SANTEE INVESTMENTS
OTAY MESA
PRECISE PLAN

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SANTEE INVESTMENTS OTAY MESA PRECISE PLAN

The following amendments have been incorporated into this August 2006 posting of this Plan:

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Environmental Impact Report certified.			November 9, 1993	R-282968

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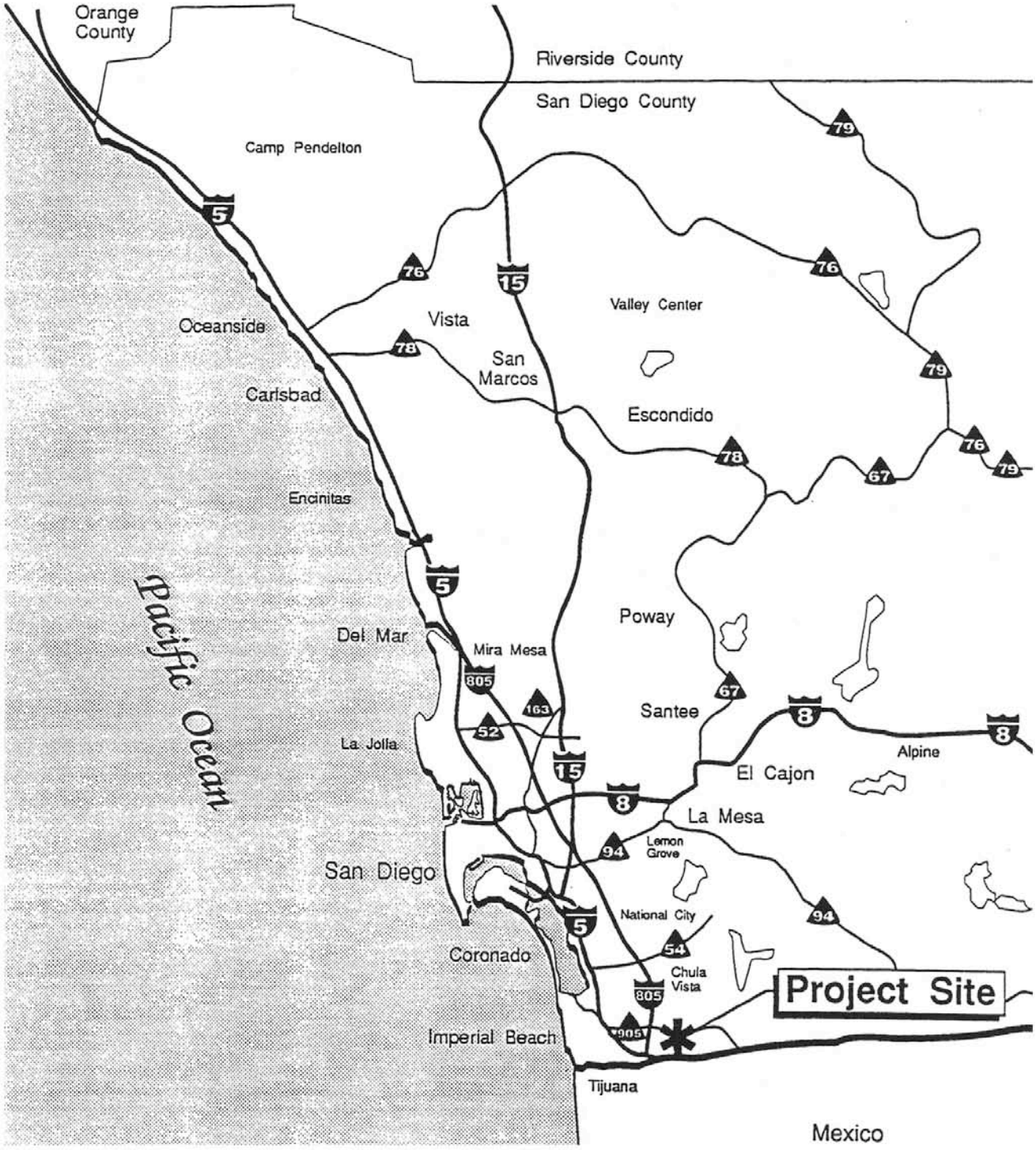
Introduction



Regional Setting **1** FIGURE

Santee Investments Otay Mesa Precise Plan

INTRODUCTION

PRECISE PLAN LOCATION

The Santee Investments Otay Mesa Precise Plan (Precise Plan) is located in the southernmost portion of the City of San Diego (City), within the Otay Mesa community planning area (**Figure 1**). More specifically, the precise plan area is located about one mile east of Interstate 805 (I-805) and about a mile north of the international border with Mexico. The precise planning boundary encompasses approximately 130 acres of relatively flat land, lying south of State Route 905 (SR-905) right-of-way, east of Otay Mesa Road and north of the future extension of Beyer Boulevard to be known as North Vista Road.

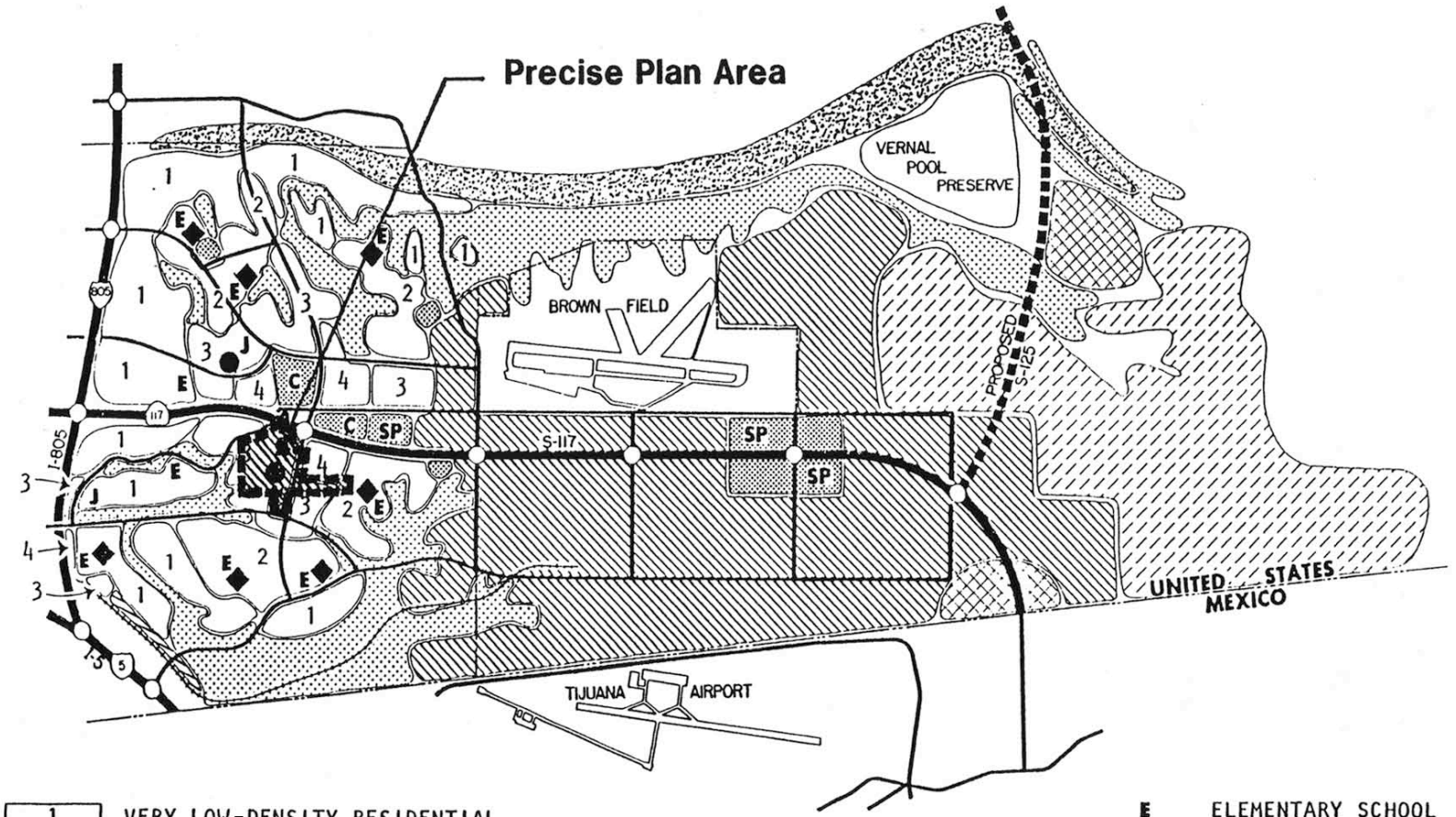
THE OTAY MESA COMMUNITY PLAN

The Santee Investments Otay Mesa Precise Plan lies in the western portion of the Otay Mesa community planning area, in the sector of the planning area designated for primarily residential uses (**Figures 2** and **3**). The Otay Mesa Community Plan, which was adopted by the City Council in April of 1981, was prepared as a comprehensive guide for the future development of a balanced, multi-use community in accordance with the City of San Diego's Progress Guide and General Plan (General Plan). As required by the California Environmental Quality Act of 1970, an Environmental Impact Report was prepared in association with the community plan to evaluate the environmental effects of the plan proposal and each of the plan alternatives. Adequate public facilities are ensured by the community plan through public facilities phasing and financing plan requirements.

The Otay Mesa Community Plan provides for the orderly development of residential, commercial, industrial and public support uses on approximately 10,000 acres. The community plan projects an ultimate population of 46,000 residents in approximately 18,000 dwelling units. Industrial development is the predominant land use proposed within the planning area, and will ultimately occupy most of the eastern half of the planning area.

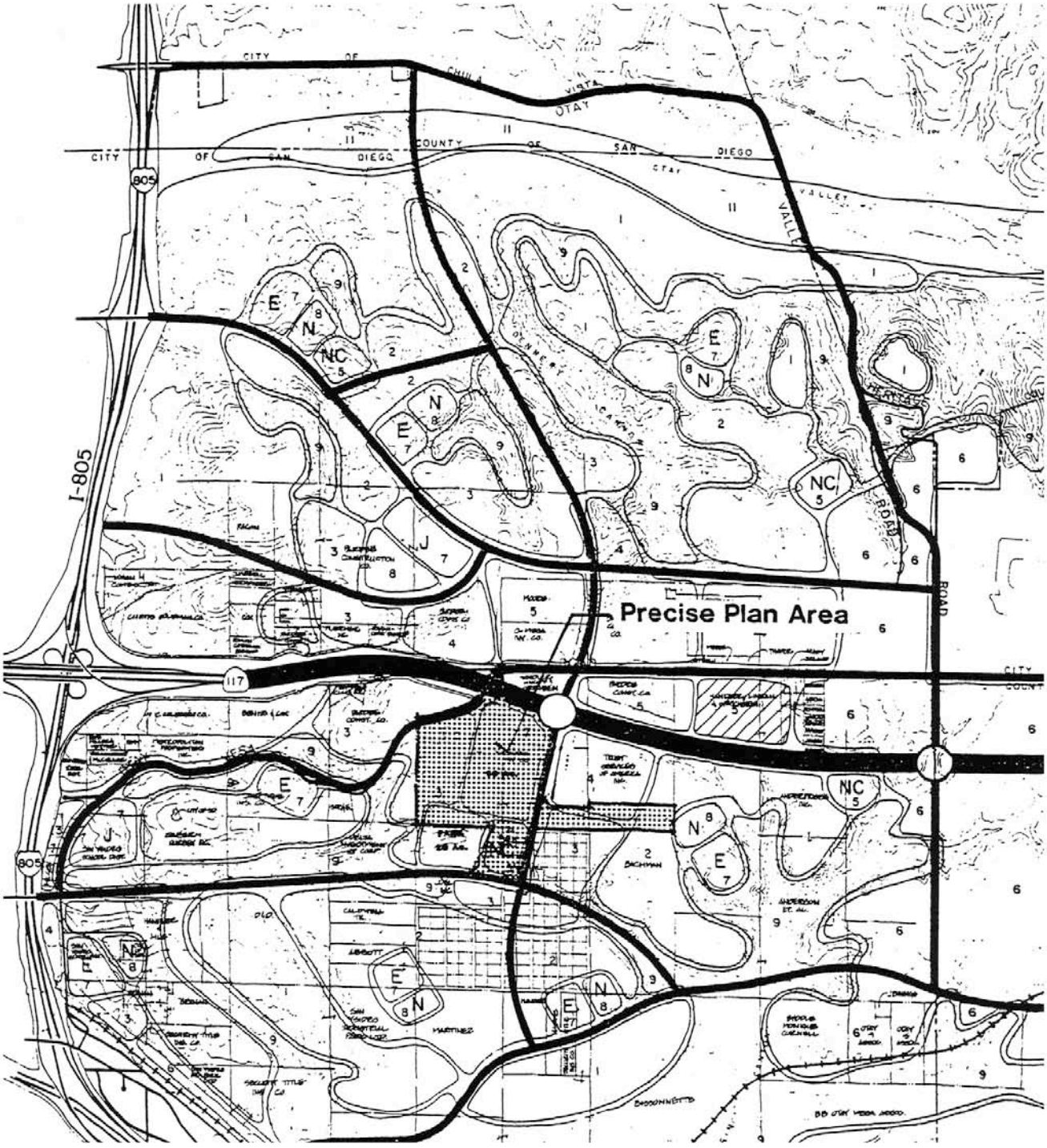
PURPOSE OF THE PRECISE PLAN

The Otay Mesa Community Plan requires that a precise development plan must be prepared for each neighborhood development prior to proceeding with the processing of specific development proposals. The purpose of the Precise Plan is to provide detailed development proposals for the precise plan area that will implement the guidelines, proposals and concepts for future development that are presented in the community plan. Detailed development proposals relating to such elements as densities, road alignments, conceptual grading, design approaches and locations of community and neighborhood facilities which cannot be accurately projected at the community plan level are more appropriately addressed through the precise plan process.



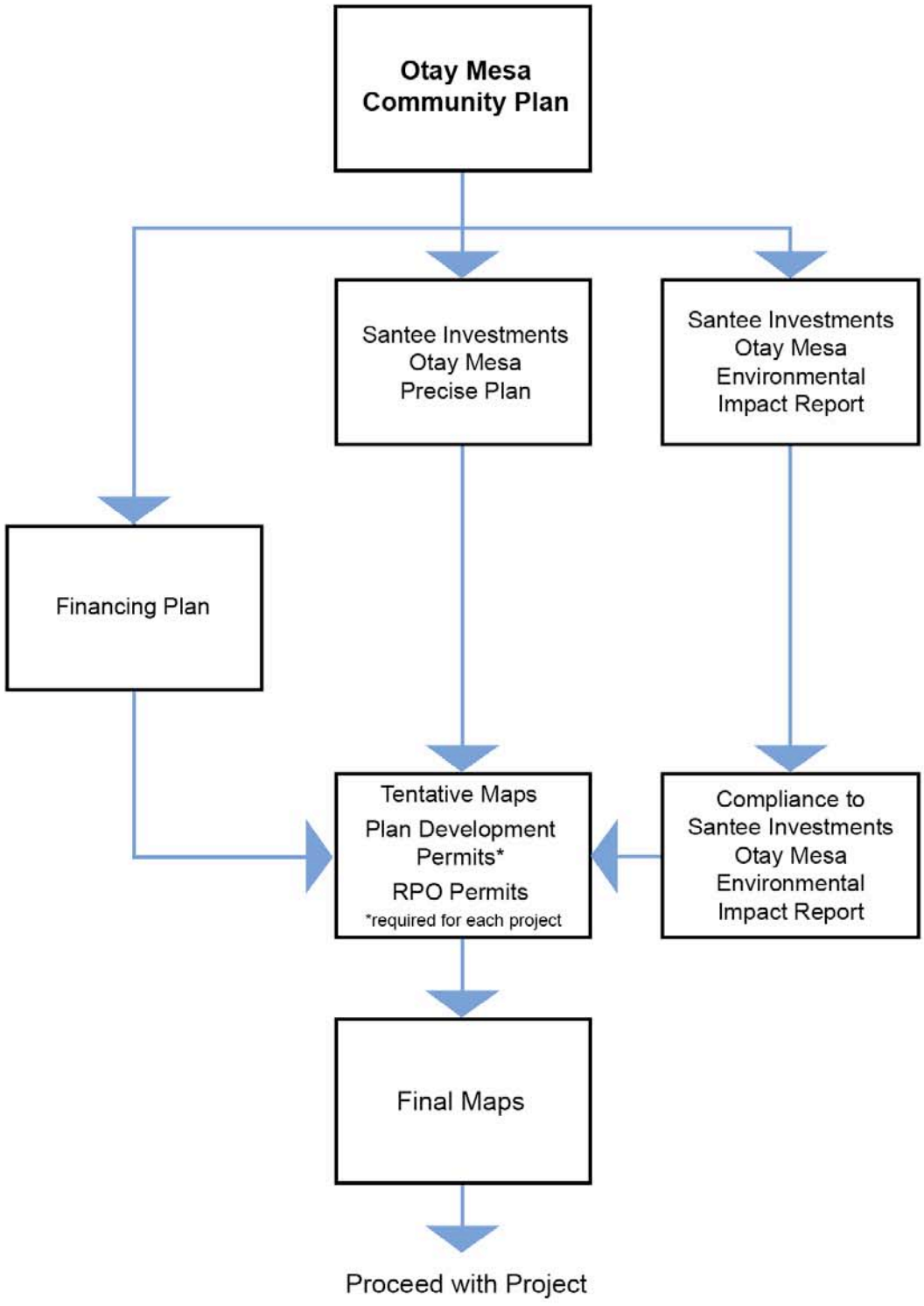
Community Plan **2** FIGURE

Santee Investments Otay Mesa Precise Plan



Otay Mesa Community Plan with Ownership **3** FIGURE

Santee Investments Otay Mesa Precise Plan



Plan Process **4** FIGURE

Santee Investments Otay Mesa Precise Plan

The concepts and proposals of the community plan provide the framework for the Precise Plan, and as such the Precise Plan has been prepared in conformance with the community plan goals. This Precise Plan is also consistent with the precise plan development plan criteria as outlined in the community plan. For a discussion of Precise Plan conformance with the goals and criteria of the Otay Mesa Community Plan, see the **Community Plan Conformance Element**. A companion document to this Precise Plan is the accompanying Environmental Impact Report and associated findings. The Public Facilities Financing Plan for Otay Mesa is also applicable to this Precise Plan.

PRECISE PLAN BACKGROUND

The planning for this precise plan area began in 1970 when the Candlelight Park subdivision was approved by the City of San Diego. In 1980, another tentative map, in substantially the same design as the Candlelight Park subdivision, was processed through the Planning Department. However, in 1981, the owner decided to postpone further planning for the property pending the adoption of the Otay Mesa Community Plan. In accordance with the requirements of the adopted community plan, the owner, in February of 1984, requested the initiation of the precise plan process to establish specific development proposals for the subject property. The Planning Commission initiated the precise plan process for Santee Investments on March 1, 1984. On November 9, 1993 the City Council adopted Resolution Number R-282968 to certify the Environmental Impact Report and adopt the Statement of Overriding Considerations associated with the Precise Plan and Resolution Number R-282969 to adopt the Precise Plan. On November 29, 1993 the City Council adopted Ordinance No. 0-17014 (New Series) to attach the zones as shown in the Precise Plan, and on Zone Map Drawing No. C-839, subject to the filing of final maps.

