently removed from the residential development in Carmel Valley so as not to be a nuisance. An additional benefit provided by the park and ride facility location is its availability to hiking and bicycle path users on weekends.

I. UTILITIES

Gas and Electric Service

Gas and electric service within the Precise Plan area is provided by SDG&E. Local gas and electric distribution lines will be installed underground. The existing 150-foot-wide SDG&E easement, which bisects central Carmel Valley, contains 69 kv and 12 kv overhead lines. This easement will remain accessible for periodic pole cleaning and maintenance. Gas service for the community plan area is provided via a high pressure gas line in Del Mar Heights Road and a trunk line in El Camino Real.

Telephone Service

Telephone service will be supplied by Pacific Telephone Company via underground lines connection into individual service laterals and prewired buildings. An existing Pacific Telephone facility on Del Mar Heights Road will coordinate telephone service within Carmel Valley.

Cable Television Service

Cable television service will be provided through underground facilities installed in common trenches adjacent to power and telephone lines. The cable television lines will connect to individual service laterals and prewired buildings.

J. OTHER FACILITIES AND SERVICES

In addition to the facilities located within the Precise Plan area, a number of other facilities and services are expected to be available to Neighborhood 8 residents. These include a range of services provided by the public, community groups, and private enterprises.

The following public services will be provided to Neighborhood 8 by the City of San Diego:

- Library service, in the Carmel Valley library branch building, is located at 3919 Townsgate Drive in the Carmel Valley Town Center (Neighborhood 9).
- Trash collection and solid waste disposal at existing and proposed City landfills and disposal facilities.
- Paramedic and ambulance service.

Other institutions and services may be located in the Carmel Valley community and serve Neighborhood 8 residents:

- Medical/health care offices and/or clinics,
- Churches and religious institutions.
- Community and service-oriented organizations and facilities, such as YMCA, youth clubs, and senior citizen groups.

In addition to the community facilities provided within Neighborhood 8, other park lands and recreational facilities are located nearby:

- Torrey Pines State Beach.
- Torrey Pines Municipal Golf Course.
- Peñasquitos Canyon Preserve.
- Community park facilities currently under development in the Town Center, including a public swimming pool.

VI. CIRCULATION ELEMENT

A. INTRODUCTION

The Carmel Valley Community Plan outlines a network of streets, freeway, public transit routes and bicycle and pedestrian pathways, which are proposed to meet the circulation, needs of the entire Carmel Valley community. This section describes Neighborhood 8's circulation system, which is designed to provide connections to the community-wide network, as well as to provide access within Neighborhood 8 itself. Chapter VIII addresses financing and phasing of transportation improvements. Streets will be designed to conform with the standards of the City of San Diego Street Design Manual where applicable.

B. REGIONAL ACCESS

Regional access to the Neighborhood 8 planning area is provided by the I-5 and SR-56 freeways. I-5 provides access from Carmel Valley to the San Diego Metropolitan Area to the south and to North San Diego County to the north. Carmel Valley Road provides access from within Carmel Valley to I-5. SR–56 provides access to I-15 to the east. SR-56 is required for regional transportation purposes. Its need is not dependent upon Neighborhood 8 densities.

Neighborhood 8 is linked to the Carmel Valley community street system via the extension and improvement of El Camino Real, Carmel Creek Road, and Carmel Country Road. These roads will bridge the SR-56 freeway and connect Neighborhood 8 with Precise Plan areas to the north and south. Freeway interchanges are proposed at SR-56/Carmel Creek Road and SR-56/Carmel Country Road.

The current circulation system and regional street classifications are illustrated in Figures 13, 14, 15, and 16 and are described as follows:

- EL CAMINO REAL, a proposed 6-lane major street, generally paralleling I-5 and running through the western portion of Neighborhood 8 connecting the Torrey Hills Community with Carmel Valley.
- CARMEL CREEK ROAD, a 2-lane collector street, running north and south, will cul-de-sac into the Pinnacle Carmel Creek project.
- CARMEL COUNTRY ROAD, a 4-lane major street, running north and south, connecting Carmel Valley Neighborhood 10 with Carmel Valley Neighborhoods north of SR-56.

C. INTERNAL ROAD SYSTEM

Carmel Creek and Carmel Country Roads will provide the primary internal access to Neighborhood 8. In addition, Shaw Ridge Road is improved as a 2-lane collector street to provide access west of Carmel Creek Road. Shaw Ridge Road is not fully improved east of Carmel Creek Road, although it is used for driveway access to a nearby residence and to provide parking for trail users.

A collector street was initially required to link Carmel Creek and Carmel Country Roads. However, more recent changes in the development patterns within the community do not require a street connection between Carmel Creek Road and Carmel Country Road. The only property still requiring access from this street is a future passive public park; all other properties suitable for development would take access from Shaw Ridge, Carmel Creek, or Carmel Country Roads. Re-classification of the collector street and evaluation of a connection between Carmel Creek Road and Carmel Country Road is expected to occur as development is proposed east of Carmel Creek Road. Because this area is designated as open space, any improvement to the existing driveway should be the minimum width necessary to provide safe access to the future park land, utilizing the design objectives for rural roads from the City of San Diego Street Design Manual. The individual internal street systems within the plan area will be similar in several respects and may consist of the following street classifications:

- A collector street system to provide access within the Precise Plan area.
- A local street system to provide access to individual residential projects (the local street system will include conventional streets and cul-de-sacs).
- Private project streets to provide access to individual attached residential projects (it is expected that these streets will be privately maintained).

Several features incorporated into the design of the proposed circulation system will ensure that it operates in a smooth and efficient manner.

- Access to the Precise Plan area will be permitted at only two major entry points to limit the development of major intersections.
- The number of driveways and curb cuts on the collector street will be limited, where possible, which will facilitate traffic flow.
- Access to individual residential lots will be provided by local streets or by private project streets.
- All internal streets will meet the City's design standards.

D. PARKING

Adequate parking facilities will be provided within each individual development in conformance with applicable zoning requirements and guidelines. Emphasis will be placed upon providing sufficient off-street parking within residential neighborhoods. Bicycle parking facilities will be provided adjacent to high activity areas.

Parking lots will be integrated into the overall design of the projects they serve. Flow patterns for motorists, bicyclists, and pedestrians will be considered. The visual impacts of parking lots will be minimized through careful design. Examples include the use of small parking lots, perimeter screening and interior landscaping, Chapter VII provides further guidelines for parking lot design.

E. ALTERNATIVE TRANSPORTATION MODES

The Carmel Valley Community Plan stresses the importance of transportation alternatives to the private automobile, including public transit, bicycle travel and pedestrian movement. Complete transit, bikeway and pedestrian pathway systems are proposed for the community. The automobile, transit, bicycle and pedestrian facilities are to be developed in an integrated network, providing a balanced transportation system, assuring mobility and access to all parts of the community. Utilization of alternative modes of transportation can conserve energy, lessen air pollution and reduce auto traffic volumes. Reflecting community plan objectives, the Neighborhood 8 Precise Plan provides neighborhood transit, bicycle, pedestrian and equestrian alternatives related to the community circulation network.

1. Transit Opportunities

Transit service in the vicinity of the Precise Plan area is presently provided by the Metropolitan Transit Development Board (MTDB). Route 160 will provide direct service from Carmel Valley to North University City, Pacific Beach, Midway, and Centre City, San Diego. The proposed internal road system within the Precise Plan area will be designed such that bus stops could be developed at any point.

Future service in the I-5 corridor is anticipated to also be served by a light rail extension from University City northward, with a station stop at the southeast intersection of I-5 and SR-56, in the Western Carmel Valley Sub-Area.

CALTRANS has constructed a park and ride facility within Carmel Valley near I-5 and Carmel Valley Road.

2. Bicycle Network

The proposed bicycle network for the entire Precise Plan is shown in Figure 16. The major bicycle path is located in the 50-foot-wide buffer paralleling the south boundary of the enhanced floodway (Figure 17). Additional bicycle lanes will be provided along Carmel Country Road, Carmel Creek Road, and along the collector street within the Precise Plan area. The system will provide for internal bicycle circulation within the Precise Plan area and at the same time will provide linkages to bikeways within adjacent neighborhoods. Bicycle movement will also be feasible along local streets and private project streets, although marked bicycle lanes will not be provided in these locations.

Bicycle networks within the Precise Plan area will include the following components:

- Marked bicycle lanes in conformance with City of San Diego striping and width requirements within the rights-of-way of the neighborhood collector and major streets including linkages to other neighborhood bicycle routes.
- Traffic signals and striped crossings at entry points where neighborhood and community-wide bicycle networks intersect.
- Identification with adequate bikeway signs.

- Secure bicycle parking facilities at high activity areas.

3. Pedestrian Circulation

The pedestrian system, also shown on Figures 16 and 17, will provide walking, hiking and jogging links between the various areas of the Precise Plan area. A hiking trail will be provided in the Carmel Creek buffer area and extend through Neighborhood 8, eventually connecting with the Los Peñasquitos trail system. It will also provide links, primarily in the form of sidewalks, with the community-wide pedestrian circulation system.

Pedestrian circulation systems within the Precise Plan area will include the following components:

- Sidewalks, in conformance with City of San Diego requirements, within the rights-of-way of public streets including linkages to community pedestrian routes along prime arterials.

- A nature/hiking path along the floodway.

- A pedestrian walkway system incorporated within easements and manufactured open space areas.

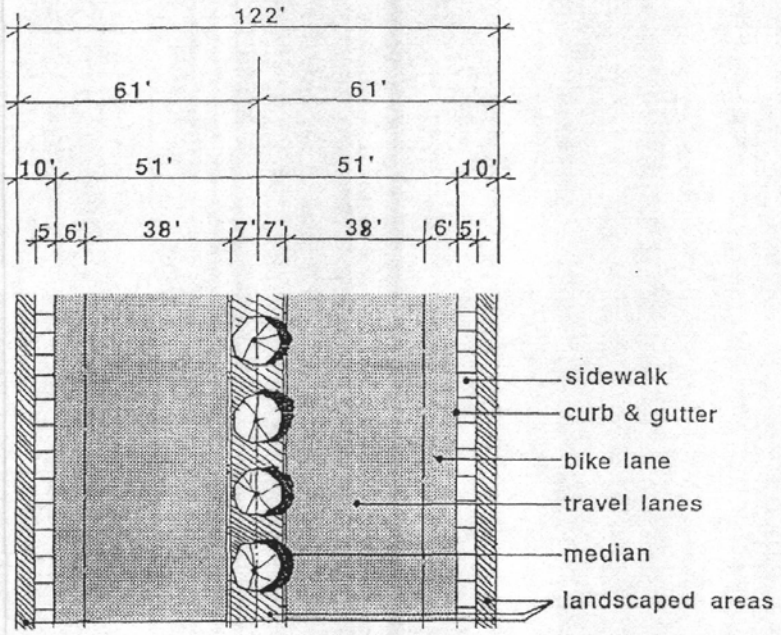
4. Equestrian Trail System

The equestrian trail system, also shown on Figures 16 and 17, will provide horseback riding opportunities to residents within the Precise Plan area. The major equestrian trail is located south of Carmel Creek in the floodway buffer area. The 10-foot-wide trail is gravel or dirt surfaced and provides access to the equestrian trails expected to be developed as part of the Los Peñasquitos Regional open space system. Equestrian crossing is located at Carmel Creek and the perpendicular collector street at grade level. The existing eastern portion of the trail also crosses at this same location. Equestrian trail development would be consistent with guidelines within the adopted "Equestrian Trails and Facilities" document (February 1975).

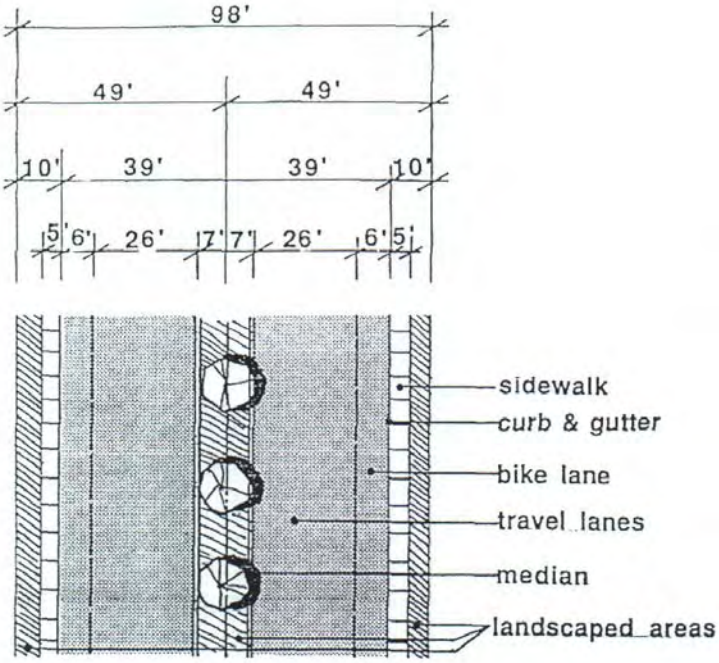
5. Transportation Demand Management

To further minimize the impacts of large commercial/office development, any proposal to develop the Neighborhood Commercial area shall include a Transportation Demand Management Program (TDM). The program's purpose is to minimize peak hour traffic generation by various means such as accommodating flexible work shifts, providing a shuttle to the nearest transit/trolley stations to encourage use of transit by employees and clientele, facilitating a carpool program, providing shower facilities and bicycle racks to encourage alternative modes of transportation, and/or other traffic reducing tactics. The result of the program should be an approximately 20% reduction in peak hour traffic over what would occur with non-flexible shifts and all employees/clientele traveling in single-car-occupancy vehicles. Any such program should be monitored for at least five years after the date of building occupancy to determine the success of such measures, and copies of an annual monitoring report should be submitted to the City of San Diego and to the Coastal Commission. If the 20% goal is

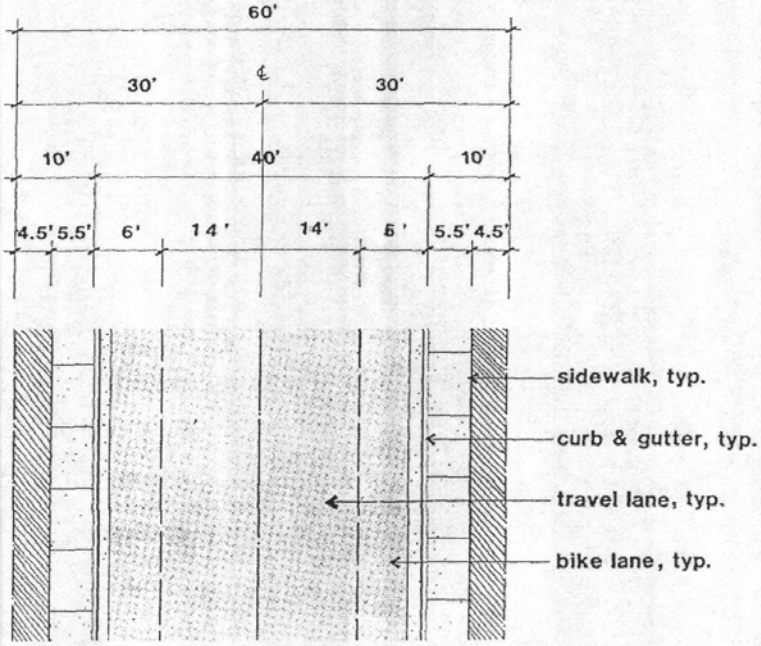
not reached in any year, the monitoring report should include alternative methods to attain the goal. The City shall also develop incentives, when possible, to allow measures such as the trolley shuttle to be extended to serve the entire community and reduce single-occupancy trips outside the community.