The current design for the precise plan area has been greatly influenced by the recently proposed revisions to the community's circulation system. An east/west collector street is now required to traverse the northern portion of the property, resulting in the need to adjust the location of the plan-designated community park and high school site. The addition of this roadway also results in the relocation of the residential components of this planning area to the eastern portions of the site.

PRECISE PLAN PROCESS

The Precise Plan is the first step in City approval of development within the Otay Mesa Community Plan. Once adopted, the Precise Plan and its accompanying Environmental Impact Report will provide the basis for review of subsequent subdivision maps, planned development plans and Resource Protection Ordinance (RPO) permits within the plan area. The steps involved in the planning process are illustrated on **Figure 4**.

The planned development permit process, as required by the Precise Plan, will provide the mechanism by which the design guidelines and other development standards, outlined within the Precise Plan, will be implemented.

Aerial Photography **5** FIGURE

Santee Investments Otay Mesa Precise Plan

In order to provide for phased financing, development and maintenance of the public infrastructure serving the Santee Investments planning area, a financing plan will be required as part of the process. The Public Facilities Financing Plan for Otay Mesa was adopted by the City Council in 1986. Modification of this Financing Plan will be necessary prior to final approvals for this property.

In order to provide for adequate school facilities, prior to the recordation of any final map within this precise planning area, a school mitigation agreement, which provides for school facilities, shall be entered into and approved by the affected school districts and the subdivider. Documentation of the agreement shall be provided to the City.

In association with this Precise Plan, the plan area has been rezoned to provide consistency between the approved land uses and underlying zones. The various city zones that will regulate future development within the plan area are shown on the zoning plan provided in the **Plan Implementation Element**. The new zones will not, however, become effective until final maps have been recorded for the various properties. Prior to the recordation of final maps, in the interim, the A-1-10 Zone will continue to regulate permitted uses on the property.

PRECISE PLAN SETTING

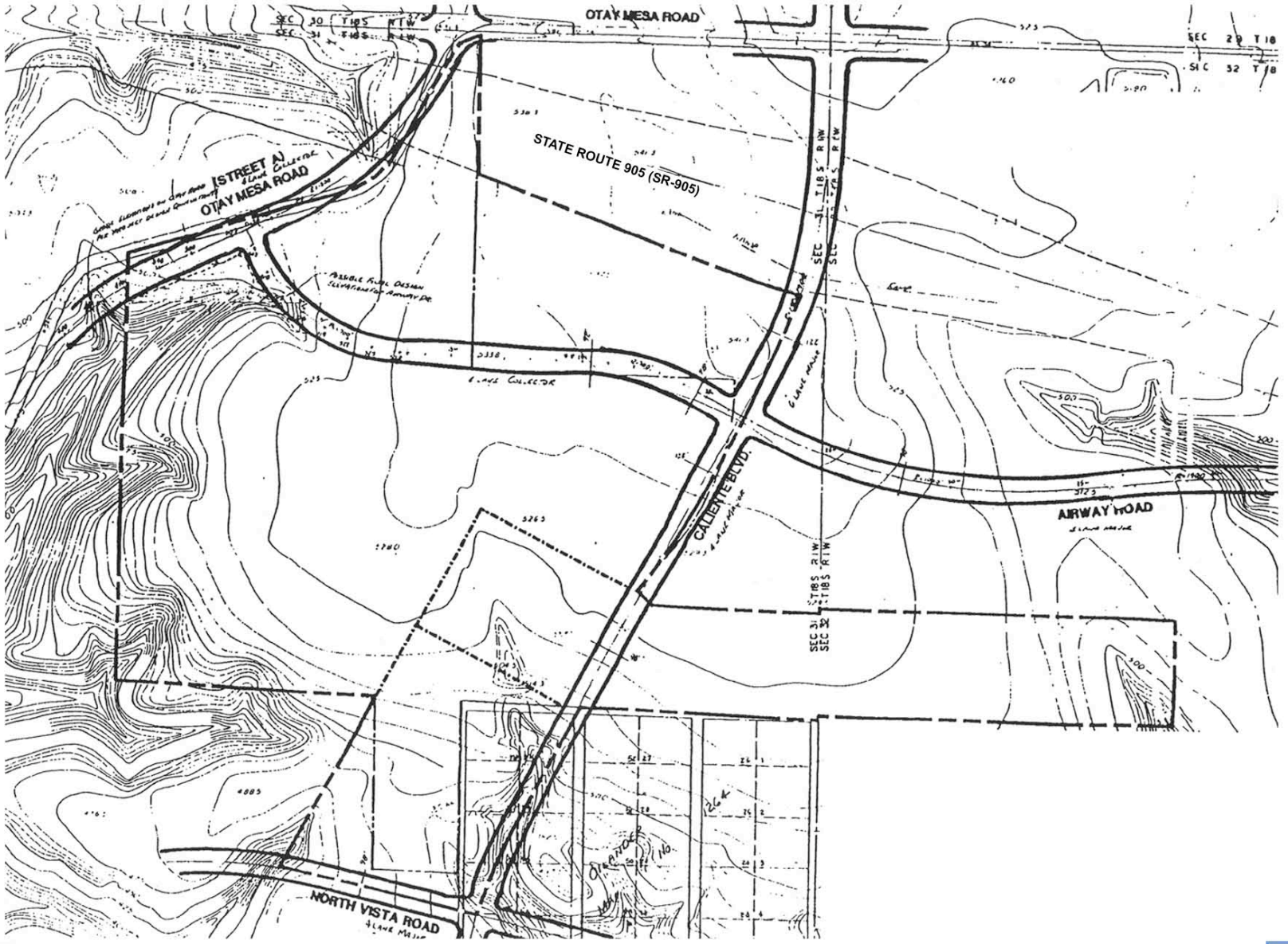
Site Analysis

The precise plan area is presently bounded on the north by Otay Mesa Road (ultimately to become I-905) and to the west by the southern extension of Otay Mesa Road. The subject property, as well as the surrounding properties, are presently vacant, and are now or have in the past been utilized for agricultural purposes. The existing activities and topographic characteristics occurring on and surrounding the site are visually presented on **Figure 5**.

As shown in the Topographic Setting map, **Figure 6**, the precise plan area is characterized by a relatively flat mesa, ranging in elevation from 492 to 542 feet above MSL (mean sea level). The character of the site changes from mesa to steep canyon topography along the planning area's western boundary, where a major canyon head and two finger canyons protrude into the flat mesa top.

The most significant portions of this canyon topography occur off-site to the west of the planning area. A relatively small finger canyon of the larger Spring Canyon drainage system also protrudes into the southeast corner of the plan area. The edge between the steep canyon slopes and the mesa is quite distinct. The lowest elevation within the precise plan area is 408 feet above MSL in the extreme southwest corner of the site.

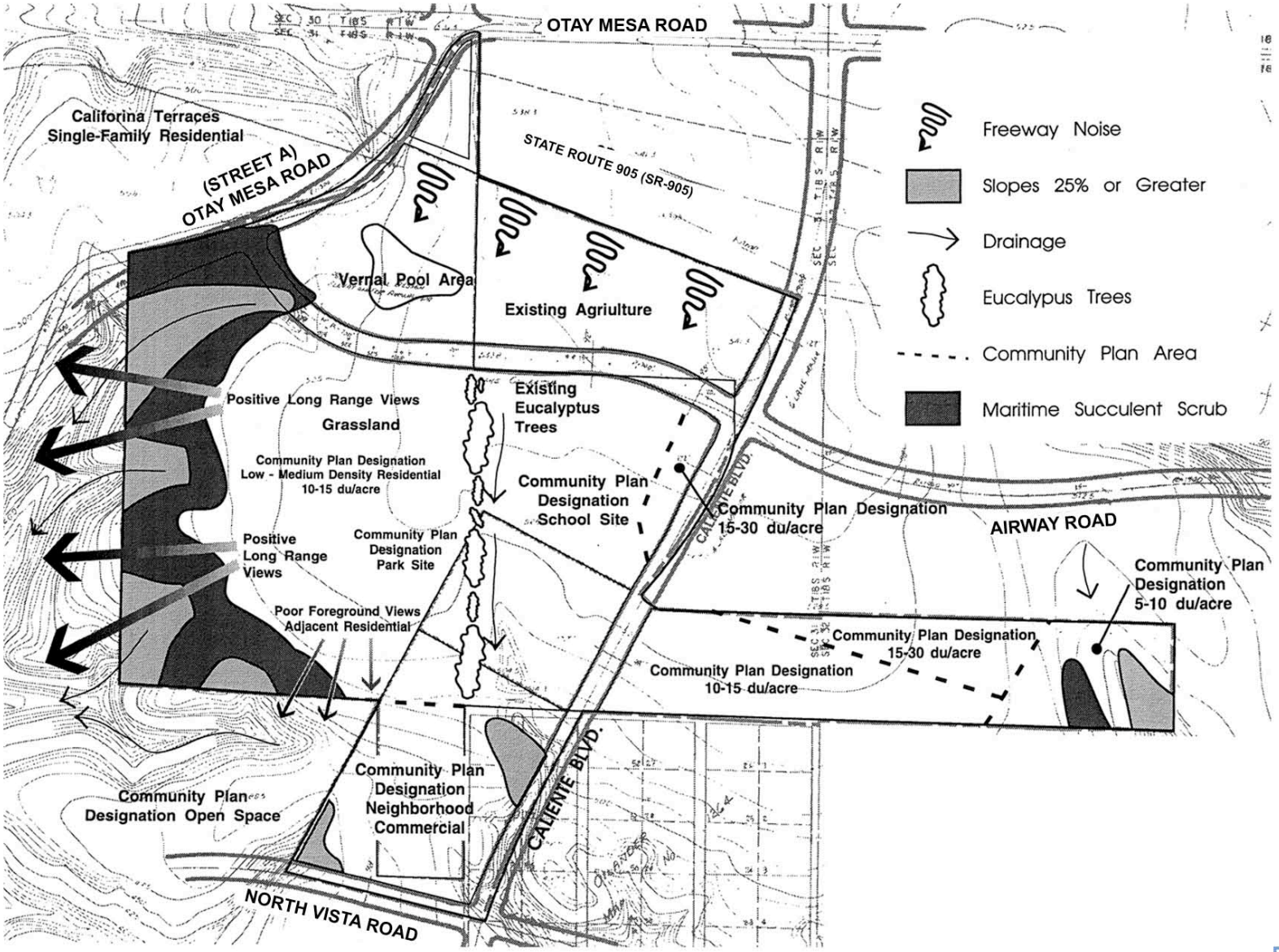
The Site Analysis diagram, **Figure 7**, graphically depicts the site's principal physical features, opportunities and constraints. Very significant distant views are available along the western rim of the precise plan area. These include views of Mexico to the southwest and downtown San Diego to the northwest.



Topographic Setting

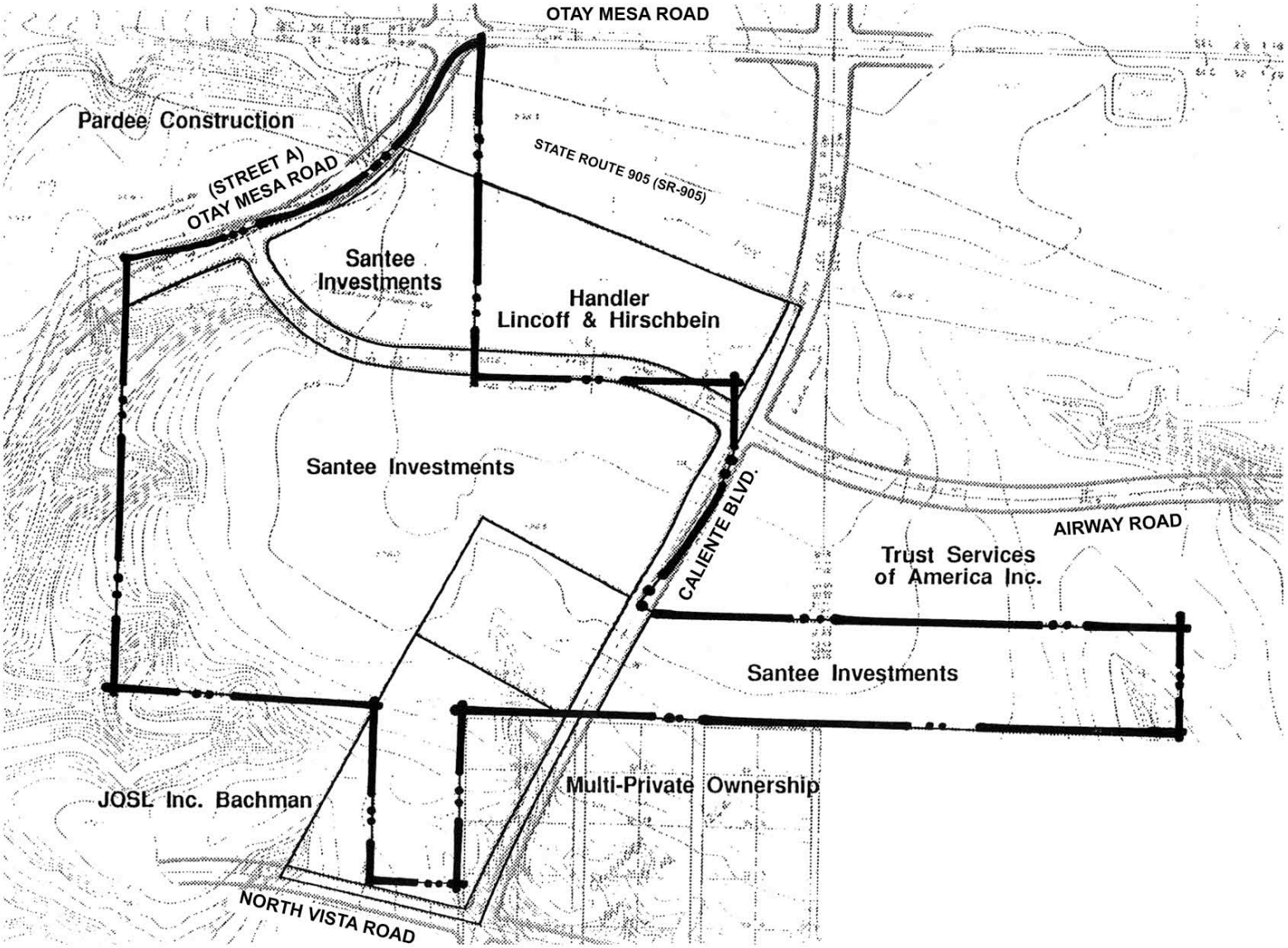
Santee Investments Otay Mesa Precise Plan

6 FIGURE



Site Analysis **7** FIGURE

Santee Investments Otay Mesa Precise Plan



Ownership Map **8** FIGURE

Santee Investments Otay Mesa Precise Plan

Due to previous agricultural activity, the vegetation that presently exists on the flatter portions of the site consists primarily of introduced weeds and non-native grasses. Disturbed vernal pool habitat has been identified in the northwest portion of the plan area. These pools contain several species commonly found within vernal pool habitat, however, no species classified by the U.S. Fish and Wildlife Service as threatened or endangered are known to occur in these pools.

The dominant trees within the planning area consist of a eucalyptus windrow running north-south in the approximate center of the plan area. Maritime succulent scrub vegetation, which has experienced various stages of disturbance resulting from illegal dumping, transient habitation and off-road vehicular activity, occurs within the canyon head and finger canyons located on the property. This vegetation type is considered a sensitive biological resource in the San Diego region in part because it commonly contains a number of sensitive plant species. The canyons within this planning area also provide habitat for a number of sensitive wildlife species, including the California Gnatcatcher and Cactus Wren, both of which are species of special concern to the California Department of Fish and Game.

An old abandoned irrigation reservoir is situated in the south-central area of the site. This defined wetland contains little water and lacks significant native vegetation. No significant geologic features such as faults or landslides have been identified on the site, and archaeological surveys have revealed no significant historic or prehistoric resources.

The Santee Investments Otay Mesa Precise Plan will be subject to noise impacts from the air traffic at Brown Field, as well as vehicular traffic along future SR-905. Noise levels within the plan area from Brown Field are not projected to exceed 65 CNEL (the maximum Community Noise Equivalency Level which is compatible with residential, school or other noise sensitive uses). However, noise generated from SR-905 could impact the area located immediately south of the freeway. Mitigation measures such as walls or berms may be necessary to reduce noise to an acceptable level.

A more detailed discussion of existing site features and mitigation measures for the proposed development is included in the Santee Investments Otay Mesa Precise Plan Environmental Impact Report which accompanies this Precise Plan.

A final issue affecting the development of the planning area is the existing ownership pattern. As indicated on **Figure 8**, a majority of the plan area is owned by Santee Investments, however, approximately ten acres of the proposed park site are held under another ownership, and 5.4 acres of the 13.2-acre neighborhood commercial site are divided among a number of individual ownerships.

Surrounding Projects

A number of precise plan proposals are currently being considered for properties surrounding the Santee Investments plan area. Residential, commercial and public facilities development are proposed for the California Terraces Precise Plan area located to the north and west. Immediately to the southwest and east of the site is the El Mirador and Otay Vista Precise Plan areas, respectively. Both of these planning areas will consist primarily of residential uses.