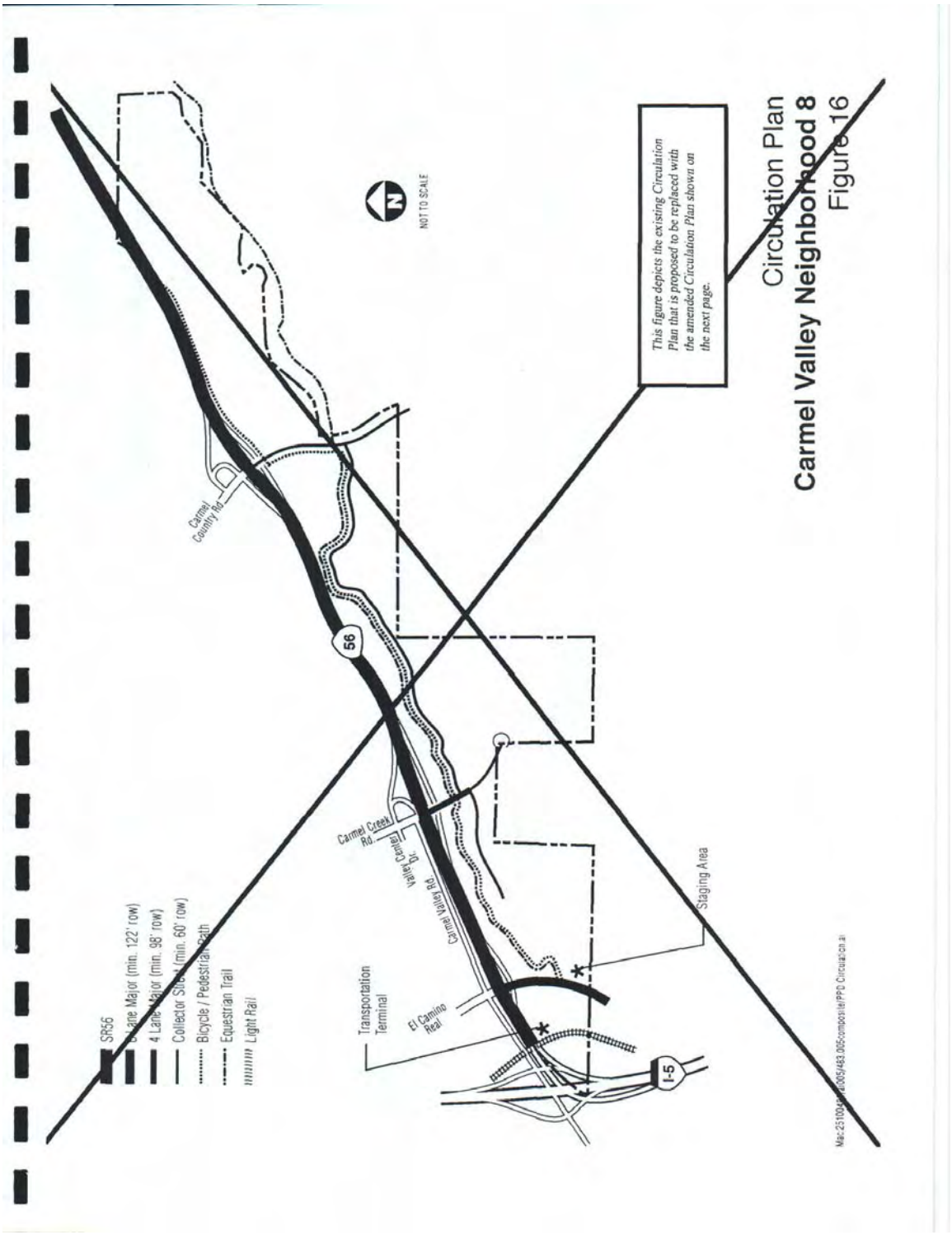
Typical Six-Lane Major Street Design
Carmel Valley Neighborhood 8
Figure 12



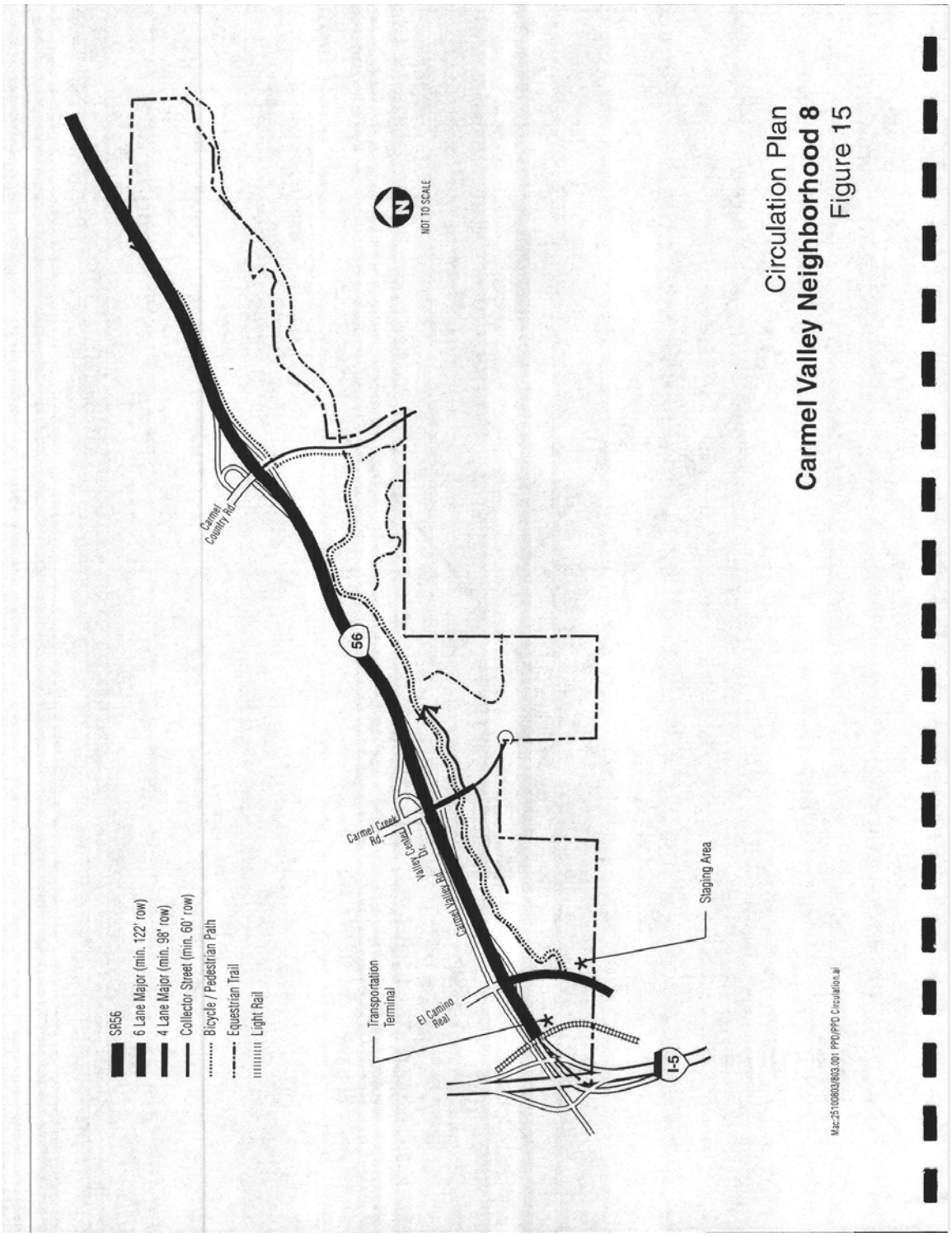
Typical Four-Lane Major Street Design
Carmel Valley Neighborhood 8
Figure 13



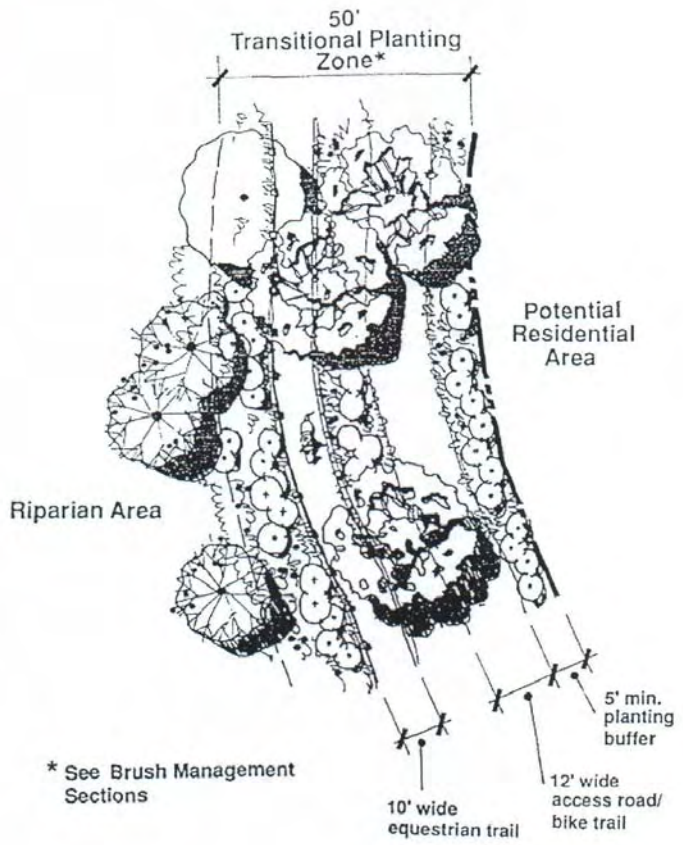
Typical Collector Street Design
Carmel Valley Neighborhood 8
Figure 14



Circulation Plan
Carmel Valley Neighborhood 8
Figure 16



Circulation Plan
Carmel Valley Neighborhood 8
Figure 15



Equestrian Trail
Carmel Valley Neighborhood 8
Figure 16

VII. DESIGN ELEMENT

The conceptual design graphics presented throughout this document outline specific preliminary design concepts for development of the Precise Plan area. Presented below are design guidelines for Neighborhood 8.

A. INTRODUCTION

The purpose of this design element is to provide developers, designers, and agencies with general design guidelines and objectives for the development of Neighborhood 8. Carmel Valley Neighborhood 8 has become an outstanding residential neighborhood. A functional and aesthetically pleasing development should result with adherence to the design guidelines set forth in this design element.

Neighborhood 8 is located in perhaps the single most recognizable and distinguishing feature of Carmel Valley – the CVREP corridor. The CVREP provides the principle drainage for the area as well as providing the only major east-west visual corridor. Therefore, any proposed development in Neighborhood 8 must be carefully designed, maintaining the visual integrity of the valley.

These design guidelines are not intended to restrict the creativity of designers of Neighborhood 8. Rather, they are formulated to guide the designer in a way that will provide the necessary continuity through the valley while granting the flexibility necessary to allow individual identity. Particular architectural, site planning or landscaping solutions or styles will not be recommended. Instead, general issues will be addressed (with occasional possible solutions suggested) that should be considered in the development of Neighborhood 8. Proposals presented here are conceptual and will be refined and modified in accordance with the approved objectives and guidelines during the development plan stage and subsequent stages of development in Neighborhood 8. Thus these guidelines will provide the basic framework for directing the creation of this unique community.

This design element will be used as the guideline for design review by the City for all development in Neighborhood 8. Several components and aspects of the plan that are essentially design related have been discussed previously in the land use, open space, and circulation elements.

B. DESIGN OBJECTIVES

The following general principles and objectives shall be considered in the development of Carmel Valley Neighborhood 8. The plan should:

- Create individual unit identity while maintaining an overall unity in Neighborhood 8.
- Create a development that responds to the character and the physical and visual features of Neighborhood 8.
- Maximize opportunities for views.

- Minimize grading in the hillside areas.
- Maintain the sense of an open visual corridor that is presently enjoyed along SR-56 and the CVREP trails.
- Avoid development in and maintain an adequate floodway.
- Mitigate traffic noise along SR-56 by either distance or physical buffering.
- Provide for amenities and concepts discussed in the land use, open space and circulation elements of this Precise Plan.
- Preserve or enhance sensitive environmental features such as riparian areas, sandstone bluffs, and significant vegetation groupings.
- Encourage energy and resource conservation features such as drought-tolerant plant material and solar access.

C. DESIGN CONCEPT

As previously discussed, the land use plan incorporates features that will maintain the visual integrity of the valley. For most of the length of the northern boundary of the area, the floodway is adjacent to SR-56. Fortunately, the single most important aspect of Neighborhood 8 that creates its character is the riparian habitat in the floodway and the CVREP corridor. A pleasing visual setting will be maintained along this corridor.

As indicated on the land use plan, the residential areas occur south of the floodway. This separation acts as a visual buffer between SR-56 and the residential areas. The character of the valley floor is thus maintained by the floodway remaining as undeveloped land. In addition, since most of the original riparian habitat has been disturbed by agricultural uses, the floodway will be enhanced to provide a more natural and visually pleasing setting as well as improving the buffering characteristics of the floodway. A discussion of the floodway grading and revegetation technique is presented earlier in the open space chapter.

Generally, development will be restricted to the valley floor or immediately adjacent "foothill" areas that are less than 25 percent in slope gradient. Adjacent to the steeper areas, cut slopes will be kept less than 30 feet in height.

As indicated in the environmental constraints map (Figure 3), several visually significant hillsides occur on the valley' north facing slopes. These hillsides provide the valley with a significant visual element. These hillsides will be maintained in their natural state pursuant to the sensitive slope criteria as written in this Precise Plan (Chapter VIII).

To preserve views to these hillsides from public vantage points, such as SR-56 and the CVREP multi-use trails, permitted structures shall not exceed 35 feet in height. Where no public vantage views of the natural hillsides and sandstone bluffs would be adversely affected, higher buildings may be allowed.

The key factors influencing the design of Carmel Valley Neighborhood 8 have been discussed above. In summary, those factors and others that were and shall continue to be considered in the process are summarized below. The method by which these factors are dealt with in the plan determines to what extent the design objectives are met.

- Floodway (Preservation and Enhancement) Functions:

  As biological riparian habitat

  As visual buffer

  As noise buffer

  As visually pleasing scenery along SR-56

  As flood protection

- Floodway Buffer Function;

  As usable open space (hiking, bicycle and equestrian)

- Hillsides Functions;

  Provide natural open space

  As visual relief

  As biological habitat

- Ridges are maintained for visual integrity.

- View Enhancement is emphasized by selective placement of development in key areas.

- Neighborhood Identity is emphasized by topographic features, density, location, product type, and major road location.

D. GRADING CONCEPT

The development of Neighborhood 8 is based on the following grading guidelines and objectives:

1. All manufactured slopes shall be planted with species requiring little or no irrigation.

2. All manufactured slopes shall be less than 30 feet in height and not exceed 2:1 slope gradient (manufactured slopes in excess of 30 feet will be permitted for access roads which are necessary or required).

3. Manufactured slopes shall be rounded at the top and, where visible to the public, rounded at the bottom.

4. Manufactured slopes that are visible to the public shall be treated to imitate natural topography. This can be accomplished through contour grading and native landscape materials.

5. Variable slope ratios shall be used.

6. All grading operations shall be subject to strict erosion and siltation control measures (see Drainage Concept) and shall comply with storm water management requirements. Best Management Practices (BMPs) per storm water management requirements will be followed by all developments.

7. All manufactured slopes require the preparation of a comprehensive landscape and irrigation plan to provide for rapid stabilization of slope areas.

8. There shall be close phasing of grading operations, slope landscaping and building construction to reduce the period when grading is susceptible to erosion.

9. Graded slopes at neighborhood entries shall be 3:1 or flatter.

10. Preserve the sandstone bluffs and ridgelines on the southern valley sides.

11. Minimize drainage structures and drainage to natural slope areas.

12. Provide adequate sight distances at all intersections by not creating graded obstructions and extreme vertical curves.

Grading Approach

The basic concept calls for creating pads for development south of the proposed east-west collector road by cutting into the hillside areas less than 25 percent gradient or steeper and terracing. More intense development will be limited to the area comprising the area south of Shaw Ridge Road along Carmel Creek Road. The Pinnacle project, (located on the Sorrento Sand site) was not allowed to create pads in the 25% slopes, and was required to restore the slopes per the reclamation plan.

The northern leg of the Palacio Del Mar golf course remains at the floodway elevation and acts as a floodway. The adjacent residential areas were raised to a level above floodstage by utilizing fill generated by grading for the golf course.

All grading, if possible, will be accomplished in phases, avoiding ground clearing prior to construction. This will minimize the need for detention basins; however, detention basins will be allowed as part of Best Management Practices (BMPs) to maintain water quality as needed. Grading will be carefully monitored, avoiding any disturbance of areas designated as undisturbed natural open space. On sites designated entirely as open space, required detention basins shall be contained within the allowable developable area.

E. DRAINAGE CONCEPT

Specific development standards are required to mitigate the impacts of siltation and urban runoff from the property within Neighborhood 8 into the Carmel Creek and the Los Peñasquitos Lagoon. The development standards that apply depend upon the type of development proposed. Temporary erosion control measures are very important during grading construction. Erosion control should be established at its source; that is, slopes should be landscaped and irrigated and growth established as soon as possible, siltation traps should be constructed on each sloping pad, around inlets to the storm drain system, within graded roads prior to paving and in drainage swales, and utilizing rip-rap energy dissipaters to reduce the outlet velocity at drainage points. A number of drainage facilities are to be utilized to minimize the potential major runoff concentration that would result in adverse erosion conditions. These erosion control measures and drainage facilities shall be made part of the development plans as the property is developed. The erosion control measures that are made part of the development plans should attempt to:

1. Minimize the extent of the area exposed at one time, and the duration of exposure.

2. Apply erosion-control practices to prevent excessive on-site damage.

3. Apply perimeter-control practices to protect the undisturbed area from off-site runoff and to prevent sediment damage to area below the development site.