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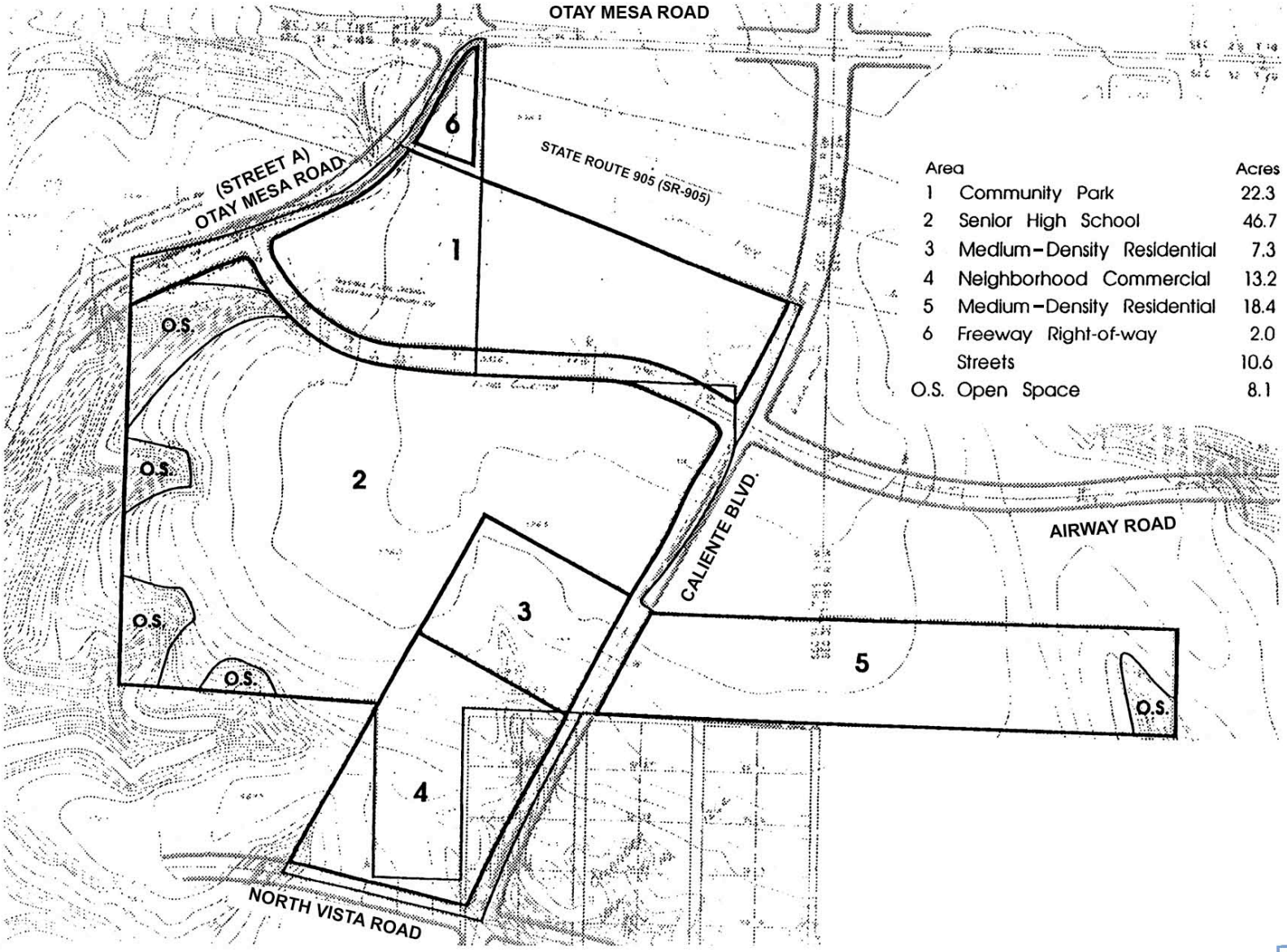
Land Use Element



Land Use Plan **9** FIGURE

Santee Investments Otay Mesa Precise Plan

LAND USE ELEMENT

INTRODUCTION

This element outlines the specific acreages, various land uses, location, residential densities, dwelling unit counts and intensity of development within the Precise Plan. It should be noted that the **Land Use Element** provides a quantitative description of the Precise Plan, while the design guidelines presented in the **Design Element** of this document will focus on the qualitative aspects of the Precise Plan.

While the Precise Plan indicates specific acreages, densities and dwelling unit counts, these aspects of the Precise Plan may be subject to minor modifications during detailed design, engineering and mapping. Such modifications may be necessary because of adjustments in street alignments, grading and utility design during engineering of development plans and subdivision maps.

It is possible that Caliente Boulevard, which would represent the eastern boundary of much of the planning area, could be realigned to avoid off-site biological resources. Should this occur, the new Caliente Boulevard alignment would become the planning area's new eastern boundary and land uses would be adjusted accordingly.

LAND USE SUMMARY

Figure 9 illustrates the Land Use Plan for the Precise Plan. As depicted on the Land Use Plan, approximately 70 acres of the Precise Plan is to be developed for public uses including a community park and high school; 8.1 acres are to be retained as open space; and 38.9 acres will be developed for residential and commercial uses. A maximum of 591 dwelling units are proposed. **Table 1** tabulates land use acreages by development area and **Table 2** summarizes the acreage allocations by land use category.

TABLE 1

LAND USE TABULATION

Area	Land Use	Gross Acres[1]	Dwelling Units	Density DU/NA	Proposed Zone	Overlay Zone or Development Permit Required[2]
1	Community Park	22.3	—	—	OS-P	—
2	Senior High School	46.7[3]	—	—	R-3000	Institutional Overlay Zone Community Plan Implementation Overlay Zone (CPIOZ)
3	Medium Density	7.3[4]	183[5]	30.0	R-1500	PRD, CPIOZ
4	Neighborhood Commercial	13.2	—	—	CN	PCD
5	Medium-Density Residential	18.4	408[5]	30.0	R-1500	PRD

Notes:

1. Acreage areas are approximate and are subject to refinement during detailed design and engineering.
2. Planned Development permits or overlay zones required in addition to Tentative Map and RPO Permits (See the **Plan Implementation Element**).
3. The acreage and configuration of the school site cannot be determined until the school district has established a specific design and site layout for this location. This issue will be resolved at the tentative map stage.
4. The total acreage of Area 3 may be reduced to accommodate acreage required by the Sweetwater Union High School District.
5. Under no circumstances shall the total combined unit count for Areas 3 and 5 exceed 591 units, which is the maximum number of units permitted for this area by the Otay Mesa Community Plan.

TABLE 2

LAND USE ACREAGE ALLOCATIONS

Land Use	Gross Acreage	Percent of Total Acreage
Attached Residential	25.7	20.0%
Community Park	22.3	17.3%
High School	46.7	36.3%
Neighborhood Commercial	13.2	10.3%
Natural Open Space	8.1	6.3%
Streets/Associated Right-of-Way	12.6	9.8%
Total	**128.6**	**100.0%**

RESIDENTIAL LAND USE

Housing Type/Density

The community plan allocates a variety of residential densities to the Santee Investments Otay Mesa precise planning area, however, the siting constraints associated with providing a +/-50-acre school site and a 20-usable acre community park site required the clustering of the permitted residential uses into only two areas. As a result, the residential uses within this planning area will be developed at approximately 30 dwelling units per net acre. Development within this density range would consist of a mixture of attached housing designs providing apartment and condominium housing.

Although **Table 1** indicates that a maximum of 591 units would be permitted within the precise plan area, it should be noted that the maximum unit count proposed by the Precise Plan is in no way guaranteed. The actual number of units permitted within this plan area will be dependent upon an acceptable development plan that complies with all of the design guidelines and development standards outlined within this Precise Plan, the Planned Residential Development (PRD) Ordinance, and the Resource Protection Ordinance (RPO).

This Precise Plan has been designed to provide for some flexibility in the future development of Areas 3 and 5. The Precise Plan permits these areas to develop with a maximum unit count of 591 units. It should be noted that the number of units permitted within Areas 3 and 5 may vary from those indicated on **Table 1** as a result of adjustments to the net acreage calculations for each area that could occur in association with the processing of future subdivision maps. Under no circumstances shall the density within Area 3 and Area 5 exceed 30 dwelling units per net acre. For purposes of consistency, net acreage is defined as gross acreage minus 15 percent (for right-of-way, easements, etc.). Therefore, the maximum number of dwelling units permitted within each residential development area will be determined by multiplying the gross acreage for the area, minus 15 percent, times the maximum density permitted, and under no circumstances shall the total unit count exceed 591 units. Finalized dwelling numbers shall be determined for areas 3 and 5 prior to processing required PRD permits.

Future development proposals within the Precise Plan shall be processed in association with PRD permits in order to regulate the maximum unit count permitted within each development area, as well as to ensure compliance with the detailed design guidelines included in the Precise Plan's **Design Element**. Planned Residential Development permits will be required for each residential area as a condition of final map approval.

As indicated on **Table 1**, the actual acreage and configuration of the school site has not yet been determined. It is possible that a portion of Area 3 will be needed to meet the school district's acreage requirements for a high school. The appropriate acreage for the school site should be determined during the processing of a future subdivision map.

The Community Plan Implementation Overlay Zone (CPIOZ) has been applied to both Areas 2 and 3 in order to ensure future compliance with the Precise Plan. Processing in accordance

with the CPIOZ would only be required, if, after approval of a final map and application of the appropriate multifamily zones for Areas 2 and 3, the property is no longer required for a school site. Through the requirements of the CPIOZ, which are described in the Residential Alternative section of this Precise Plan, the maximum unit count provisions and design guidelines contained in the Precise Plan can be implemented.

Balanced Community

As stated in the Otay Mesa Community Plan, the overall objective for the residential community is to ". . . promote a balanced community in terms of housing types, economic appeal, including housing for various age groups, family sizes, racial and ethnic compositions." Consistent with this objective, the community plan proposes a variety of housing types and densities within the residential component of the plan. The Santee Investments Otay Mesa Precise Plan will contribute to the creation of a balanced community by providing multifamily housing opportunities, with an emphasis to be placed on providing affordable housing.

An effective affirmative marketing plan will be utilized in conjunction with all residential projects. The affirmative action program of the San Diego Building Industry Association, or equivalent, will be employed, in order to ensure affirmative marketing of sale and rental units. The objective of the program should be to establish a racially balanced neighborhood through advertising and other methods, intended to inform minority and majority households that housing within the Precise Plan area is available on an equal opportunity basis.

Residential Alternative for the High School Site

An alternative land use plan has been prepared for the Precise Plan in the event that a high school site is deemed unnecessary or inappropriate for this location. This alternative plan proposes low-medium residential (15 dwelling units/net acre) for Area 2 in place of a high school site. Previously, the California Department of Education had approved the location of this school site, but due to continuing studies into the appropriateness of expanding the activities of Brown Field, the State Board of Education has decided to rescind its approval pending the outcome of these studies. Should the school site be deleted from this planning area, the site could be developed for residential use without the need for a Precise Plan amendment. However, no residential development could be approved for this site until a community plan amendment is completed by the City and the Sweetwater Union High School District to identify a new location for the high school. If it is determined by the school district that a high school site is not necessary within Otay Mesa to meet the educational needs of the community, then a community plan amendment would not be required.

A maximum of 515 units would be permitted on the 38.7 gross acre site (identified on the Land Use Plan as Area 2), resulting in a maximum unit count for the precise plan area of 1,106 units (515 units for Area 2 and 591 for Areas 3 and 5). As indicated previously, this maximum unit count is not guaranteed. The residential uses within Area 2 would be developed at a density of approximately 13.3 dwelling units per net acre. Development at this density could occur as an attached or detached product type or a combination thereof. The ultimate density may change as a result of refinements in the acreage calculations for Area 2, however, under no circumstances shall the unit count for this area exceed 515.

In order to regulate the maximum unit count permitted in Area 2, as well as to ensure compliance with the detailed design guidelines included in the Precise Plan's **Design Element**, future residential development of Area 2 Is subject to the approval of a CPIOZ Type B Permit or a PRD permit. If a CPIOZ Type B Permit is requested, the following Items should be addressed in the permit:

1. Adherence to the maximum unit count and density requirements of the Precise Plan.

2. Preservation of designated open space areas.

3. Adherence to the landscape and fencing recommendations in the Precise Plan.

4. Adherence to the applicable brush management requirements.

5. Consideration of public views from open space areas.

6. Adherence to the Precise Plan guidelines for residential development adjacent to natural open space areas and adjacent to commercially designated areas.

7. Compliance with the site-specific development guidelines for residential areas, outlined in the **Design Element** of the Precise Plan.

8. Incorporation of the Precise Plan's design recommendations for project entries.

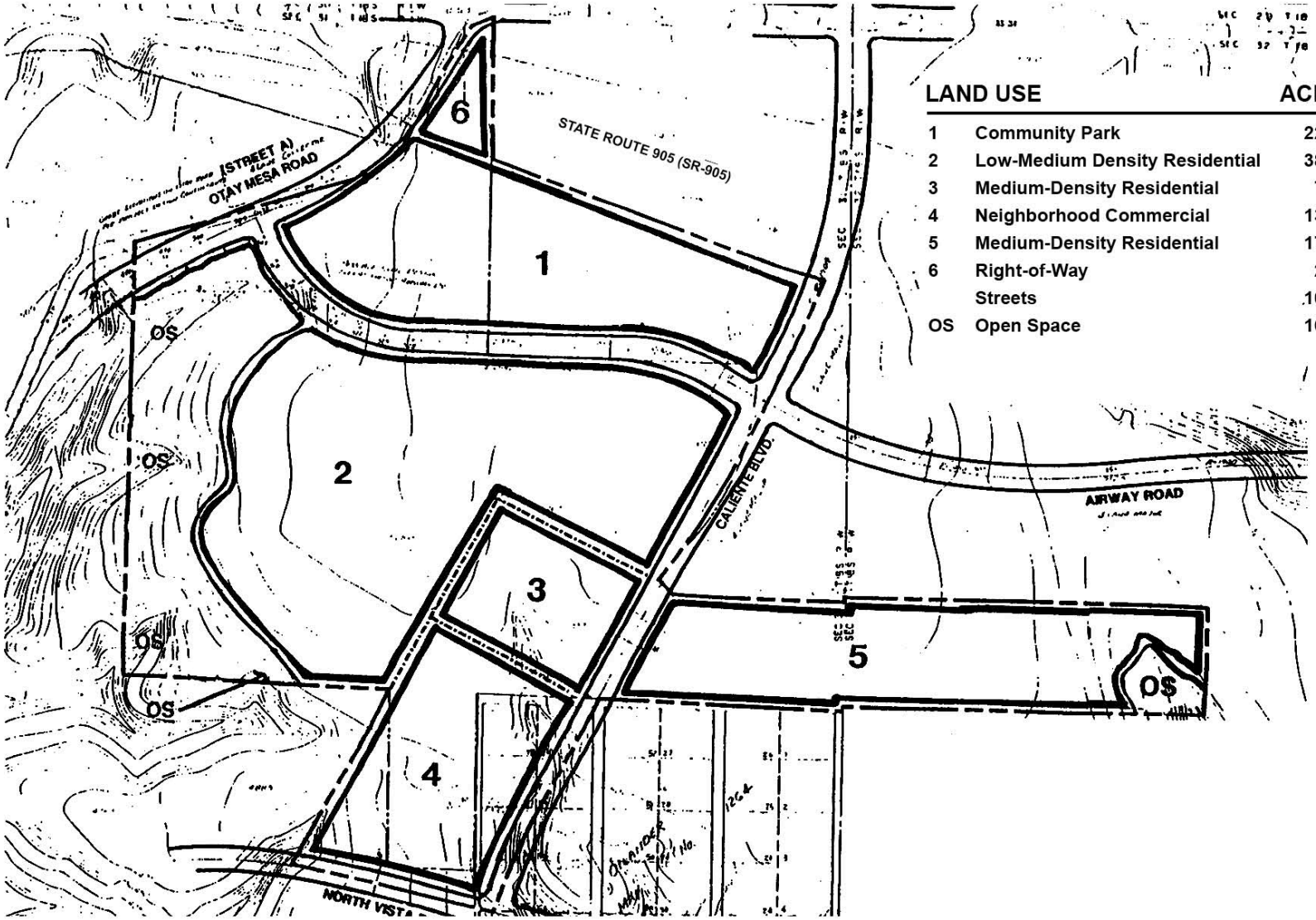
9. Incorporation of the applicable architectural guidelines provided within the **Design Element**.

10. Compliance with the grading guidelines provided in the Precise Plan.

11. Conformance with the Design Criteria outlined in the Municipal Code for Planned Residential Developments (Section 101.0901.K)

Consistent with the overall requirements of the Precise Plan, the approval of a CPIOZ Type B Permit or a PRD permit would be required prior to the construction of a residential project on this site.

Should the school site be eliminated from the planning area, the Land Use Plan would be revised as indicated on **Figure 10**. The Land Use Tabulation and Land Use Acreage Allocations would also be revised as indicated on **Tables 3** and **4**.



LAND USE		ACRES
1	Community Park	22.3
2	Low-Medium Density Residential	38.7
3	Medium-Density Residential	7.3
4	Neighborhood Commercial	13.2
5	Medium-Density Residential	17.8
6	Right-of-Way	2.0
	Streets	10.6
OS	Open Space	16.7

Alternative Land Use Plan

Santee Investments Otay Mesa Precise Plan

10 FIGURE

TABLE 3

ALTERNATIVE LAND USE TABULATION

Area	Land Use	Gross Acres[1]	Dwelling Units	Density DU/NA	Proposed Zone	Overlay Zone or Development Permit Required[2]
1	Community Park	22.3	—	—	OS-P	—
2	Low-Medium Density Residential	38.7	515	13.3	R-3000	CPIOZ Type B Permit or PRD
3	Medium-Density Residential	7.3	183[3]	30.0	R-1500	PRD, CPIOZ
4	Neighborhood Commercial	13.2	—	—	CN	PCD
5	Medium-Density Residential	18.4	408[3]	30.0	R-1500	PRD

Notes:

1. Acreage areas are approximate and are subject to refinement during detailed design and engineering.
2. Planned Development permits or overlay zones required in addition to Tentative Map and RPO Permits (See the **Plan Implementation Element**).
3. Under no circumstances shall the total combined unit count for Areas 3 and 5 exceed 591 units, which is the maximum number of units permitted for this area by the Otay Mesa Community Plan.

TABLE 4

ALTERNATIVE LAND USE ACREAGE ALLOCATIONS

Land Use	Gross Acreage	Percent of Total Acreage
Medium-Density Residential	25.1	19.5%
Low-Medium Density Residential	38.7	30.1%
Community Park	22.3	17.3%
Neighborhood Commercial	13.2	10.3%
Natural Open Space	16.7	13.0%
Streets/Associated Right-of-Way	12.6	9.8%
Total	**128.6**	**100.0%**

COMMERCIAL LAND USE

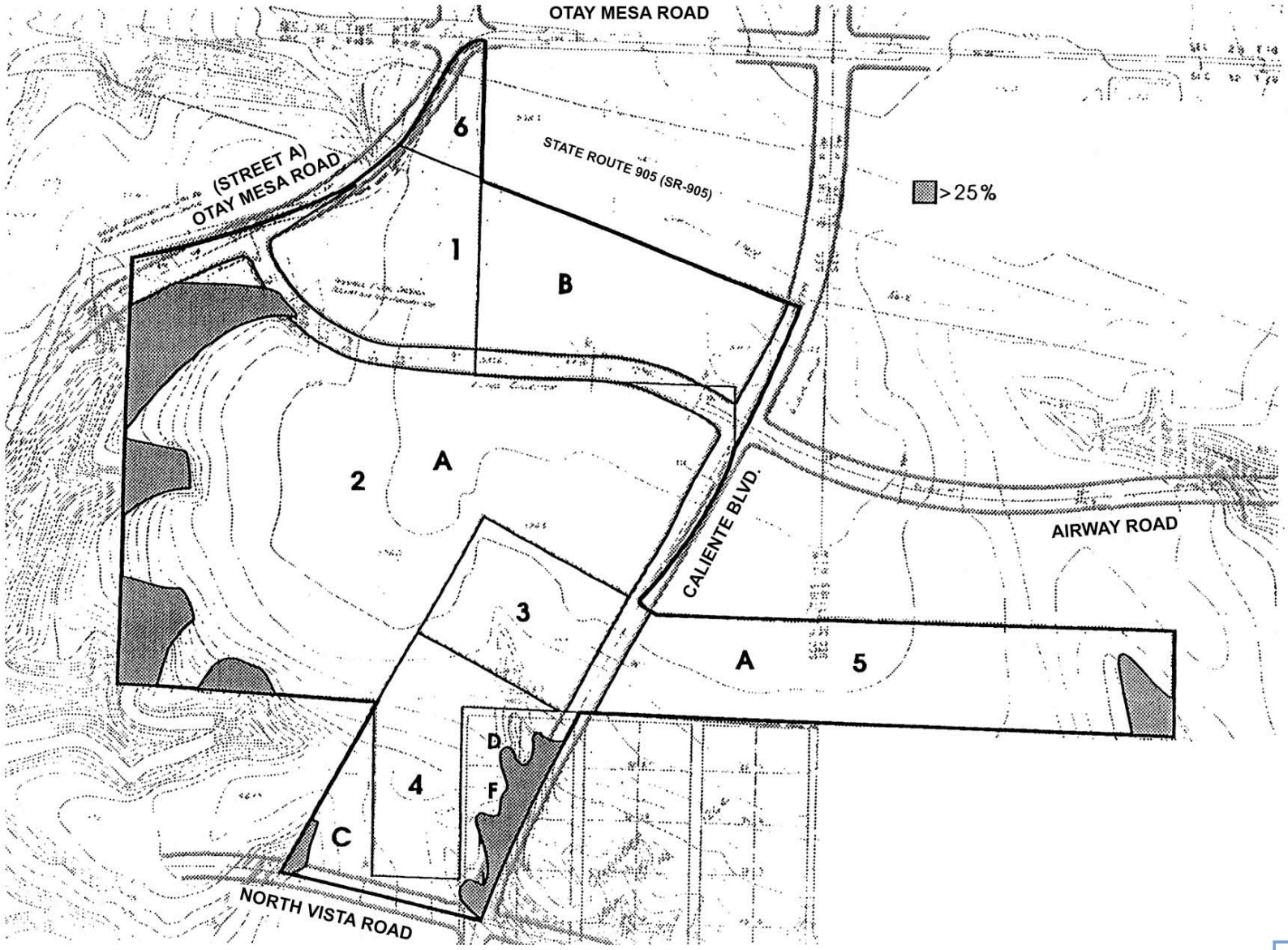
Neighborhood Commercial

The Santee Investments Otay Mesa Precise Plan proposes a 13.2-acre neighborhood commercial site to meet the shopping and convenience needs of the residents within and immediately surrounding the Santee Investments plan area. In accordance with the Otay Mesa Community Plan, the commercial site is located in the southern portion of the precise plan area, to the northwest of the intersection of North Vista Road and Caliente Boulevard. This commercial development shall be anchored by a supermarket and is projected to include a drug store and/or hardware store as co-anchor tenants along with typically associated retail shops, financial institutions, restaurants, ancillary office uses and gasoline service station (Conditional Use Permit (CUP)) required for gasoline service station).

In association with the processing of a future subdivision map for this commercially designated area, a Planned Commercial Development permit (PCD) shall be prepared in order to ensure the implementation of the use restrictions and design standards outlined in this Precise Plan. It is intended that the entire commercial site be developed under one PCD, however, the existing ownership pattern affecting this site may make this requirement difficult to achieve. If an agreement between owners cannot be reached regarding the processing of one PCD, then the first PCD to be processed shall be required to consider the future development potential of the surrounding commercially-designated properties. The first PCD shall also establish the overall design theme for commercial center development. In order to achieve a cohesive, well-integrated commercial center, it is essential that future commercial development on this site conform to the development guidelines and standards set forth in the **Design Element** of this Precise Plan.

A minimum 30,000 square-foot supermarket shall be provided within the commercial area. The approximate location of this supermarket shall be determined at the time the first PCD for this commercial area is processed. Additionally, the development of other retail uses cannot exceed 20,000 square feet of retail space until the supermarket has been constructed. The uses permitted within the commercial area shall consist primarily of those retail uses permitted by the CN zone, Section 101.0426.B.2 of the Municipal Code. Other uses, as deemed appropriate by the Planning Director, may be included within the commercial complex, if it can be demonstrated that the uses will provide a service or fulfill a need for the surrounding residents. Residential uses are prohibited within the 13.2-acre commercial complex. Any proposal to construct residential uses in this area will require City Council approval of on amendment to this Precise Plan.

Resource Management and Open Space Element



Hillside Analysis **11** FIGURE

Santee Investments Otay Mesa Precise Plan

RESOURCE MANAGEMENT AND OPEN SPACE ELEMENT

INTRODUCTION

In February 1989, the City Council adopted the Resource Protection Ordinance (RPO) for the purpose of protecting and preserving environmentally sensitive lands, including wetlands, wetland buffers, floodplains, hillsides, biologically sensitive lands and significant prehistoric and historic resources. In accordance with this ordinance, no development may occur on a property containing environmentally sensitive lands until a Resource Protection Permit is obtained.

The Resource Protection Ordinance does not require Resource Protection Permits for precise plans. However, assuming a planning area includes environmentally sensitive lands, a permit will be required for all subsequent discretionary actions including subdivision maps and planned development proposals.

Although a Resource Protection Permit is not required at the time that the Precise Plan is approved, Council Policy No. 600-40, Preparation of Long Range Plans, requires a thorough analysis of the constraints and opportunities of the planning area, including but not limited to the resources protected by the RPO. It is intended that this analysis serve as the basis for the evaluation of future permits for individual projects within the plan area. To this end, the Council Policy requires that all long-range plans be reviewed for consistency with the RPO. The Santee Investments Otay Mesa Precise Plan has been found to be consistent with the RPO through the Alternative Compliance provisions of the ordinance.

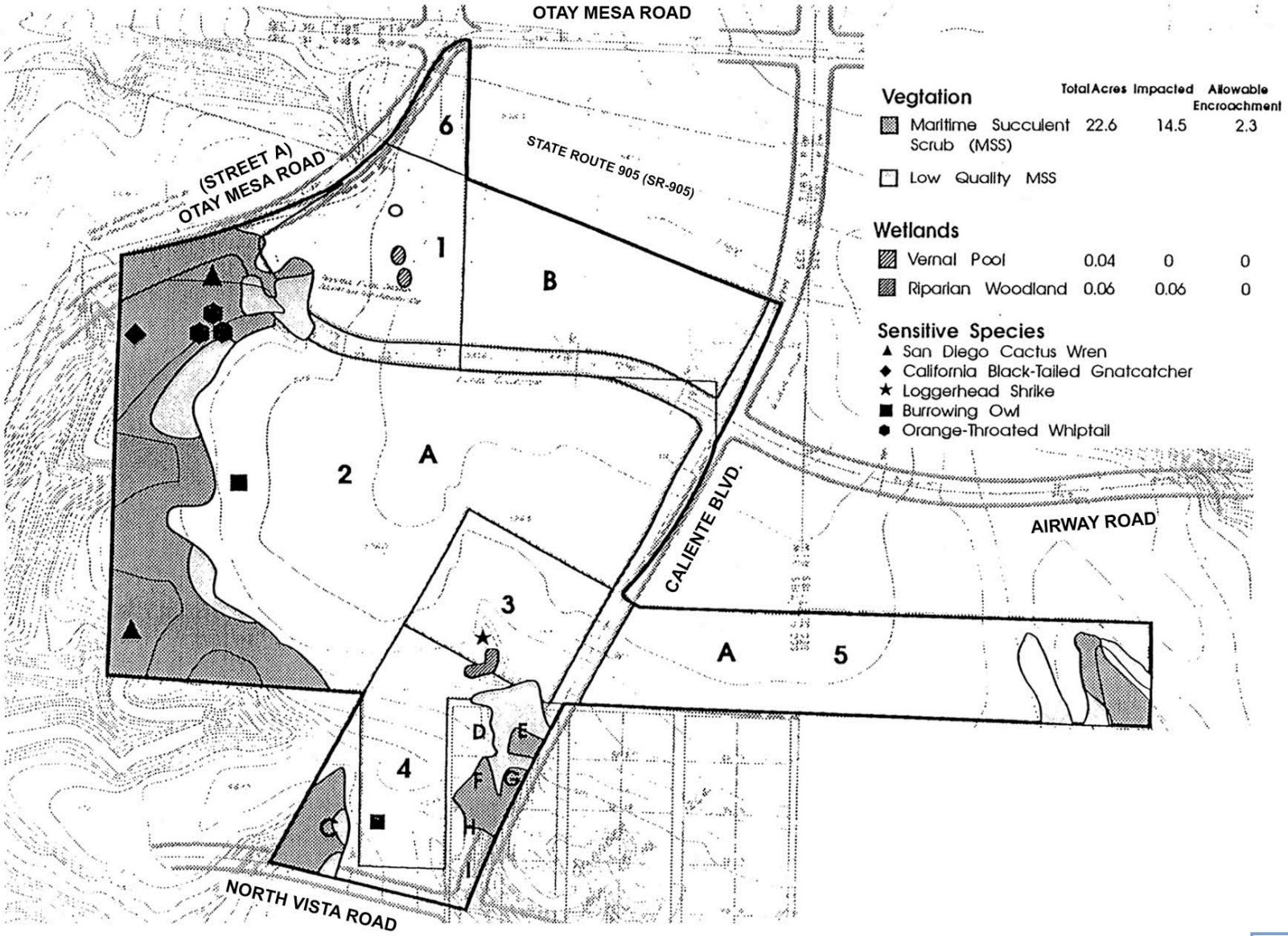
In accordance with the Council Policy, this Precise Plan outlines the process to be followed for determining a future project's compliance with the ordinance. Specifically, a future project must be found to be in substantial conformance with the land use plan and mitigation measures presented within the Precise Plan.

RPO SENSITIVE RESOURCES

Sensitive Hillsides

The Precise Plan area contains hillside slopes which are considered sensitive (greater than 25 percent gradient) land under the City's Resource Protection Ordinance and are mapped as required by the Hillside Review Overlay Ordinance.

Sensitive hillsides, as defined by RPO, occur within the western, eastern and southeasternmost portions of the planning area. These hillside slope areas occupy approximately 9.71 acres (8.0 percent) of the precise planning area. **Figure 11** illustrates the RPO sensitive hillsides which occur within the precise plan area.



Biologically Sensitive Lands **12** FIGURE

Santee Investments Otay Mesa Precise Plan

Sensitive Biological Resources

The precise plan area exhibits a vegetation type (Maritime Succulent Scrub) which is considered biologically sensitive land under the City's RPO. In addition, two wetland types occur on the property, vernal pools and riparian vegetation. The location of these resources is illustrated on **Figure 12**.

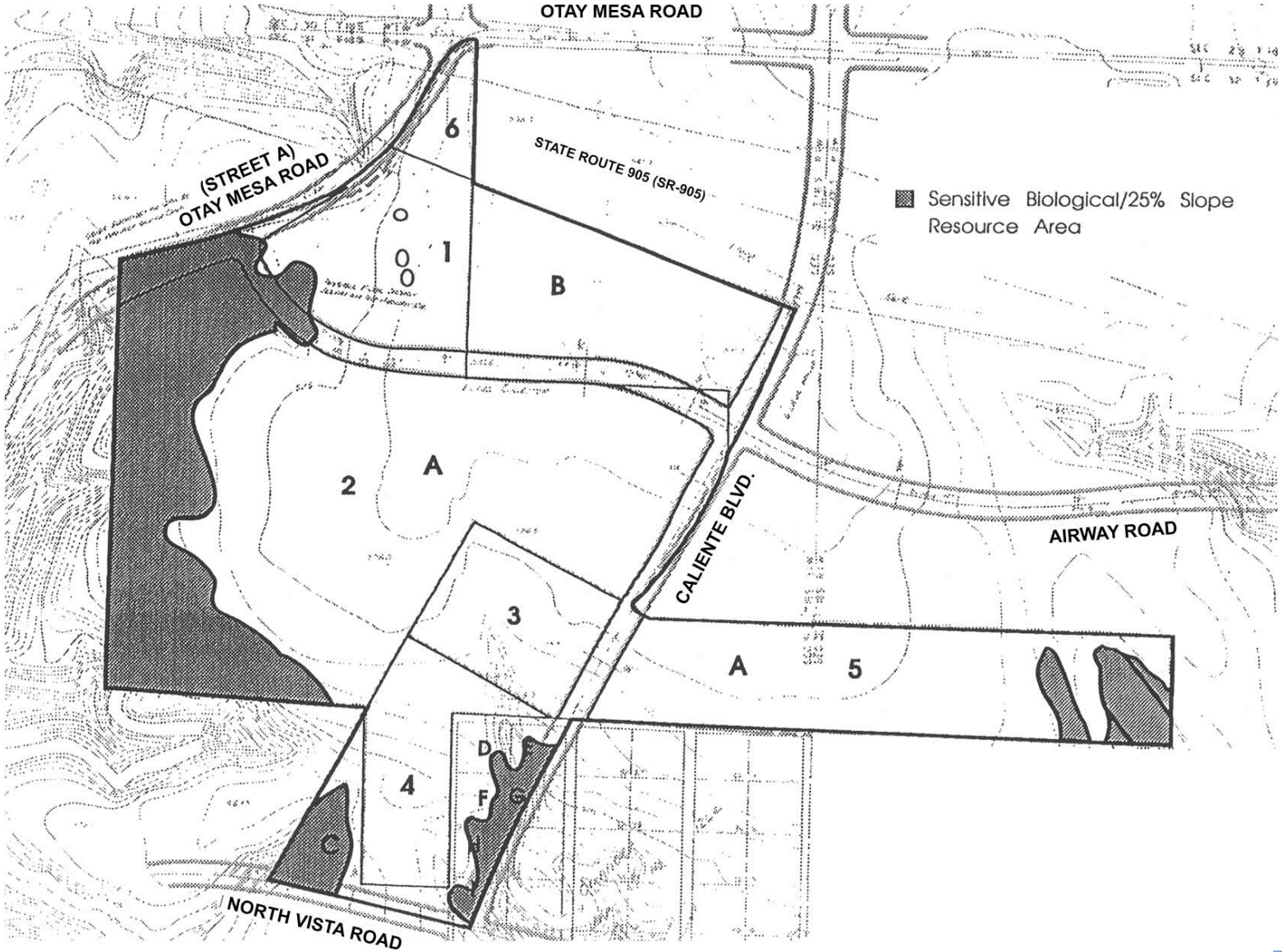
Maritime Succulent Scrub is considered to have a very limited range in the City of San Diego and is consequently considered by the RPO to be biologically sensitive. The Maritime Succulent Scrub vegetation found within the precise plan area is primarily located on the slopes along the western plan boundary and in a small swale at the most easterly extension of the property. Smaller areas are located in the southern portion of the property. Portions of the Maritime Succulent Scrub adjacent to the disturbed mesa top area are considered lower quality habitat due to the presence of non-native plants associated with the mesa top. A total of 22.6 acres of Maritime Succulent Scrub have been mapped on the property.

The most important stand of Maritime Succulent Scrub occurs on the westerly slopes which extend off-site into Moody Canyon. Here, the vegetation supports several sensitive wildlife species including California Gnatcatchers, Cactus Wren and Orange-throated Whiptail. In addition, the vegetation contains five sensitive plants: Coast Barrel Cactus, Mesa Clubmoss, San Diego Bur Sage, Cliff Spurge and San Diego Sunflower; all of which are considered endangered and rare in California by the California Native Plant Society.

Wetlands

Vernal pools are considered extremely limited worldwide and are consequently protected by RPO as a wetland. Vernal pool habitat has been identified on the property in the westerly portion of the proposed park site. The drainage area for the pools is estimated to be approximately 2.3 acres in size. A second area has been identified as a potential vernal pool but climatic conditions have not been suitable for determining if this indeed is a vernal pool. Prior to the approval of a tentative map for this area, a final determination with respect to the status of this pool must be made. No state or federally listed endangered species have been observed in the on-site pools.

Riparian vegetation is considered a valuable wildlife resource which is uncommon in the City of San Diego as well as throughout southern California; consequently, it is protected by RPO as a wetland. Riparian vegetation found in the precise plan area is extremely limited. It occurs around a portion of an abandoned agricultural pond located near the common boundary of the commercial and residential area west of Caliente Boulevard. The riparian wetland vegetation consists of six small willows, 12-20 Mule Fat shrubs and 12 Tamarisk trees covering approximately 0.06 acres. Although this area qualifies as a wetland under RPO, this wetland vegetation has limited biological values due to its size, isolated nature and lack of natural water source.



RPO Analysis **13**

Santee Investments Otay Mesa Precise Plan FIGURE

Prehistoric and Historic Sites and Resources

No RPO-significant prehistoric resources or historic sites were located within the planning area.

Geologic Hazard

The geologic hazard risk zone for the precise plan area according to the Geologic Hazards and Land Use Compatibility Map, City of San Diego, identifies the majority of the precise planning area (mesa top) as AC, indicating a nominal to moderate risk zone rating and the sloped canyon areas as rated C, identifying a moderate geologic hazard risk zone. Future geological reconnaissance reports will be conducted in association with specific development plans in order to address any potential geologic hazards.

SUMMARY OF SENSITIVE RESOURCES

A composite summary of sensitive resources is illustrated on **Figure 13**.

RESOURCE PLANNING GOALS

The following resource planning goals have been established in order to formulate a framework for future development:

- Retain contiguous areas of natural open space intended to preserve both the planning area's natural character and sensitive resources.

- Site development areas in a manner sensitive to the distinctive topographic features, natural vegetation and other sensitive resources that characterize the Otay Mesa planning area.