4. Complete erosion and runoff control measures before beginning major grading.

5. Keep runoff velocities low and retain runoff on the site through structural measures, and by minimizing impervious subsurfaces.

6. Stabilize disturbed areas immediately after final grade has been attained.

7. Plant all slopes prior to November 1.

8. Implement a thorough maintenance and follow-up program. Considerations would include disposal locations for sediment that is removed from control structures during maintenance; wet-weather emergency plans; a 24-hour phone contact of the person responsible for removal of temporary control structures.

9. Incorporate Best Management Practices (BMPs) per storm water management requirements in all project designs.

Special districts, homeowners' associations, or other mechanisms should be established to provide the means for maintenance and repair of required irrigation systems. Required runoff control facilities will be within public right-of-way or easements and will be maintained by the City of San Diego.

F. LANDSCAPE DESIGN CONCEPT

The overall landscape concept for private development areas is based on the following objectives:

- Require low maintenance, native or non-invasive drought-tolerant plant material.
- Encourage visually appropriate plant material.
- Utilize plant material to create individual identity while maintaining a unifying theme throughout Neighborhood 8.
- Utilize appropriate plant material to minimize slope erosion.
- Use plant material to screen poor views, mask undesirable noises, accent desirable elements, and delineate entries.

Following are recommended plant material lists and planting methods suggested for Neighborhood 8. These are to serve only as guidelines for the designer (landscape architects) and act to briefly indicate the desired intent. All plant materials to be utilized in public areas, open space easements, and on graded slopes shall be subject to review and approval by the San Diego City Park and Recreation Department, Open Space Division.

1. Non-irrigated Areas

These species should provide good rooting capabilities, erosion control and require little water or maintenance:

- Shrubs and Groundcovers
  - Atriplex canescens (salt bush)
  - Lotus Scoparius (deerweed)
  - Artemesia californica (San Diego sagebrush)
  - Encelia californica (coast sunflower)
  - Eriogonum fasciculatum (California buckwheat)
  - Eschscholzia californica (California poppy)
  - Haplopappus venetus
  - Salvia mellifera (black sage)
  - Mimulus aurantiacus (monkeyflower)
  - Baccharis pilularis (dwarf coyote bush)
  - Agaves, Yuccas, native Prickly Pear Cactus, and Aloe spp.
- Trees and Large Shrubs
  - Heteromeles arbutifolia (toyon)
  - Rhus integrifolia (lemonadeberry)
  - Rhus laurina (laurel sumac)
  - Platanus racemosa (California sycamore)
  - Ceratonia siliqua (carob)

- Prunus lyon (Catalina cherry)
- Xylococcus bicolor (Mission manzanita)

2. Irrigated Areas

These species should not require a great deal of water and should be of relatively low maintenance.

- Shrubs and Groundcovers

  - O'Connor legumes
  - Trifolium (rose clover)
  - Baccharis pilularis (dwarf coyote bush)
  - Rosmarinus officinales (rosemary)
  - Pittosporum sp.
  - Plumbago auriculata
  - Rhus integrifolia (lemonadeberry)
  - Bougainvillea
  - Ceanothus spp. (California wild lilac)
  - Cistus spp. (rockrose)
  - Escallonia
  - Lavatera assurgentiflora (tree mallow)
  - Melaleuca nesophila (pink melaleuca)
  - Salvia clevelandii (Cleveland sage)
  - Agaves, Yuccas, native Prickly Pear Cactus, and Aloe spp.

- Trees

  - Koelreuteria paniculata (goldenrain tree)
  - Platanus racemosa (California sycamore)
  - Schinus molle (California pepper) (upland areas)
  - Pinus torreyana (Torrey pine)
  - Eriobotrya japonica (loquat)
  - Grevillea robusta (silk oak)

G. IRRIGATION CONCEPT

All common irrigated areas should be irrigated with a permanent automatic system. Soil-sensing devices, vandal-resistant equipment, and low-precipitation heads should also be encouraged.

H. FENCING CONCEPT

All fences and walls should be designed as integral elements of either the landscape or adjacent architecture. Non-metal or "natural" material fences should be encouraged, except that wrought iron fences may be used.

Chain link fences should not be permitted except for the following conditions:

- To discourage access by people and pets to conservation areas.
- Around tennis courts.
- Within the interior of the multi-family residential projects, in which case the fences shall be painted a suitable color to match its surroundings.

In general, fence materials should consist of wood, stucco, brick or other masonry material. Combinations of these materials may be used in single fences. Long stretches of fencing exposed to public view shall utilize varied materials and offsets to provide variation.

I. RESIDENTIAL AREA CONCEPTS

The following guidelines should be adhered to in the design of residential projects:

- No single-family residential structure shall be greater than 35 feet in height.
- Individual development should consider maximizing views in placement of structures.
- Solar access regulations should be encouraged.
- Utilization of defensible space principles should be encouraged. All projects will adhere to the City's brush management requirements.
- Utilization of private, semi-public, and public space principles should be encouraged.
- All construction improvements should be coordinated between developments to ensure project unity while maintaining individuality (i.e., color, style).
- Usable open space corridors should be encouraged.
- Automobile traffic should be de-emphasized (to the extent that is practical) and pedestrian and bicycle circulation emphasized.
- Encourage cul-de-sac or similar development techniques increasing the safety and quality of the immediate neighborhood.
- Encourage curvilinear street patterns to conform to the existing topography and provide visual interest.
- Encourage appropriate and centrally located recreation areas and provide associated pedestrian links.

J. SITE PLANNING GUIDELINES FOR MULTI-FAMILY DEVELOPMENT

- Structures should be sited within multi-family projects to create a diversity of open space or should be located around a central greenbelt corridor.
- Structures should not all be oriented in the same direction but should expose different facades.
- Long rows of structures should be avoided where possible, perhaps interrupted by parking, recreation areas, or open space.
- A diversity of orientations and placements should be utilized for individual structures to take advantage of views, open space, circulation and parking facilities.
- Light sources shall be designed to minimize lighting spill to avoid impacts to the CVREP open space areas and the on site wild life/open space corridor.
- Building exteriors shall be of muted, earth-tone colors and materials.
- Parking structures shall be screened and/or otherwise integrated into the landform.
- Site design shall integrate walkways and plazas to provide safe pedestrian access into the site.
- Incorporate a variety of pedestrian-oriented design details, including bike racks, low scale lighting, architectural focal points, and accent paving.

K. SITE PLANNING GUIDELINES FOR NEIGHBORHOOD COMMERCIAL

Development within the areas designated and zoned Neighborhood Commercial is expected to provide incorporate design measures to reduce the effects of building scale and intensity on surrounding open space areas, and be compatible with the design of the nearby residential development and the school. To ensure a compatible and integrated design, development permits for Neighborhood Commercial shall be reviewed against the following guidelines:

- Highly reflective building glass shall be avoided.
- Light sources shall be designed to minimize lighting spill to avoid impacts to the CVREP open space areas.
- Building forms should complement the rounded and curved architectural forms of the adjacent San Diego Jewish Academy.
- Building exteriors shall be of muted, earth-tone colors and materials.
- Parking structures shall be screened and/or otherwise integrated into the landform.

- Buildings shall avoid massive, flat street-facing walls by incorporating varying planes and recessing upper stories.
- Site design shall integrate walkways and plazas to provide safe pedestrian access into the site. Onsite pedestrian walkways shall be clearly identified and be separated from auto travel ways.
- Incorporate a variety of pedestrian-oriented design details, including bike racks, low scale lighting, seating, architectural focal points, accent paving, and street trees within non-contiguous sidewalks where feasible.
- A plaza and native garden area, inviting and open to the public, shall be provided adjacent to Carmel Creek Road.
- An enhanced, landscaped setback from Carmel Creek Road shall be maintained.
- As a primary entrance into Neighborhood 8, the streetscape along Carmel Creek Road shall be coordinated with other developments bordering this road. Figure 17 illustrates the design concept for Carmel Creek Road, which shows the enhanced, landscaped setback on the westerly side of Carmel Creek Road.
- Enhanced landscape screening shall be provided within building setbacks fronting Carmel Creek Road and Shaw Ridge Road to reduce the visual impact on public areas. A mixture of native plants and compatible non-invasive, non-natives of differing heights and growth patterns shall be utilized to ensure all building elements and parking areas are softened with landscaping.