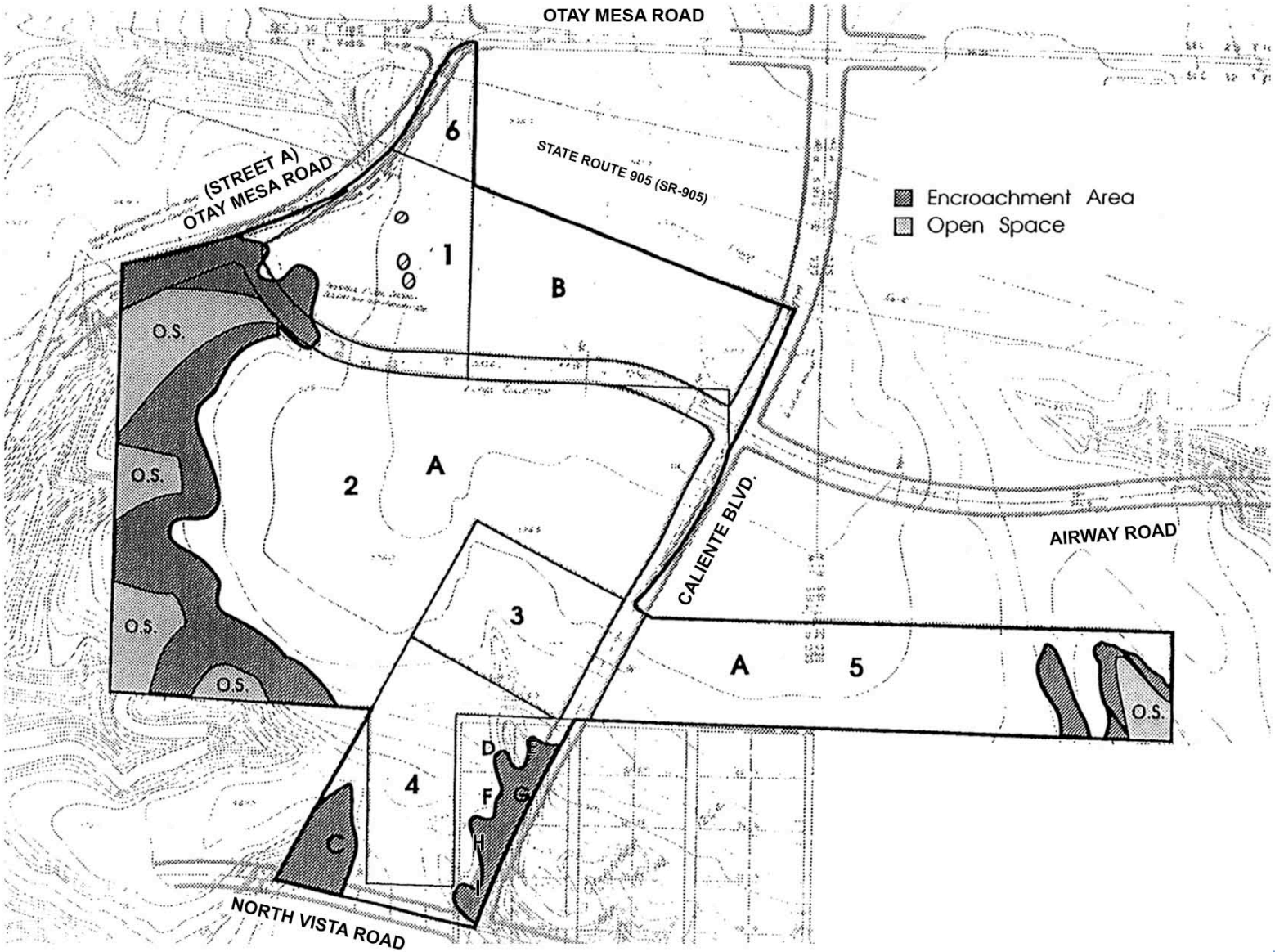
- Preserve the sensitive hillside slopes in the western and central portions of the plan area.

- Preserve the vernal pools and associated drainage areas.

- Establish an open space management program to protect sensitive resources to be preserved on-site.

RPO CONSISTENCY ANALYSIS

A comparison of the limits of grading proposed by the Precise Plan with the hillside slopes, wetlands and biologically sensitive lands shown on **Figure 15** indicates that implementation of the Precise Plan would result in the loss of some RPO-protected resources. The following is an analysis of the overall impact of the Precise Plan. It is by necessity very general due to the absence of specific grading and development plans. It is during the review of future planned development permits that a more detailed analysis of the project's impacts to sensitive lands will be conducted.



Proposed Development Encroachment

Santee Investments Otay Mesa Precise Plan

14 FIGURE

Hillside Slopes

Approximately 1.6 of the 9.7 acres of hillside slopes would be lost as a result of the required construction of **Circulation Element** roads.

Maritime Succulent Scrub

An estimated 14.6 of the 22.6 acres of Maritime Succulent Scrub would be lost. This loss would result from site development and the construction of **Circulation Element** roads. No loss to this resource due to the implementation of a brush management program for the precise plan area is anticipated.

Wetlands

The vernal pool habitat located within the planning area will be preserved within the proposed community park boundaries. In association with the development of a plan for the future park, a preservation plan and five-year monitoring and maintenance program will be prepared to ensure the permanent preservation and protection of this resource.

Development in accordance with the Precise Plan would result in the loss of wetland habitat and filling of the abandoned agricultural pond located in Areas 3 and 4 of the planning area. This pond, which was previously drained, currently contains approximately 0.06 acres of wetland vegetation. No encroachment allowance exists for wetland areas, however the RPO Administrative Guidelines contain language which states that preservation of low-quality, upland wetland areas is not always necessary so as long as adequate mitigation is provided.

SUMMARY OF ANALYSIS

Table 5 presents a composite analysis of both hillside slope and biologically sensitive resources for the precise planning area. The RPO analysis is based on procedures outlined in the RPO, as revised in 1991.

Approximately 17.6 acres of encroachment are proposed where 0.7 acres are permitted. These areas of encroachment are indicated on **Figure 14**. Approximately ten acres of the excess encroachment can be attributed to the community plan requirement for a 50-acre high school site, approximately 3.0 acres will be impacted in order to provide necessary **Circulation Element** roadways, and 3.9 acres utilized for development purposes.

The Precise Plan, as proposed, does retain the highest quality RPO-sensitive resources within designated open space. These resources include vernal pools habitat, steep slopes, high-quality maritime succulent scrub and occupied California gnatcatcher habitat. The resources to be lost for commercial and residential development consist almost entirely of disturbed maritime succulent scrub vegetation.

TABLE 5

RPO ANALYSIS FOR SANTEE INVESTMENT*

Parcel	Total Acres	Sensitive Bio./25% Slope AC	Area w/ No Sensitive Resources	% of Parcel w/ Sensitive Resources	Max. Encroachment % for		Max. Encroachment in AC for		Max. Develop. Area per RPO AC	Proposed Develop. Area per Precise Plan	Proposed Access Encroachment for	
					Develop. Area	Exempt Area	Develop. Area	Exempt Area			Develop. Area	Public Facility
A	106.10	19.39	86.71	18	0	0	0.00	0.00	86.71	98.00	3.19	11.29
B	13.90	0.00	13.90	0	0	0	0.00	0.00	13.90	13.90	3.19	0.00
C	4.00	1.20	2.80	33	2	5	0.02	0.06	2.88	4.00	3.19	0.80
D	1.20	0.18	1.02	15	0	0	0.00	0.00	1.02	1.20	3.19	0.00
E	0.80	0.77	0.03	96	20	15	0.15	0.12	0.30	0.80	3.19	0.20
F	1.00	0.65	0.35	65	10	10	0.07	0.07	0.48	1.00	3.19	0.05
G	0.30	0.30	0.00	100	20	15	0.06	0.05	0.11	0.30	3.19	0.19
H	0.80	0.36	0.44	45	6	5	0.02	0.02	0.48	0.80	3.19	0.20
I	0.50	0.29	0.21	58	8	10	0.02	0.03	0.26	0.50	3.19	0.30
Total	**128.60**	**23.14**	**105.46**				**0.35**	**0.33**	**106.14**	**120.50**	**3.19**	**13.03**

***Note:** Acreage areas are approximate and are subject to refinement during detailed design and engineering.

ALTERNATIVE COMPLIANCE

In accordance with the goals and objectives of the Otay Mesa Community Plan, this Precise Plan designates a total of 72.0 acres for public facilities (community park and high school site), 10.6 acres for **Circulation Element** roads and 2.0 acres for freeway right-of-way. Therefore, in order to comply with the goals and objectives of the community plan, approximately 85.0 acres of the 129-acre planning area must be set aside for the construction of public facilities. In addition, the Precise Plan proposes 8.1 acres of designated open space. As a result of requirements for public facilities and open space, only 36.0 acres of the total planning area will be available for commercial and residential development.

Strict compliance with the encroachment provisions outlined in RPO would, in the case of the Santee Investments Otay Mesa Precise Plan, impede the property owner's ability to provide the numerous public facilities required by the Otay Mesa Community Plan. As a result, the strict application of RPO would create results in conflict with City Council policies pertaining to the provision of adequate public facilities within the planned urbanizing communities of the City of San Diego. To preclude this conflict between the strict application of RPO and adopted City Council Policy, Precise Plan approval may be granted in accordance with the alternative compliance process of the RPO. As required, the following findings can be made for the Precise Plan:

1. The proposed development will not adversely affect the General Plan;

2. The proposed development conforms to the adopted community plan for the area; and

3. There are no other feasible measures that can be taken to further minimize the potential effect on environmentally sensitive lands and still avoid conflict with the substantially applicable provisions of City Council policy.

In accordance with the City Council Policy for Preparation of Long Range Plans, mitigation to compensate for the excess encroachment is outlined within the Precise Plan and will be implemented in association with future development proposals. According to RPO, these mitigation measures may include, but are not limited to on- or off-site preservation, and/or on- or off-site creation and enhancement and/or monetary contribution.

In the case of the Precise Plan, the actual method of compensation will be determined at the time that future planned development permits and/or subdivision maps are processed. It is recognized that creation and enhancement, as well as preservation, either on- or off-site, of habitat similar to that impacted by a project represents the preferred form of mitigation under RPO.

Mitigation requirements cannot be determined at the precise plan level due to the lack of accurate topographic data and specific grading plans. Therefore, a basic framework for calculating future mitigation requirements has been developed that will be utilized when specific development proposals are processed. This framework is presented as the basic equation containing the following factors:

a. The area of impact that requires mitigation (this figure, which represents the area of excessive encroachment, will be determined when actual development plans are submitted to the Planning Department).

b. The mitigation ratio (a ratio of 2:1 is required for impacts to Maritime Succulent Scrub habitat due to the presence of sensitive species within the habitat, and ratio of 3:1 is required for upland wetland habitat).

c. The habitat value factor (a habitat value of 0.8 is used for maritime succulent scrub based on a habitat area of greater than five acres and connections to other areas with habitat value; the habitat value for the on-site upland wetland habitat is 0.2 due to the limited size of habitat and the inability to defend the resource in the long term.)

The standards outlined above may require re-evaluation in the future should the standards within the ordinance be changed or significant changes to the resources occur.

Based on the factors described above, the following framework for mitigation should be utilized to determine the required compensation for the loss of Maritime Succulent Scrub:

AREA OF IMPACT x 2 x 0.8 = MITIGATION REQUIREMENT

To determine the required compensation for the loss of upland wetland habitat, the following framework should be utilized:

AREA OF IMPACT x 3 x 0.2 = MITIGATION REQUIREMENT

As stated previously, the required mitigation can be achieved in several ways including preservation, creation and enhancement and/or monetary contribution. Proposals for on-site creation, enhancement or preservation are not considered appropriate for the Precise Plan because the highest quality Maritime Succulent Scrub vegetation is already being preserved on the site and no post-development opportunities for creation or enhancement are expected. If, however, such possibilities do become available, such mitigation could be pursued.

Off-site creation, enhancement or preservation would appear to be the most suitable form of meeting the mitigation requirement under RPO. Under this mechanism, future development within the precise plan area would be required to accurately calculate the mitigation requirement for **Circulation Element** and upland wetland habitat. Once determined, the applicant would identify off-site area(s) which would be used to either create and/or enhance the appropriate acreage of the impacted vegetation types. As an alternative, good quality stands of these vegetation types comprising the necessary mitigation acreage could be preserved through permanent open space easement or similar technique. The quality of the preserved habitat would be taken into account in accordance with RPO. If habitat of a quality greater than that impacted is preserved, the mitigation requirement in terms of total acres would be reduced proportionately.

If creation, enhancement or preservation is determined to be unfeasible, RPO provides for contribution of funds to the City's Mitigation Bank Program to serve as mitigation. However, RPO does not provide for compensation for wetlands. The compensation amount is based on the appraised value of the land to be impacted multiplied by the mitigation requirement in acres. As land is to be appraised at the time of development, it is not possible to calculate at this time what the compensation amount would be for Maritime Succulent Scrub.

IMPLEMENTATION OF RPO REQUIREMENTS

Determination of specific mitigation requirements shall be made at the time the planned development permits and/or subdivision maps and associated RPO permits are considered for approval. In addition to determining the actual acreage to be mitigated, it will be necessary to identify the method for compensation and ensure the implementation of the suggested method of compensation.

In accordance with the Alternative Compliance section of RPO, all future RPO permits will be reviewed for substantial conformance with the provisions of this Precise Plan. If a determination of substantial conformance can be made, an RPO permit can be issued.

Refer to the **Implementation Element** of the Precise Plan for an outline of the specific implementing measures that will be required in association with future permits.

DESIGNATED OPEN SPACE

Approximately 8.1 acres of the Precise Plan are designated as permanent natural open space. **Figure 15** illustrates the areas proposed to be retained in open space. There are three basic types of open area associated with the Precise Plan:

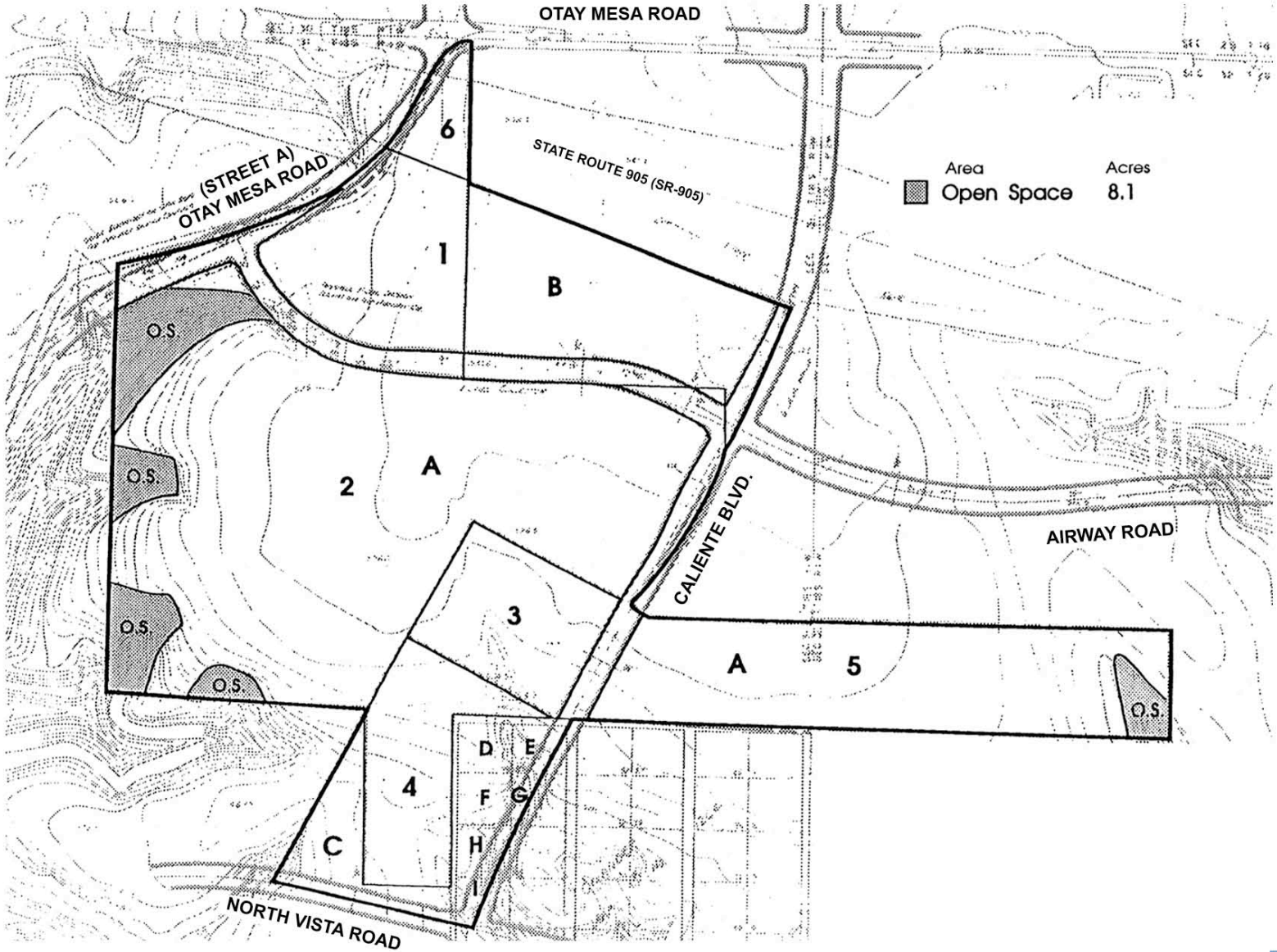
1. Natural open area consisting of canyon slopes to be retained in their natural state, plus transitional graded slopes typically created at canyon heads. Many of these areas will provide significant view opportunities for residents and visitors from overlook areas.

2. Community and neighborhood-related open areas which include; 1) slopes along major circulation arteries, and 2) neighborhood entries.

3. Project open areas consisting largely of common areas within attached projects.

Table 6 summarizes the options available for the preservation and maintenance of open areas. Final selection of specific preservation and maintenance options shall be subject to the review and approval of the Park and Recreation Department.

Designated open space areas shall be preserved through the application of negative open space easements, with the developer granting the City an irrevocable offer to dedicate the land to the City in-fee title without cost, in the future. Responsibility for long-term maintenance of these open space areas will be established as a condition of the final map recordation. Any additional acreage set aside in the future to preserve sensitive resources should be handled similarly.



Open Space **15** FIGURE

Santee Investments Otay Mesa Precise Plan

TABLE 6

OPEN AREA PRESERVATION AND MAINTENANCE

Type of Open Area/ Building Restricted Areas	Preservation Options	Maintenance Options
Natural open space	Fee ownership by City or Master Homeowner's Association with negative open space easement to City	Project Homeowner's Association or a community-wide maintenance district
Manufactured slopes/open space relating to natural open area	Owned by Master Homeowner's Association, possible landscape easement to City	Landscape Maintenance District
Neighborhood-Related Areas such as: community entries; neighborhood entries to detached housing projects; slopes along major transportation routes with high public visibility; medians, street trees, landscaped setbacks, sidewalks, 'accent' pockets	Owned by Master Homeowner's Association with landscape easement to City	Landscape Maintenance District
Project Building Restricted Areas consist of common open areas within attached housing projects, including project entries	Ownership by Project Homeowner's Association	Project Homeowner's Association

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Public Facilities Element

PUBLIC FACILITIES ELEMENT

SCHOOL FACILITIES

The elementary and junior high school needs of future residents within the planning area will be provided by the San Ysidro School District. A number of elementary school sites are designated for the area south of SR-905 with additional sites proposed within the California Terraces planning area. Two junior high school sites are designated within the Otay Mesa community. San Ysidro Middle School is located on Otay Mesa Road, just north of North Vista road, and an additional junior high is proposed within California Terraces. Specific information regarding which sites will ultimately serve the precise plan area cannot be determined until the timing of future development within the residential component of Otay Mesa is known.

The Santee Investments Otay Mesa Precise Plan, which occurs within the Sweetwater Union High School District, proposes a +/-50-acre senior high school site. This is the only high school site within the Otay Mesa community, and this site is intended to serve most of the high school students within the community. It is likely that the school will also offer a magnet program, which will be open to any high school student in the district.

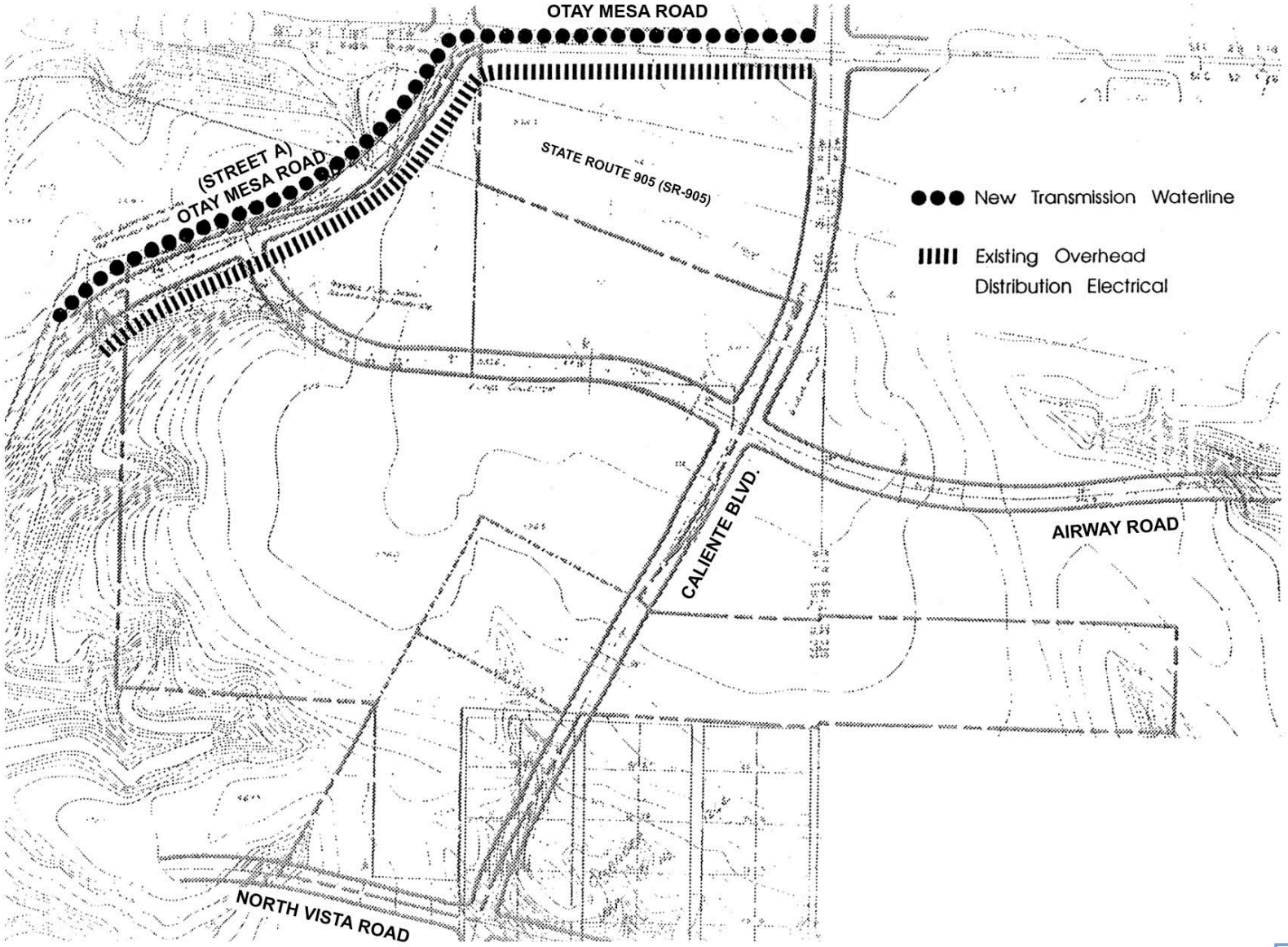
The exact acreage and configuration of the school site cannot be determined until the school district has established a specific design and site layout for the facility. It is anticipated that the school site will utilize between 46 and 50 acres of the planning area. The ultimate size and configuration of the school site may affect the total acreage and unit count of development Area 3 (see **Figure 9**). To ensure the availability of adequate acreage to accommodate a high school site in this location, the site must be found acceptable by the Sweetwater Union High School District prior to the approval of a tentative subdivision map for this area.

In the event that the proposed high school site is determined to be inappropriate for educational purposes, the property should be designated for medium-density residential uses following the designation of a new high school site elsewhere in the community. Once a new site is identified, the current site could be developed with a maximum of 515 units.

PARK FACILITIES

Community Park

In accordance with the adopted Otay Mesa Community Plan, a community park site is included within the precise plan area. This park represents one of the two community parks designated for development within the Otay Mesa planning area. The other community park will be developed to the north of SR-905, within the California Terraces Precise Plan area. Responsibility for the development of the park site will be established at the tentative map stage. Funding for the park's construction will be provided from fees or assessments collected from developers as construction within the Otay Mesa community proceeds.



Utilities **16** FIGURE

Santee Investments Otay Mesa Precise Plan

The Santee Investments community park is located to the west of Caliente Boulevard and immediately to the south of SR-905. The park site will consist of 22.3 acres, of which at least 20 usable acres would be devoted to recreational uses and a maximum of 2.3 acres would be set aside as natural vernal pool habitat. The community park will be located to the north of the +/-50-acre senior high school site. Uses typically included within a community park include multipurpose playing fields with accommodations for nighttime activities, a community center, passive picnic areas, a play yard or tot lot, basketball courts, as well as accommodations for other types of recreational activities as deemed appropriate by the Park and Recreation Department. Access to the site will be provided from Airway Road, a four-lane collector street, which will intersect with Caliente Boulevard to the east and Otay Mesa Road to the west.

As indicated previously, approximately 2.3 acres of the community park have been set aside as a natural vernal pool preserve. This habitat area will be dedicated to the City in fee title without cost in association with the recordation of a final map for the property. In order to ensure the protection of this vernal pool habitat, a preservation plan and five-year monitoring and maintenance program shall be prepared by a qualified biologist and approved by the City of San Diego Planning Department prior to the recordation of a final map for the property. The required components of the preservation plan and monitoring program are outlined in the accompanying environmental impact report (EIR 88-0403). The developer shall be responsible for funding the preparation of the preservation plan and for assuring adequate funding to implement the five-year monitoring and maintenance program. It is recommended that a resources management district be established for the community in order to fund the long-term maintenance of environmentally sensitive lands, such as the 2.3-acre vernal pool habitat that has been set aside for permanent preservation.

LIBRARY

Library services will initially be provided to the planning area by the San Ysidro Branch Library and, ultimately, by a permanent branch library within the Otay Mesa “town center.”

PUBLIC SERVICES AND UTILITIES

Police

Police protection will be provided by the southern division of the San Diego Police Department through its existing station in San Ysidro.

Fire

Fire protection will be provided from the temporary Fire Department facilities west of I-805 at the intersection of Palm Avenue and Twining Avenue. This facility may be relocated east of I-805 as development progresses. A second fire station is proposed to be located east of Brown Field at Otay Mesa Road and Harvest Road. In addition, an emergency water connection has been installed to the Otay Water District near the southwest corner of Brown Field.

Water

Potable water will be provided by the City of San Diego. The City presently maintains transmission waterlines in the Otay Valley to the north, near the intersection of I-805 and Palm Avenue to the northwest and at North Vista Road near I-805 to the southwest. These systems all operate on the 490 M.S.L. pressure level and are supplied by the South San Diego Reservoir. The City also maintains a 24-inch waterline in Otay Valley Road and Otay Mesa Road. This line is supplied by the 490 M.S.L. main in the Otay Valley and is pumped in at an approximate pressure level of 610 M.S.L. to serve the mesa properties. **Figure 16** illustrates the location of existing and proposed utility services.

A water study by Lawry and Associates, dated May 1985, addresses the water system for California Terraces and the surrounding properties. This project is located immediately southerly of and adjacent to California Terraces. The study must be revised or updated to the satisfaction of the Water Utilities Department.

The study recommends that a new pressure zone be established operating at a static head of approximately 680 M.S.L. The proposed 680 and 490 M.S.L. service zones must be analyzed to verify service within City criteria to the Otay Mesa community plan area which is not served by Otay Water District. The study will identify supply and storage capacity requirements and will develop recommendations relative to storage facilities and distribution lines.

In the interim period prior to construction of new supply facilities, the installation of a pumping station may be proposed. This pumping station would draw from the City's existing 490 zone system.

On-site transmission mains will be sized in accordance with the overall ultimate system plan.

Sewer

It is intended to sewer all of the project westerly to the intersection of the southern extension of Otay Mesa Road and North Vista Road, Node 760, of the Otay Mesa Sewer Master Plan as prepared by Rick Engineering. The alignment and grade will be determined by a detailed analysis satisfactory to the City of San Diego.

Drainage

The final designed drainage pattern for the development will generally conform to the existing drainage pattern, with no significant diversions. Approximately one-half of the site drains to the west into Moody Canyon with the remaining one-half draining to the east.

The following measures should be utilized during design and construction to reduce rainfall run-off and minimize erosion:

- Compliance with current drainage design policies set out in the City Drainage Design Manual.

- Use of porous hardscape and other surfaces, where applicable, which permit rain infiltration "at the source."

- Designing to minimize and to control surface drainage to natural slope areas.

- Sandbagging of roadbeds, where necessary, to minimize erosion and prevent sediment transport until paved.

- Conditioning and planting of all exposed, graded slopes using procedures outlined in City of San Diego's document number 746395, Landscape and Irrigation of Land Development Specifications, or equivalent.

- Close phasing of grading operations and slope landscaping to reduce susceptibility of slopes to erosion.

- Control of sediment production from graded building pads with low-perimeter berms, jute matting, sandbags, balded ditches, or other appropriate methods.

In addition, required temporary and permanent drainage and detention facilities should be constructed on site, concurrently with grading operations. This includes such facilities as storm drains, sediment and detention basins, and energy dissipaters. A comprehensive landscaping and irrigation plan for all graded slopes greater than five feet in height should be prepared to provide for rapid slope stabilization during and after construction.

Gas and Electric

Power lines and service will be provided by San Diego Gas and Electric (SDG&E). Local gas and electric distribution lines will be installed underground.

Telephone

Telephone service will be supplied by Pacific Telephone Company via underground lines, connection into individual service laterals and pre-wired buildings.

Cable Television

Cable services will be provided by Cox Cable Television through underground facilities installed in common trenches along with power and telephone lines. These will connect to individual service laterals and pre-wired buildings.

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Circulation Element

CIRCULATION ELEMENT

A traffic circulation analysis was completed by Urban Systems Associates Inc. in February 1990 to assess the potential direct and cumulative traffic impacts created by the proposed land use changes of the Precise Plan. The following is a summary of this analysis. The full traffic circulation report is included in Appendix B of the Draft Environmental Impact Report for Santee Investments. It should be noted that this report was based on a total of 770 residential units rather than the 591 units which are currently proposed. The results of the traffic report are considered applicable because it represents a more conservative estimate of the traffic impacts.

EXISTING CONDITIONS

The precise plan site is currently vacant as is much of the land surrounding the site. There are no improved roads within the precise plan boundary although Otay Mesa Road forms a portion of the northwestern boundary. Access to the site is via Dillons Trail (a dirt road) which connects with Otay Mesa Road to the north. Otay Mesa Road becomes SR-905 which intersects with I-805 to the west. To the east, Otay Mesa Road extends to the Otay Mesa border crossing and to a future interchange with State Route 125 (SR-125).

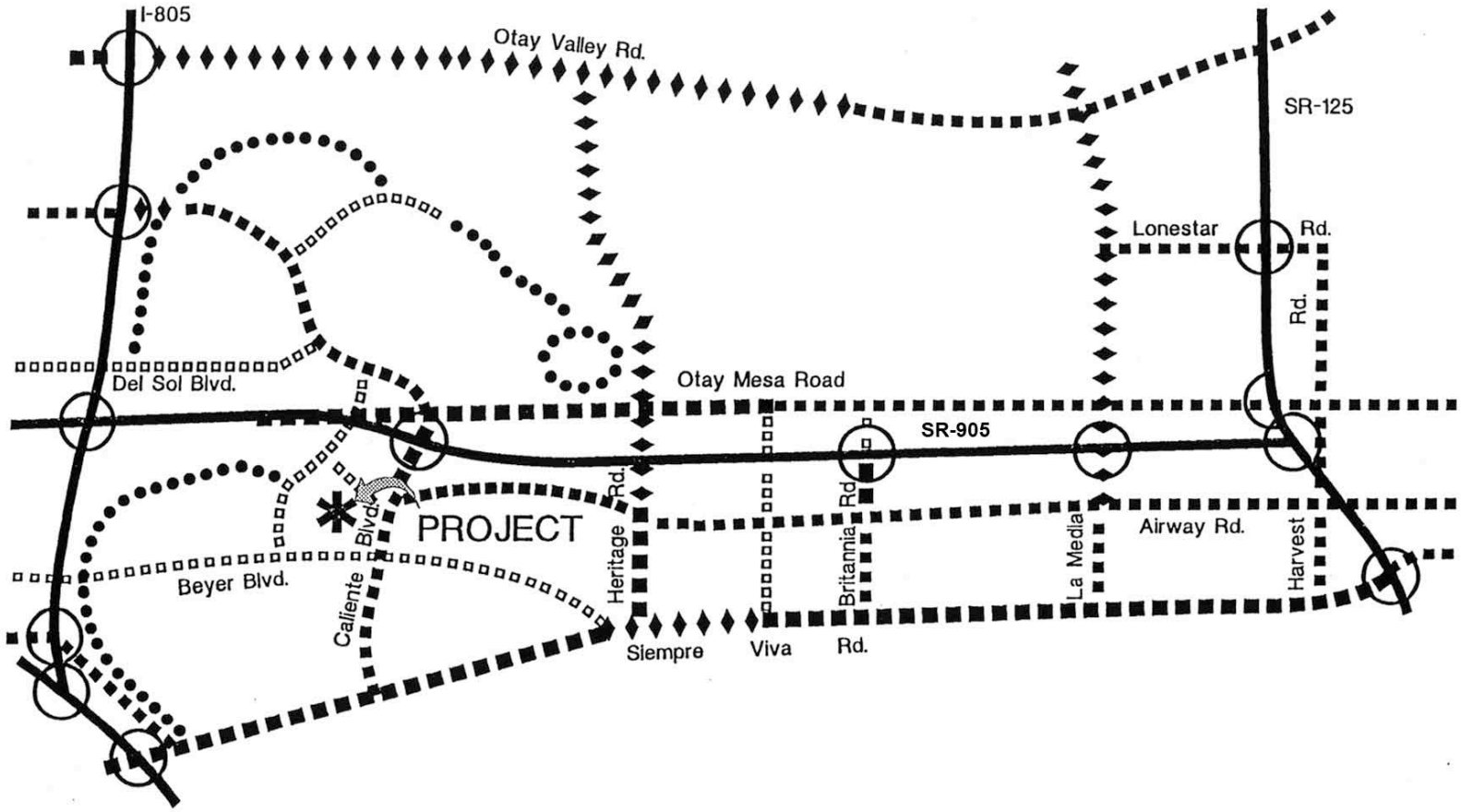
Area Freeways and Streets

Interstate 805 presently exists as an eight-lane, north/south freeway, approximately one mile west of the precise plan area. It connects the San Ysidro border crossing to the south with the inland metropolitan San Diego communities to the north. SR-905 is an east/west facility and is not yet fully constructed. It is currently built as a six-lane freeway between Interstate 5 (I-5) and I-805; however, east of I-805, it extends as a four-lane freeway for approximately one mile and then transitions into Otay Mesa Road.

Future plans for SR-905 call for the facility to be extended to the east and widened to an eight-lane freeway, terminating at the Otay Mesa Border Crossing five miles to the east. The proposed alignment of SR-905 is located approximately one-quarter mile south of Otay Mesa Road and forms the site's northern boundary. Otay Mesa Road, which forms the site's northwest boundary line, provides north/south access to the site, east of I-805. Otay Mesa Road presently exists as a two-lane winding road from North Vista Road (Beyer Boulevard) to its intersection with SR-905, and to the east, varies in width from a four-lane road to periodic widening in developed areas.

Current Traffic Volumes

The 1988 traffic flows for the project area, as compiled by the San Diego Association of Governments (SANDAG), indicate that SR-905 carries 14,000 Average Daily Trips (ADT) between I-805 and Otay Mesa Road, and carries 30,000 ADT between I-5 and I-805. Otay Mesa Road carries 16,000 ADT east of its intersection with SR-905, and only 1,000 ADT as the road swings south from SR-905 to North Vista Road.



Horizon Year - Recommended Street Classifications

17 FIGURE

Santee Investments Otay Mesa Precise Plan

Adopted Community Plan Roadway System

The Otay Mesa community plan street system is illustrated on **Figure 17**. As illustrated, Otay Mesa Road, adjacent to the project site, is classified as a four-lane collector. Caliente Boulevard is classified as a six-lane major street; the City has recently downgraded Caliente Boulevard to a four-lane collector from Airway Road to North Vista Road. Airway Road is classified as a four-lane collector between Otay Mesa Road and Caliente Boulevard, and as a four-lane major street, east of Caliente Boulevard. North Vista Road is shown as a four-lane collector street. **Figure 18**, Street System, illustrates the proposed street system within the precise planning area.

The principal access for the Precise Plan would be provided by three **Circulation Element** roads: Caliente Boulevard, Airway Road and North Vista Road. Caliente Boulevard would ultimately serve as the primary access for the project as it would provide a direct connection to SR-905; however, a transportation phasing analysis completed for the Precise Plan indicates that the residential development can be served from Otay Mesa Road via Airway Road until other uses within the Precise Plan are developed and/or a total of 7,500 ADT are generated by the project. The generation of more than 7,500 ADT would require connection of Caliente Boulevard between Airway and SR-905 as well as other improvements.