L. SIGNAGE

1. Residential Areas

Ground signs identifying neighborhoods and multi-family residential complexes shall be designed as an integral element within the surrounding landscape, landform and walls. Lettering may be of wood, metal or masonry material. Top letters of the sign shall not be more than 5 feet higher than the surrounding grade. Only indirect illumination may be used. Internal and back lighting is prohibited.

2. Neighborhood Commercial Areas

Project identification and directional signage shall be designed as an integral element of the project architecture and landscape design. Signs shall incorporate elements and materials consistent with the building architecture. Freestanding signs shall be limited to monument signs not exceeding eight (8) feet in height. Pole signs, including freeway-oriented signs, are prohibited. Lighting sources shall be hidden from direct view.

3. Streetscape

The streetscape design for Carmel Valley should recognize and enhance major views and provide the necessary information while minimizing the signs impact on the visual quality of the community. The following signage guidelines are recommended:

a. Information should be located on a single sign, rather than utilizing multiple poles.

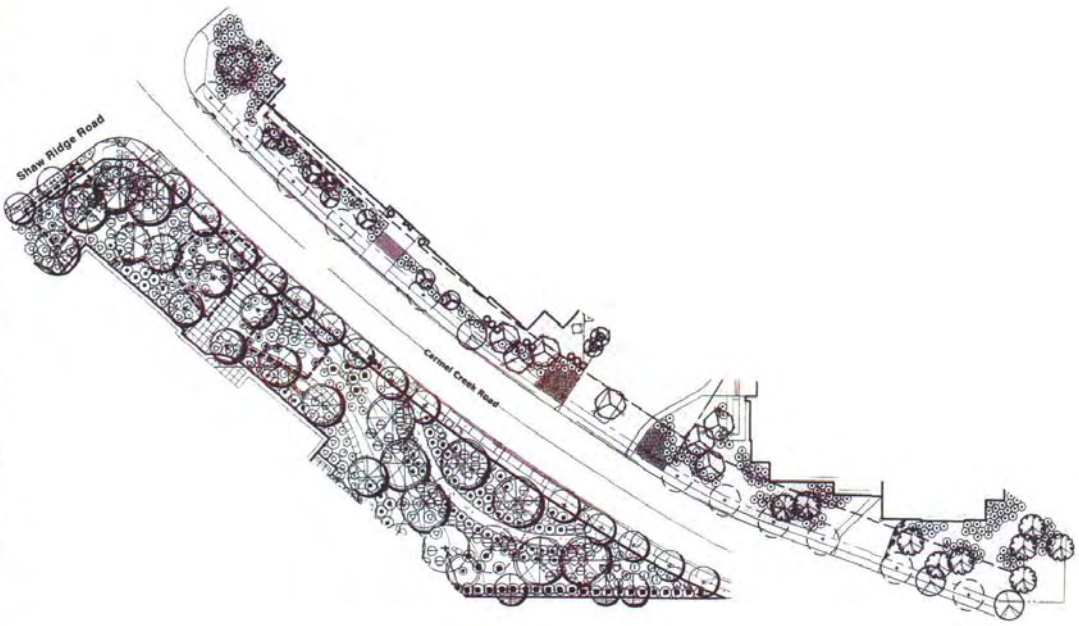
b. Single, rather than multiple sign supports should be used.

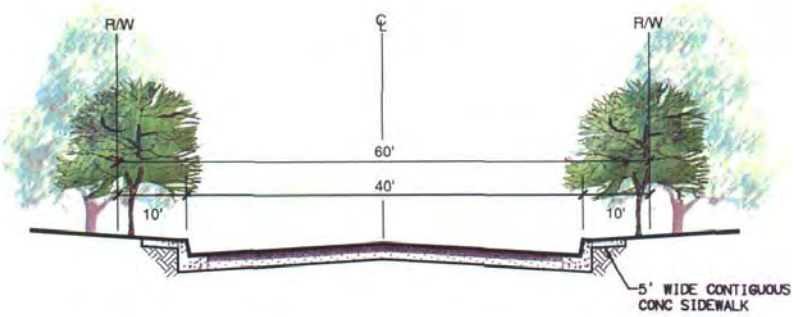
c. Vehicular sight distance requirements shall be used.

d. Signs should have simple forms and shapes to minimize visual clutter.

e. Street graphics within a project should be of consistent type, color and style.

f. Parking lots shall have adequate but subdued signing that is graphically coordinated.





Carmel Creek Road Landscape Cross Section
Carmel Valley Neighborhood 8
Figure 17

VIII. IMPLEMENTATION ELEMENT

The purpose of this chapter is to provide for the timely implementation of the Neighborhood 8 Precise Plan proposals. This chapter presents zoning, development plan and tentative subdivision map approval, development phasing, Precise Plan amendment, and coastal zone guidelines.

A. ZONING

Adoption of the Precise Plan and any subsequent amendments is but one step in the series needed to initiate development within the Precise Plan area. While the Precise Plan provides guidelines for the review of development plans and tentative subdivision maps, actual implementation depends upon the zoning control mechanisms provided within the Carmel Valley PDO.

All of the development within the Neighborhood 8 Precise Plan area will be implemented in accordance with existing zones outlined in the PDO. Zoning is proposed as illustrated in Figure 18 and is briefly described in Table 3.

Table 3
Zoning Concept

Land Use Category	Zoning	Brief Zone Description*
Very Low Density Residential	SF-2	Single-Family Minimum Lot Size – 4,500 s.f.
Low Density Residential	SF-4	Single-Family Minimum Lot Size – 3,000 s.f.
Low-Medium Density Residential	MF-1 MF-2 MF-3	Multi-Family 7-15 DUs/net acre 13-22 DUs/net acre 15-29 DUs/net acre
Neighborhood Commercial	NC	Office/Commercial/Retail
Open Space (includes Golf Course and CVREP)	OS	Open Space

* See Carmel Valley PDO for further description of specific zone regulations

Application of zoning to the Precise Plan area would be accomplished by a PDO amendment by the City Council following review and recommendation by the Planning Commission. Such action would be concurrent with Precise Plan adoption or amendment.

B. RESOURCE PROTECTION

On February 27, 1989 the City of San Diego adopted the Resource Protection Ordinance (RPO), Section 101.0462 of the San Diego Municipal Code. On December 9, 1997, the City repealed the Resource Protection Ordinance and adopted the Environmentally Sensitive Lands Ordinance (ESL), which became effective on January 1, 2000. The purpose of the ESL ordinance is to protect and preserve certain sensitive lands. These sensitive lands include: certain hillside areas

over 25 percent gradient, floodplains, wetlands, biologically sensitive habitats, significant archaeological sites and historical sites. The ordinance does not eliminate development, however, it sharply controls it in order to insure minimal disturbance of the aforementioned sensitive areas.

In order to develop lands classified as sensitive by the ordinance, a Neighborhood Development Permit or Site Development Permit must be approved. The applicability of the ordinance must be considered in any development proposal. Since hillsides over 25 percent gradient are not mapped by the HR Zone in the Carmel Valley community, specific hillside development criteria have been prepared.

1. Sensitive Slopes Defined

All lands having a slope with a natural gradient of 25 percent or greater and a minimum rise of 50 feet, unless said land has been substantially disturbed by previous legal grading. Previous agricultural activity, which involved grading, is considered a legal grading activity. Further, isolated steep slopes of 25 percent or greater and taller than 50 feet but less than one acre in size and not contiguous to other steep slope areas are not considered sensitive.

Permitted uses in sensitive slope shall be those uses permitted by and subject to the regulations and restrictions of the underlying zone and the Precise Plan.

C. DEVELOPMENT PLAN AND TENTATIVE MAP APPROVAL

Prior to the issuance of building permits and development of any property within the Precise Plan area, development plans and subdivision maps will be required.

Development plans, including site layouts, building elevations and floor plans and site landscape plans shall be approved by the Hearing Office, Planning Commission, or on appeal, by the City Council. This is consistent with PDO regulations and ensures conformance with the Design Element of the Neighborhood 8 Precise Plan.

Tentative subdivision maps, including street alignments, grading and easements are reviewed by Development Services and approved by the Planning Commission, or by the City Council if appealed.

Concurrent review and approval of the development plan and tentative subdivision map will be required for any site except that, tentative map review and action may precede the development plan approval for properties in multi-family residential zones.

D. DEVELOPMENT PHASING

The Carmel Valley Community Plan identifies Neighborhood 8 as a transitional area expected to be developed as part of Phase 1 or 2 of Carmel Valley. Development of Neighborhood 8 has already begun in the Palacio Del Mar Sub-Area. Property to the west will develop in concert with market conditions and as property owners finalize development plans.

E. PRECISE PLAN AMENDMENTS

All amendments to this Precise Plan shall reflect the same comprehensive analysis that has been undertaken in the adoption of the Precise Plan and may require additional environmental review. The applicant shall satisfy the following minimum criteria:

1. Demonstrate that the proposed amendment meets the goals and objectives of the Precise Plan and the Carmel Valley Community Plan.

2. Ensure that any impacts to the Precise Plan, resulting from the amendment, shall be mitigated, unless a statement of overriding conditions is adopted.

3. Update Precise Plan technical studies and provide additional environmental studies as needed.

4. Provide revised Precise Plan text and maps as needed.

F. COASTAL ZONE

Portions of the Neighborhood 8 Precise Plan lie within the state coastal zone. Figure 4 illustrates coastal zone boundaries within Neighborhood 8 and the proposed land use. Approval of the neighborhood Precise Plan amendment and its certification by the California Coastal Commission will amend that portion of the North City Segment Land Use Plan occupied by the subject property. Certification of all the proposed amendments to the North City Segment Land Use Plan and implementing zoning, including incorporation of a drainage and transportation plan, will allow the Coastal Commission to transfer coastal permit authority for this area to the City of San Diego.

Following transfer of coastal review authority to the City, individual development and subdivision proposals in Neighborhood 8 will be reviewed by the City for consistency with the Local Coastal Program Land Use Plan and implementing zoning. The primary implementation and enforcement responsibilities would remain with the City of San Diego while amendments to the transportation and drainage plan would still require review by the Coastal Commission.

The City's coastal development permit contains a requirement for the payment of a Los Peñasquitos Lagoon enhancement fee, a critical component of which is the Carmel Valley drainage area.

G. PUBLIC FACILITIES FINANCING

On April 26, 1982, the City Council first adopted a public facilities financing plan for the Carmel Valley community, north of Carmel Valley Road. This financing plan provides for the provision of public facilities through a Facilities Benefit Assessment (FBA) Program. The facilities identified and financed are community and neighborhood parks, park and ride facilities, library, fire station and sewer, water and road systems.

The Palacio Del Mar sub-area already has an adopted development agreement to provide for the payment of fees to the City under the FBA and the school FBA and the school facilities master plan, with such fees to be used by the City and school districts for construction of necessary facilities.

The possible financing methodologies are summarized as follows:

1. FBA against dwelling units or the equivalent within the Precise Plan area for public facilities and services such as major streets and equestrian trails in Neighborhood 8. Other facilities and services include a library, a fire station and traffic signals.

2. Standard Subdivision Agreements to finance on- and off-site improvements under the conventional subdivision process.

3. School Financing as available and approved by the governing school district through a joint powers agreement.

4. Reimbursement Agreements between developers and the City for the construction of improvements of community-wide benefit or neighborhood-wide benefit. An example of these improvements is major and collector streets.

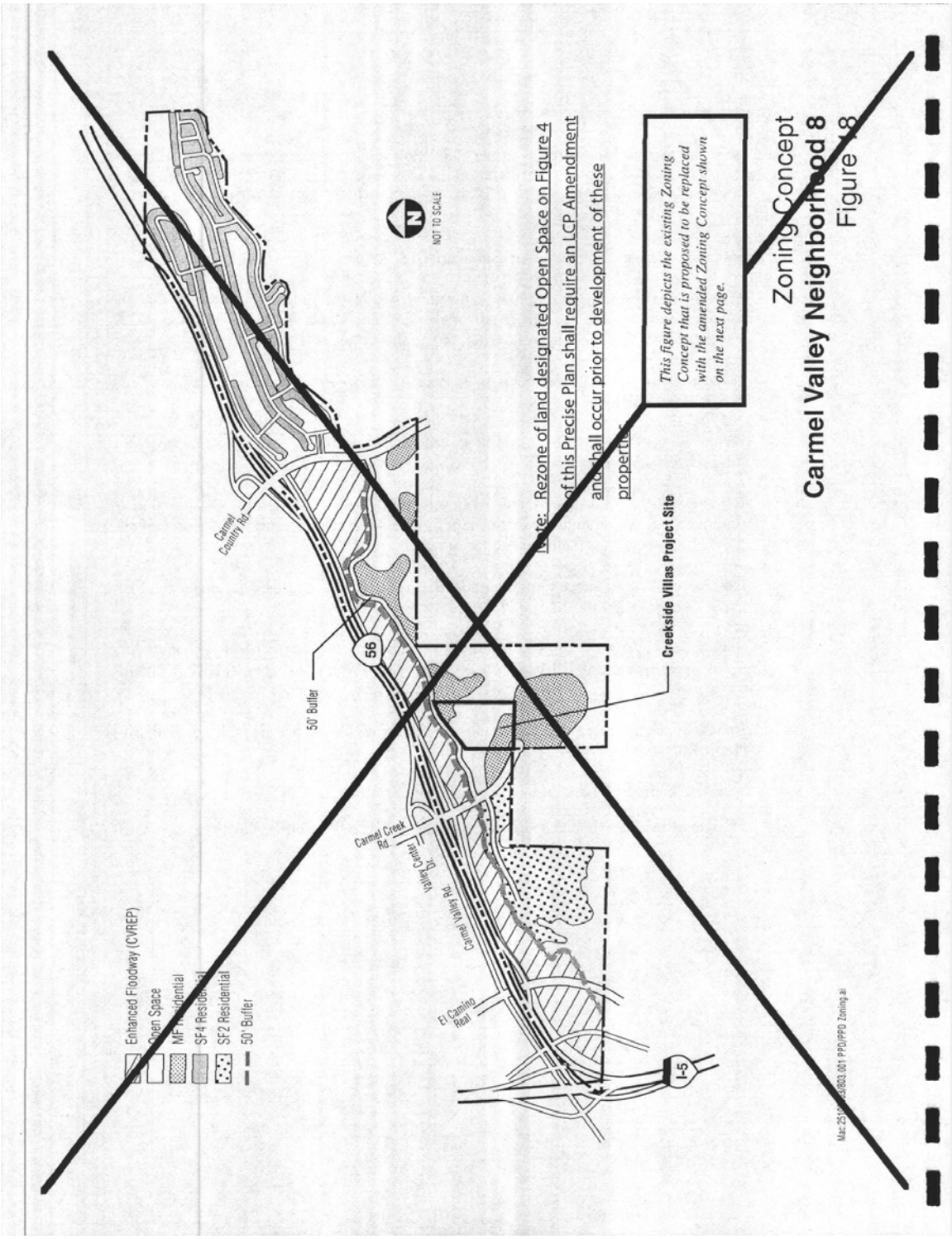
5. Development Agreements to provide for the payment of fees to the City under the FBA and the School Facilities Master Plan.