TRANSPORTATION PHASING PLAN

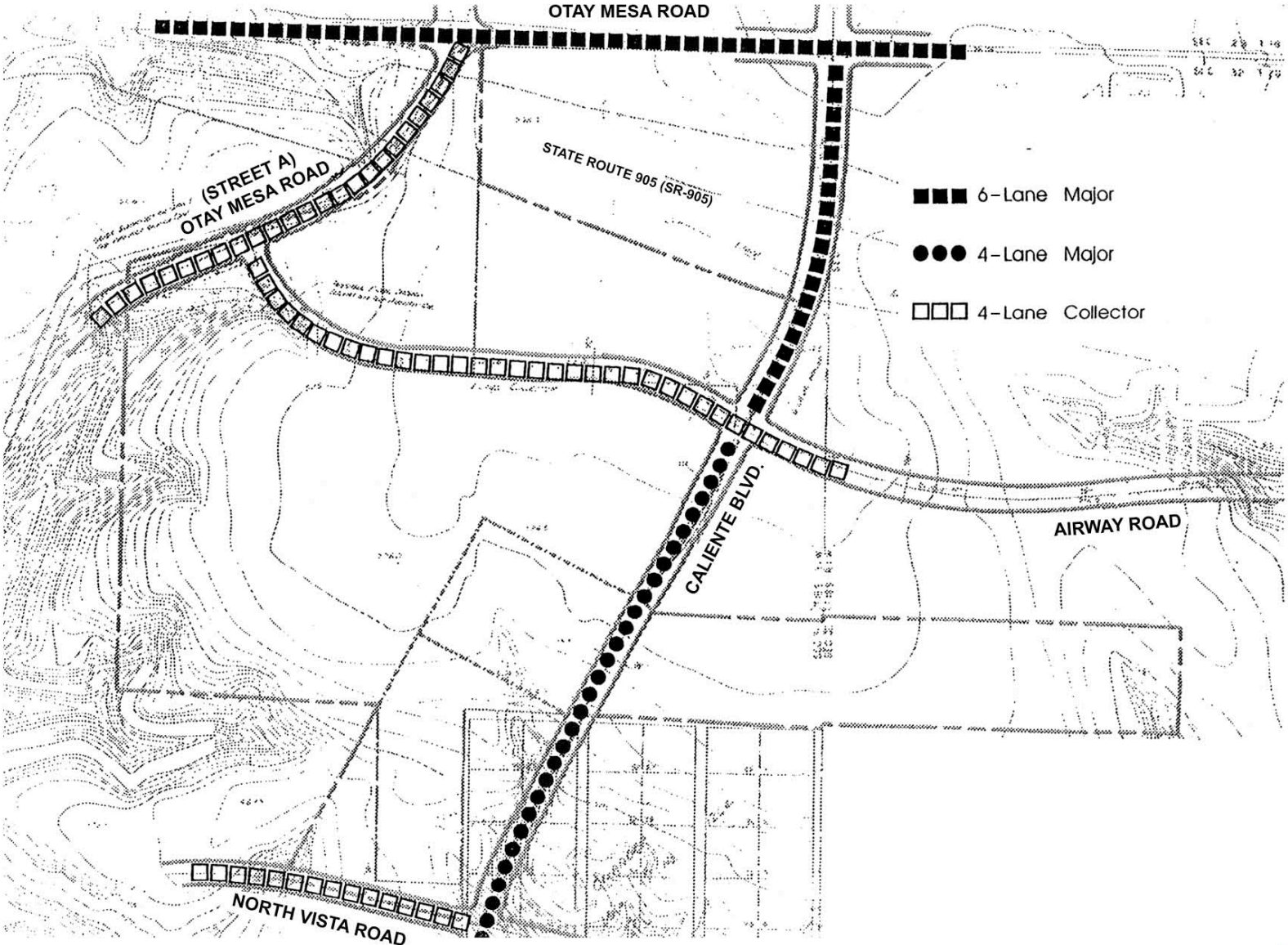
The transportation phasing plan concludes that access to the residential portion of the Precise Plan can be accommodated by one of the following series of road improvements until project traffic reaches 7,500 ADT:

a. If access is to be only from Otay Mesa Road via Airway Road, Otay Mesa Road from SR-905 to Airway Road would be widened to four lanes, Airway Road from Otay Mesa Road to Caliente Boulevard would be built to four lanes and Caliente Boulevard between Airway Road and the access to the residential area would be constructed to four lanes.

b. If access is to be from Otay Mesa Road via Caliente Road and Airway Road, Otay Mesa Road between SR-905 and Airway Road would be two lanes of a four-lane collector, Airway Road between Otay Mesa and Caliente Boulevard would be constructed to two lanes of a four-lane collector, Caliente Boulevard between SR-905 and Airway Road would be two lanes of a six-lane major and constructed as a four-lane major from Airway Road to the residential access.

c. If access is to be only from Otay Mesa Road via Caliente Boulevard, Caliente Boulevard would be built to four lanes from Otay Mesa Road to the residential access.

Initial traffic improvements would also include installation of signals at the intersections of SR-905/0tay Mesa Road (if access only via Airway Road) and Caliente Boulevard/residential access. Once the school site develops, a signal at its entrance on Airway Road would be required.



Street System **18** FIGURE

Santee Investments Otay Mesa Precise Plan

Development of the commercial site would require half-width improvement of Caliente Boulevard from the residential access to North Vista Road and half-width improvement of North Vista Road along the site frontage.

The phasing plan concludes that the initial improvements would be adequate until the number of trips generated by the precise plan area exceeds 7,500 ADT. At that time, the following improvements would be necessary: construction of Caliente Boulevard, with full improvements, between Airway Road and Otay Mesa Road and signals at the intersections of Otay Mesa Road/Airway Road, Airway Road/Caliente Boulevard, Caliente Boulevard/SR-905 and Caliente Boulevard/North Vista Road,

The Precise Plan identifies a series of internal access provisions which are illustrated on **Figure 19**. The park and high school access on Airway Road would be combined to a single signalized access at the midpoint between Otay Mesa Road and Caliente Boulevard. Along Airway Road, right-turn in and out access would be provided approximately midway between traffic signals. A signalized intersection on Caliente Boulevard for the commercial/residential to the west and residential to the east would be as close to midway between Airway Road and North Vista Road as possible. For the residential area east and west of Caliente Boulevard, right-turn in and out access would be provided onto Caliente Boulevard. Commercial right-turn in and out access would be provided onto Caliente Boulevard and North Vista Road.

PROJECT TRAFFIC VOLUMES

Based on the proposed land uses for the site and utilizing the City's traffic generation rates, the Precise Plan would generate a total of 16,013 daily trips. **Table 7**, Trip Generation, identifies projected traffic volumes for each proposed land use area. The traffic circulation report and analysis assumed 17,054 ADT due to the higher estimate of residential units.

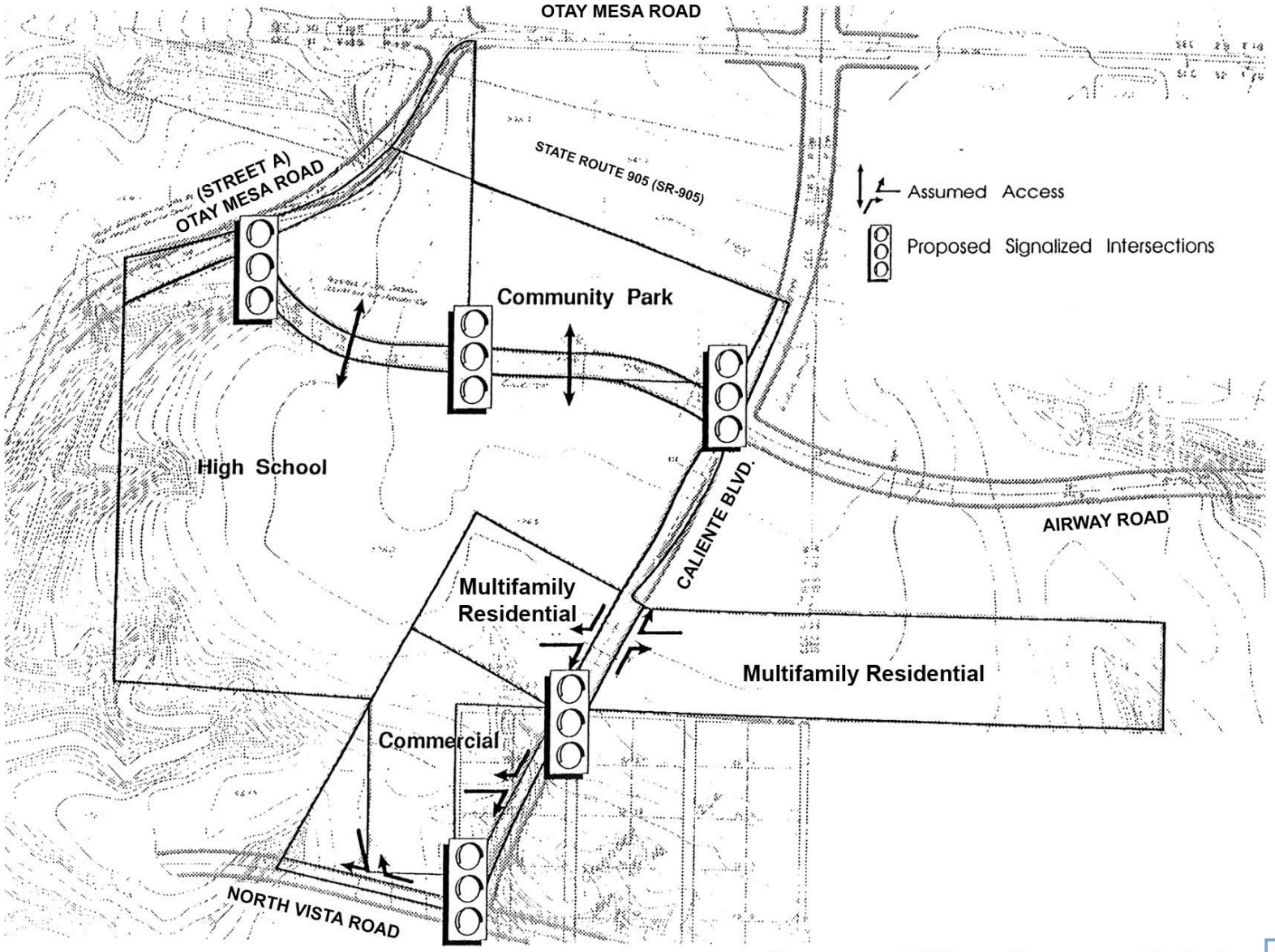
TABLE 7

TRIP GENERATION

Land Use	Units	Rate*	ADT
Community Park	22.3 ac	40/ac	892
High School	46.7 ac	50/ac	2,335
Medium-Density Residential	183 du	6/du	1,098
Neighborhood Commercial	13.2 ac	700 ac	9,240
Medium-Density Residential	408 du	6/du	2,448
Total			**16,013**

*** Note:** Source: City of San Diego

In order to determine the site-specific and near-term impacts, the peak-hour traffic flows for the project traffic were calculated based on the total 17,054 ADT generated by the project. The peak traffic was then distributed and assigned to the street system identified in the community plan. Signalization needs and access points for the proposed land uses were identified based on the distribution of peak traffic.



Concept Plan Access Points

Santee Investments Otay Mesa Precise Plan

19
FIGURE

Traffic flows that would be attributed to the project represent a relatively minor percentage of the projected volume on the Caliente Boulevard and North Vista Road. Project traffic on North Vista to the west of Caliente Boulevard represents approximately 6.5 and 20 percent of the total volume, respectively. At the point of maximum project traffic (8,200 trips on Caliente Bouievard, south of SR-905), the project traffic represents only about 23 percent of the total projected traffic flow at buildout. Furthermore, the traffic engineer's analysis indicates that the road system as specified in the community plan and proposed in the Precise Plan would be adequate to handle the traffic generated by the project.

Cumulative Traffic Impacts

A total of 17,300 ADT is forecast for the subject property according to the City's computer model simulations of forecasted traffic (as updated by USA for "D-l0" network forecast for California Terraces); whereas, the proposed project is estimated to generate a total of 14,345 external ADT when linked trips which would already be traveling these roads are removed from the total trip generation estimate. As the current City traffic forecast assumed more trips than will be generated by the proposed Precise Plan, implementation of the project would not have a significant cumulative traffic impact.

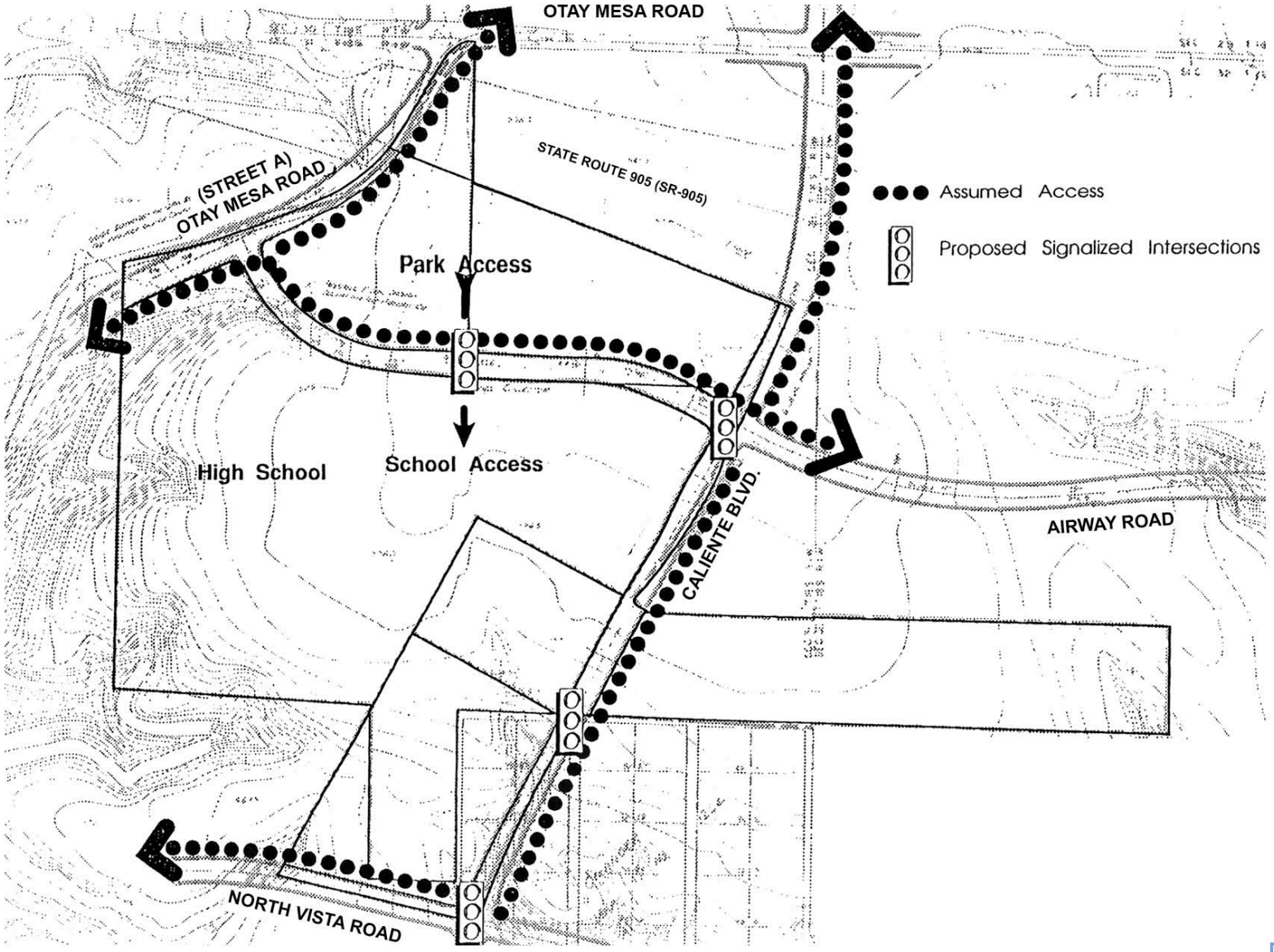
PUBLIC TRANSPORTATION

Three levels of public transportation are proposed for the Otay Mesa area; regional, subregional and intra-community. Regional public transportation is proposed to operate on the freeways, including I-5, I-805 and SR-905, and will link the Otay Mesa area to metropolitan San Diego and points north. The subregional transit system will link Otay Mesa to the south bay communities. The intra-community system of buses will extend along major and collector streets to provide service to residential, commercial, industrial and public facility complexes within Otay Mesa. Regional terminals are proposed at three locations along the existing trolley line flanking San Ysidro. Regional express routes on I-805 and SR-905 would be easily accessible via bus lines extending along Caliente Boulevard and North Vista Road. Other bus routes along I-905 will ultimately provide connections to other areas of the community, as well as Mexico.

BICYCLE/ PEDESTRIAN CIRCULATION

Bicycle Circulation

The community bikeway system will extend through the Precise Plan as marked bicycle lanes within Caliente Boulevard, North Vista Road and the east/west collector street that traverses the northern portion of the precise plan area. Class II bike lanes will be provided along Caliente Boulevard and North Vista Road, while a Class III bike route will be provided along the east/west collector street. This bikeway system will not only link this planning area with major community activity centers such as the "town center" and the industrial complex to the east, but access will also be provided from surrounding areas to the high school and community park site, located within the Santee Investments planning area. The proposed bikeways on Caliente Boulevard and North Vista Road would feed into the regional bus routes on SR-905 and the trolley station at North Vista Road. The bikeway system is illustrated on **Figure 20**, and the bicycle facilities classifications are graphically described on **Figure 21**.



Bicycle/Pedestrian Circulation

Santee Investments Otay Mesa Precise Plan

20 FIGURE

Bicycle parking facilities will be provided at major activity areas such as the high school, community park and neighborhood commercial center. Bicycle parking facilities consist of bicycle racks and bicycle lockers. The bicycle racks to be provided should not require the use of chains or cables, as chains and cables are easily cut by thieves using bolt cutters. Bicyclists are encouraged to use U-shaped high security locks to lock bicycles.

Bicycle lockers should be installed at the neighborhood commercial center and the high school for employees. Bicycle racks should be provided for customers at the commercial center, for visitors at the community park and for students at the high school.

Bicycle parking facilities should be identified by bicycle parking signs. Bicycle parking signs with directional arrows should be used to guide bicyclists to bicycle parking facilities if those facilities are not immediately visible to arriving bicyclists. Ideally, bicycle parking facilities should be located closer to the entrance of the activity center than the nearest motor vehicle parking spaces. The placement of bicycle lockers and racks should not block pedestrian traffic.

Pedestrian Circulation

As previously discussed, the four-lane collector street, Airway Road, would separate the high school and community park site. The project proposes a signalized intersection on Airway Road, midway between Otay Mesa Road and Caliente Boulevard, to provide convenient and safe pedestrian access between these two land uses. Additionally, a signalized intersection is proposed on Caliente Boulevard, as close to midway between Airway Road and North Vista Road as possible. This signalized intersection would provide a safe pedestrian linkage between the residential area to the east of Caliente Boulevard and the high school/community park/commercial uses to the west of Caliente Boulevard.

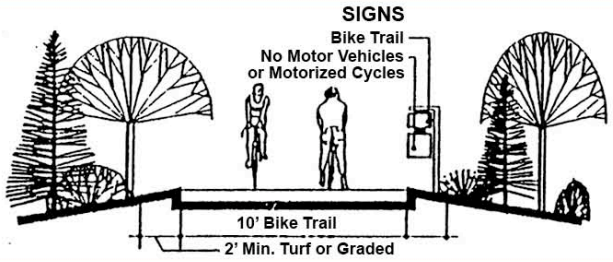
- The pedestrian path system within the Precise Plan will include the following elements:

- Five-foot wide, primarily non-contiguous sidewalks within twelve-foot wide parkways along Airway Road and Caliente Boulevard,

- Sidewalks within the parkways of arterial streets, major streets and four-lane collectors in accordance with streetscape design proposals (see **Design Element**).