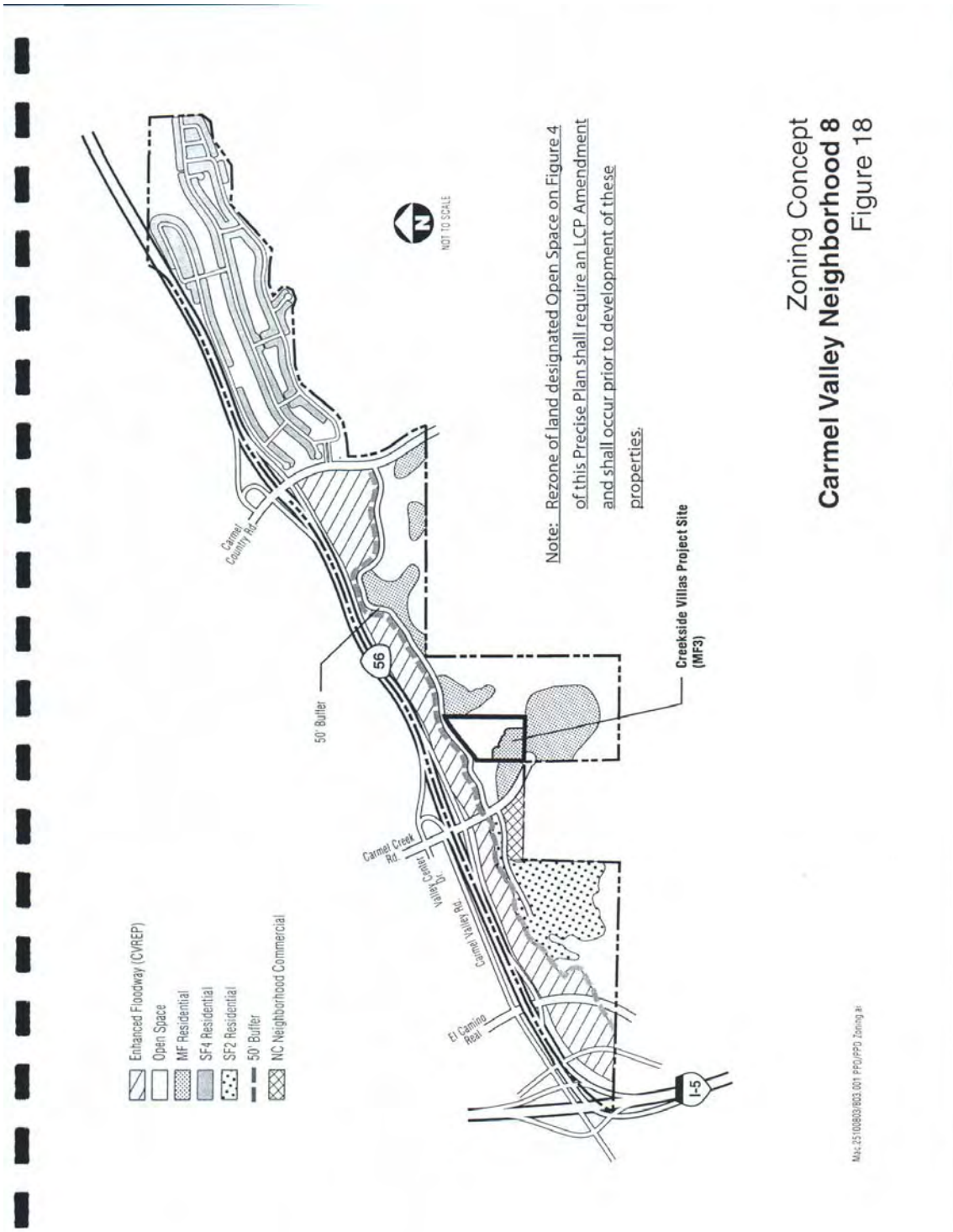
The Neighborhood 8 Precise Plan area would also be added to the Carmel Valley Community Lighting and Open Space Maintenance District. The district would maintain and/or operate the following:

1. Natural open space areas other than those to be maintained by private property owners or homeowners' associations.

2. Street medians and landscaped slope areas abutting streets.

3. The equestrian, bicycle and pedestrian trail systems within the buffer/open space systems.


Enhanced Floodway (CVREP)
Open Space
MF Residential
SF4 Residential
SF2 Residential
50' Buffer
I-5
El Camino Real
Carmel Valley Rd.
Carmel Creek Rd.
56
50' Buffer
Carmel Country Rd.
NOT TO SCALE
Creekside Villas Project Site
Note: Rezone of land designated Open Space on Figure 4 of this Precise Plan shall require an LCP Amendment and shall occur prior to development of these properties
This figure depicts the existing Zoning Concept that is proposed to be replaced with the amended Zoning Concept shown on the next page.
Zoning Concept
Carmel Valley Neighborhood 8
Figure 18


Enhanced Floodway (CVREP)
Open Space
MF Residential
SF4 Residential
SF2 Residential
50' Buffer
NC Neighborhood Commercial
Carmel Country Rd.
50' Buffer
56
Carmel Creek Rd.
Valley Center Dr.
Carmel Valley Rd.
El Camino Real
I-5
Creekside Villas Project Site (MF3)
NOT TO SCALE
Note: Rezone of land designated Open Space on Figure 4 of this Precise Plan shall require an LCP Amendment and shall occur prior to development of these properties.
Zoning Concept
Carmel Valley Neighborhood 8
Figure 18

IX. COMMUNITY PLAN

The Precise Plan for Neighborhood 8 is based on the goals and proposals set out in the Carmel Valley Community Plan. Throughout this Precise Plan document, references are made to the community plan, i.e., how the Precise Plans conform, where minor modifications are introduced, and what the Precise Plans specify in greater detail than the community plan. This chapter addresses the conformance of this Precise Plan to the community plan on a general or conceptual basis, rather than detail by detail.

A. CARMEL VALLEY GOALS

1. "To establish a physical, social, and economically balanced community."

Neighborhood 8 will contain a neighborhood commercial component, natural and developed open space, and housing in the very low, low, and low-medium density ranges. A number of housing types are anticipated, yielding a choice of residential lifestyles and prices. The neighborhood facilities will attract and serve a diverse population and provide equally for all residents. An internal transportation system linked to the community-wide network will ensure mobility and access to all parts of the neighborhood and the community.

2. "To establish self-containment and a feeling of community identity among the future residents of Carmel Valley."

The proposed open space system along Carmel Creek will link the various portions of the Precise Plan contributing to a feeling of neighborhood identity. Major entries to the plan area will be restricted but will provide access to the facilities of the entire Carmel Valley community. The linear collector street system, through streetscape design, will also provide a visual and functional linkage for the plan area.

3. "To preserve the natural environment."

A portion of the 528-acre Carmel Valley area, approximately 168 acres, will be preserved in natural open space. In addition, the floodway of Carmel Creek (CVREP), approximately 98 acres, will be enhanced with appropriate vegetation and provide a significant open space amenity for the entire community plan area.

4. "To establish a balanced transportation system which is used as a tool for shaping the urban environment."

State Route 56 (SR-56) and the major north-south street system will provide public access from Neighborhood 8 to the entire Carmel Valley community. The internal collector street system is designed to provide a visually enhanced street scene. The bicycle/pedestrian/equestrian trail system will provide access from Neighborhood 8 to major regional open space systems. The Precise Plan has also accommodated right-of-way for SR-56.

5. "To establish a realistic phasing of development within the community based on maximum utilization of the privately financed public facilities."

Approval of the Precise Plan for Neighborhood 8 represents a step in development phasing. The Precise Plan provides for the installation of public facilities by property owners as required for residential development. Financing of an adequate circulation system, and necessary public facilities is described in the Public Facilities Financing Plan, and a phasing program is outlined.

B. PRECISE DEVELOPMENT PLAN CRITERIA

The Carmel Valley Community Plan provides guidelines for the contents and preparation of Precise Plans for development units. These guidelines are restated below, each followed by a brief discussion of compliance by this Precise Plan.

1. "The development unit Precise Plan must be in general conformance with the Carmel Valley Community Plan objectives and proposals in terms of overall density, neighborhood concept, major open space delineation, and major and collector street patterns."

   As illustrated in both narrative and graphic form throughout this document, the Precise Plan in substantial conformance with the objectives and proposals of the Carmel Valley Community Plan.

2. The Precise Plan must "illustrate the complete circulation system, including local streets and transit, and further indicate how the system will relate to the total Carmel Valley circulation system."

   Chapter VI describes the complete circulation network, including the street system and transit. The ties to the total Carmel Valley system are also discussed.

3. The Precise Plan must "illustrate a system of separate bicycle and pedestrian pathways linking the neighborhood center with the residential areas and open space system and also illustrate how these pathways can link to the town center."

   Chapter VI outlines the proposed bicycle/pedestrian/equestrian trail system. The connections to the community-wide bike and pedestrian path systems and to the town center and other community facilities are also described.

4. The Precise Plan must "contain data describing the housing balance projected regarding the quantity and/or proportion of low and moderate income housing, as well as a plan describing efforts to be made to maintain an ethnic and racial balance."

   Chapter II addresses residential location and mix, as well as efforts to contribute to housing balance community-wide.

5. The Precise Plan must "contain a detailed design plan for the layout of the neighborhood center including shopping area and uses, neighborhood school and park; the City and

local school district must agree to the sites and design of the facility."

Because such facilities are not shown on the community plan within Neighborhood 8, they have not been proposed as part of this Precise Plan. A small Neighborhood Commercial component has been added to the neighborhood; however, the primary focus of the neighborhood remains the CVREP corridor.

6. The Precise Plan must "illustrate the timing of necessary public facilities through the assessment district and fees approach to serve the development."

The Public Facilities Financing Section of the Implementation Element outlines the phasing and financing of public facilities. The FBA will be amended to incorporate the proposed development within Carmel Valley.

7. The Precise Plan must "contain an environmental impact statement."

The Environmental Impact Report for Neighborhood 8, and environmental studies associated with subsequent amendments, accompany this document.