- Standard sidewalks along local and collector residential streets and pathways within attached housing projects,

- Signalized crosswalks at major intersections which would be signalized if and when the City's minimum signal warrants are met.

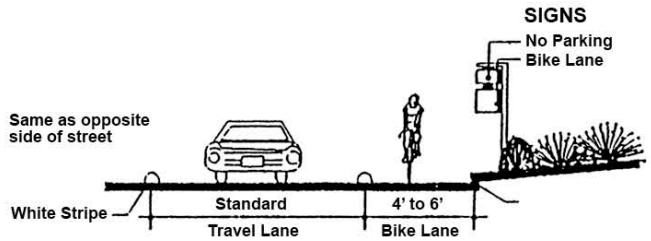


CLASS I

Typical Location–Open Space

Bicycle Path

A completely separate right-of-way for the exclusive use of non-motorized vehicles

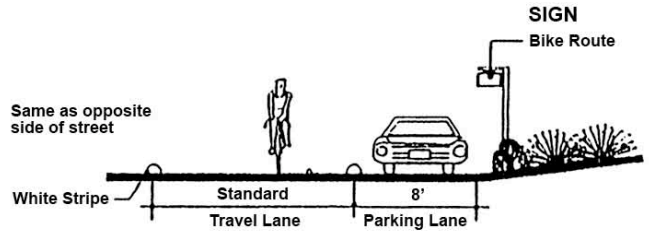


CLASS II

Typical Location–Major Street

Bicycle Lane

A restricted right-of-way located on the paved road surface alongside the traffic lane nearest the curb, and identified by special signs, lane striping and other pavement markings



CLASS III

Typical Location–Neighborhood Street

Bicycle Route

A shared right-of-way designated by signs only, with bicycle traffic sharing the roadway with motor vehicles

Note: The dimensions illustrated on this page are subject to change.

Bicycle Facilities Classifications

Santee Investments Otay Mesa Precise Plan

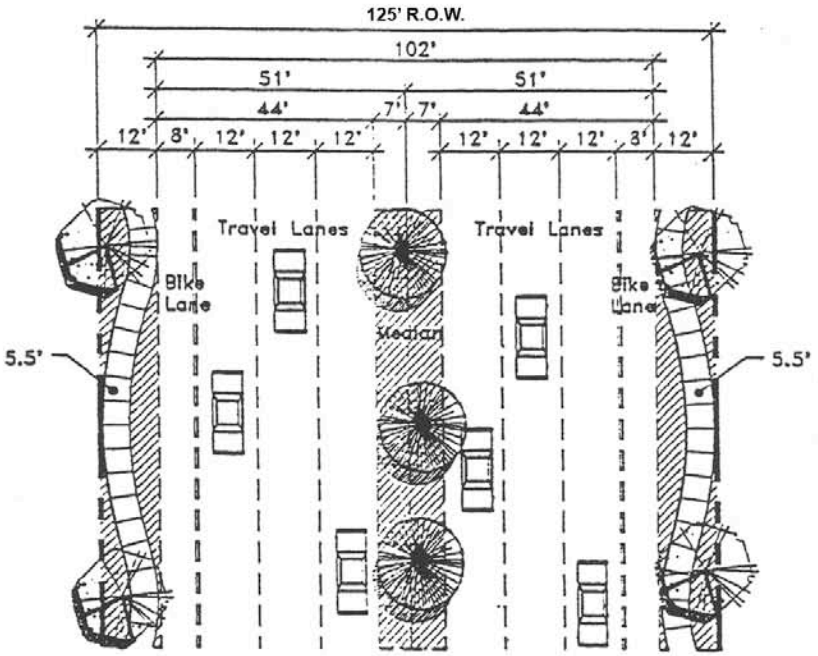
21 FIGURE

STREET DESIGN

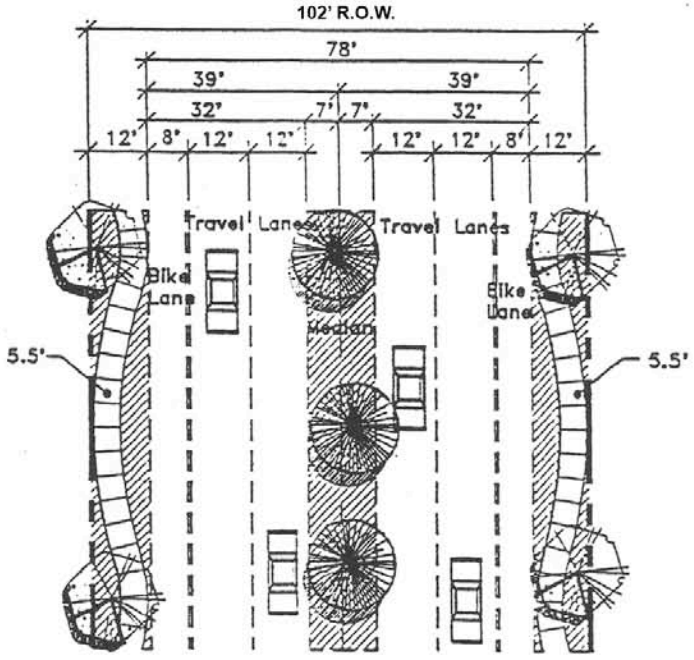
Typical street sections for prime arterials, major streets, collectors and local streets are illustrated on **Figures 22** through **24**.

PARKING

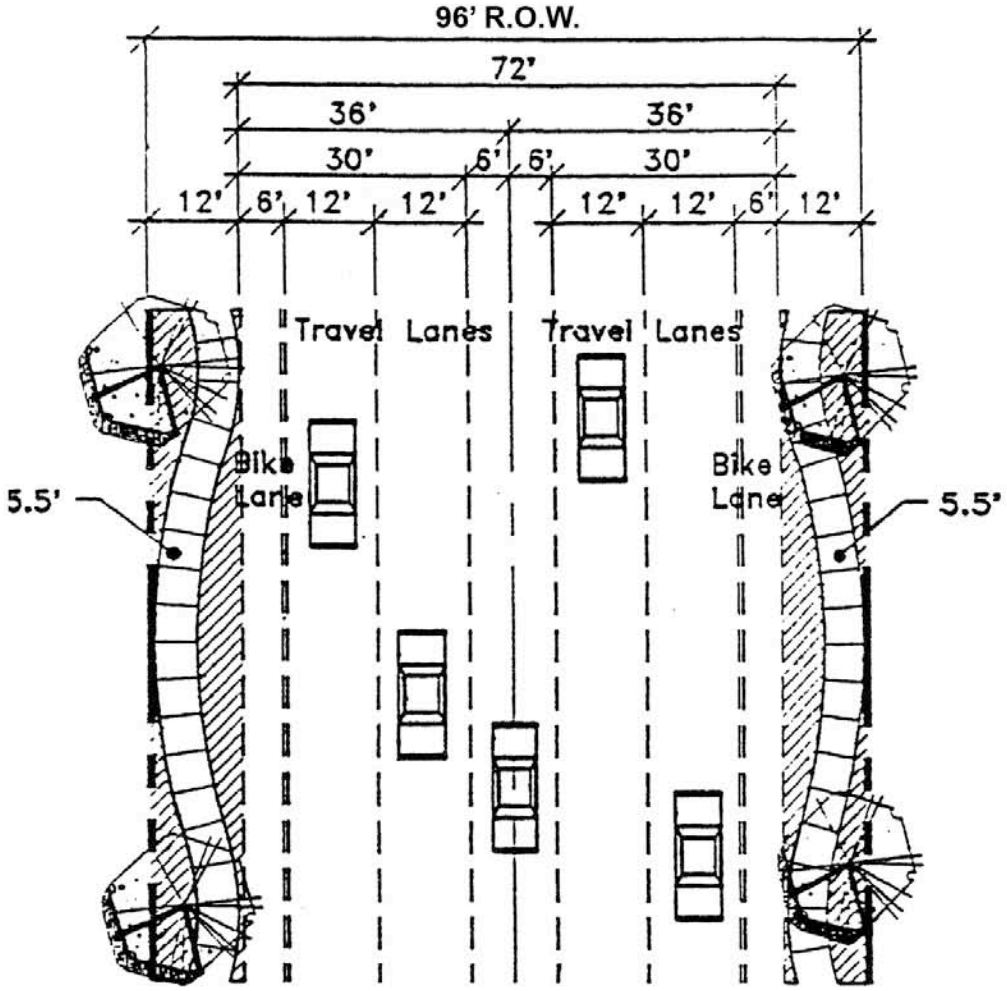
Parking within the precise plan area shall be planned to provide an adequate number of parking spaces for all proposed land uses within the precise planning area. Adequate parking should be provided for each project and facility as it is developed. Specific project parking requirements shall conform to adopted ordinances for off-street parking. The use of on-street parking along Caliente Boulevard to meet the parking requirements for residential projects shall be prohibited.



Six-Lane Major or Primary Arterial



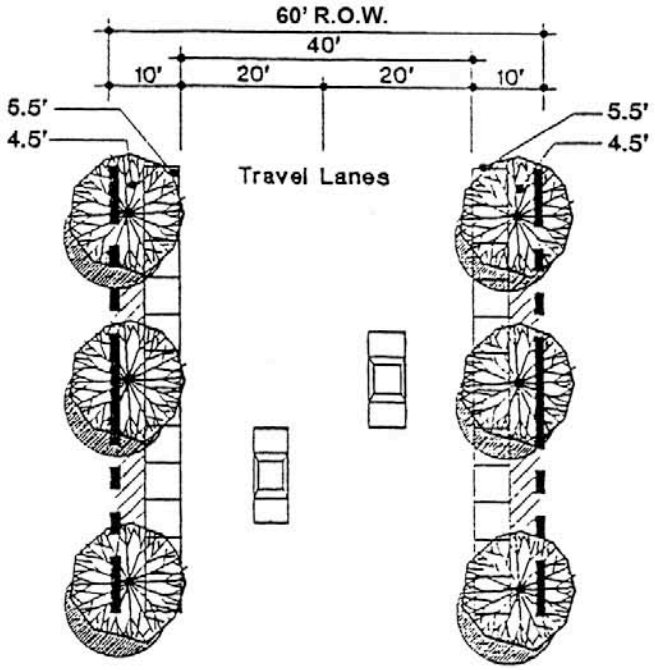
Four-Lane Major or Primary Arterial



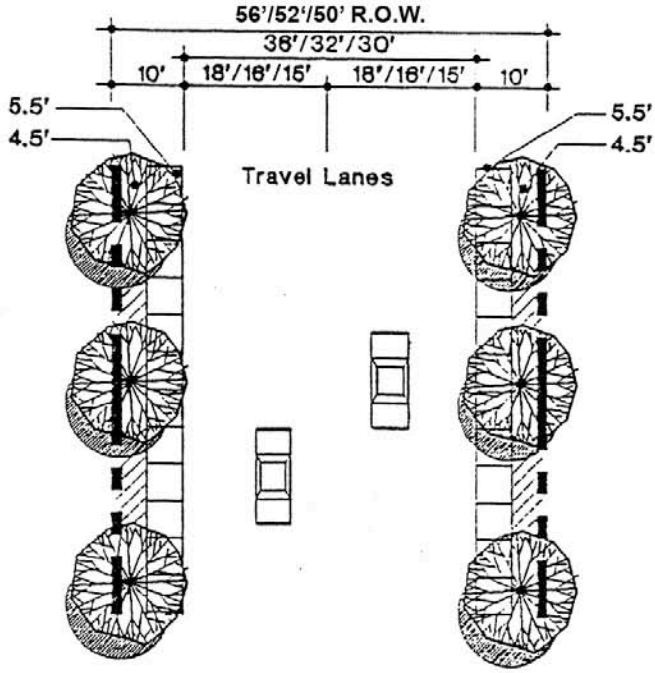
Four-Lane Collector Street

Collector Street Section **23** FIGURE

Santee Investments Otay Mesa Precise Plan



Residential Collector



Residential Local

Design Element

DESIGN ELEMENT

INTRODUCTION

The Santee Investments Otay Mesa Precise Plan is planned as balanced suburban environment of moderate density. This chapter contains a description of the various plan design elements essential to understanding how the Precise Plan is intended to be implemented.

DESIGN CONCEPTS

The following Precise Plan goals and objectives are those which have the greatest influence on the design of the Precise Plan. These goals and objectives proposed follow the policies established within the Otay Mesa Community Plan.

1. Community Design Goal

It is a goal of the Santee Investments Otay Mesa Precise Plan to create a sense of place through the design of the community. Community identity and efficiency should be achieved.

A. Community Identity Objectives:

1) Reinforce neighborhoods and urban units by developing a consistent design "theme;"

2) Provide for commercial needs within the anticipated residential areas in Otay Mesa;

3) Provide recreational, cultural and social opportunities to meet the needs of the planned community; and,

4) Use open spaces to create a visual pleasing environment, as well as to distinguish neighborhood boundaries.

B. Community Efficiency Objectives:

1) Provide commercial facilities to meet the retail and service needs of the planned community with convenient access by bicycle and pedestrians, as well as by automobile;

2) Provide educational, cultural and recreational activities conveniently accessible to their potential users;

3) Coordinate residential development to encourage an integrated residential area with maximum flexibility and access to the regional circulation network; and,

4) Integrate various housing types in close proximity to commercial areas.

2. Transportation Design Goal

It is a goal of the Santee Investments Otay Mesa Precise Plan to promote an efficient transportation system.

A. Efficiency Objectives:

1) Locate basic public facilities and services in such a relationship to their user groups to minimize the need for supplemental transportation systems;

2) Organize land uses to promote maximum opportunity for mass transit usage;

3) Connect schools, parks and commercial areas by trails when possible; and,

4) Provide pedestrian facilities that are direct and convenient, with safe pedestrian accessibility between residential areas, schools, parks and shopping areas.

B. Environmental Design Objectives:

1) Design streets and trail systems to reduce length of trips;

2) Establish special treatments for corridors; and,

3) Create a program establishing a theme for major boulevards.

3. Housing Design Goal

It is a goal of the Santee Investments Otay Mesa Precise Plan to promote development which provides a range of housing types and opportunities, architectural variation and a pleasant living environment.

A. Housing Opportunity Objectives:

1) Develop residential opportunities appealing to a broad spectrum of homebuyers;

2) Create land use opportunities that provide the maximum amount of flexibility at implementation levels; and,

3) Provide a range of housing choices throughout the planning area that will meet the needs of all age groups, household types and income groups.

B. Architectural Objectives:

1) Encourage opportunities to mix different, but compatible, residential densities and architectural styles; and,

2) Use innovative building techniques to increase the range of housing opportunities.

C. Environmental Objectives:

1) Provide buffers between land uses;

2) Develop specific performance standards between residential and commercial land uses;

3) Site uses to reduce potential noise impacts; and,

4) Use open spaces to create a visually pleasing environment.

4. Public Facilities Goal

It is a goal of the Santee Investments Otay Mesa Precise Plan to locate basic public facilities in such a way as to make them convenient to the community, efficient and inexpensive and to promote the health, safety and welfare of the residents of the City.

A. Convenience Objectives:

1) Connect schools, parks and local commercial areas to residential areas by a system of pathways and trails which utilize easements, excess rights-of-way, etc.

B. Efficiency Objectives:

1) Plan for the timely, coordinated construction of utilities;

2) Locate schools, parks and other public facilities together whenever possible; and,

3) Perpetuate natural drainage patterns wherever possible.

STREETSCAPE DESIGN

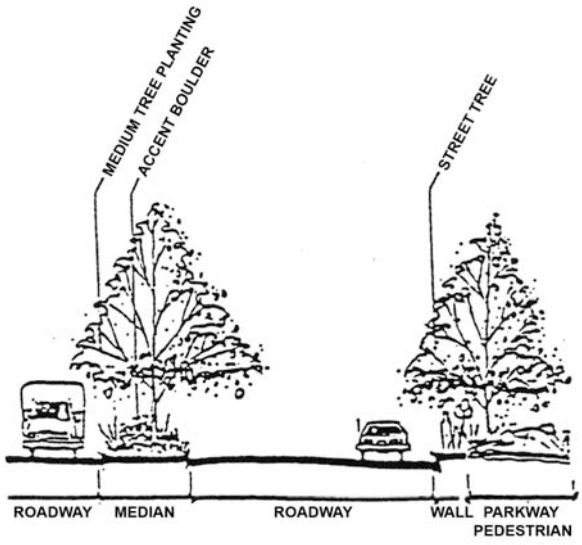
The Santee Investments Otay Mesa Precise Plan establishes the general layout of internal circulation and design standards for both arterial and collector streets in support of both the Precise Plan and the Otay Mesa Community Plan, The Precise Plan provides for vehicular, pedestrian and bicycle movement for community residents, business and visitors.

The streetscape is defined as that area adjacent to public roadways, vehicular and pedestrian circulation routes. This linear zone can set the character of the circulation corridor and, since the majority of views of a project are from this corridor, the zone will set the visual character of the entire project.

Public Streetscapes

Primary roadways serving the precise planning area are designated as public streetscapes. Public streetscape landscapes should reinforce the community identity. Public streetscapes shall be comprised of the following elements:

- Street Trees
- Median Landscape
- Right-of-Way (setback) landscaping area (which will include primarily noncontiguous sidewalks)
- Parkway along Caliente Boulevard and Airway Road



TYPICAL SECTION ROADWAY WITH MEDIAN

Street Trees:	Informal groupings within medians, where appropriate, and along right-of-way setbacks.
Median Landscape:	Encourage placement of streetscape trees in areas where width permits street trees to be located within the median.
Right-of-Way (Parkway) Landscaping:	A combination of drought resistant trees, shrubs, and groundcover should be utilized along all arterial, major and collector roadways within the Precise Plan.
Manufactured Slopes:	Landscaping shall complement street tree and right-of-way plantings.

Streetscape Design Criteria

- Street trees should be utilized as described in the landscape section and listed in **Appendix A**.

- Accent trees should be used at locations that require special attention, such as entrances to the project.

- Plant material located in the streetscape should be drought resistant, consistent, simple and limited in variety.

- Additional site amenities such as lighting and street furnishings should be used where appropriate within streetscape areas.

- Entry monuments and project identification signs should be located within the streetscape zone. Care must be given to integrate signage into the landscape environment of the streetscape.

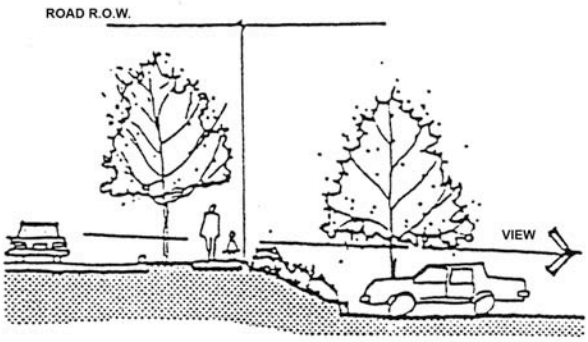
- Bus shelters should be provided along major transit corridors.

SITE PLANNING GUIDELINES

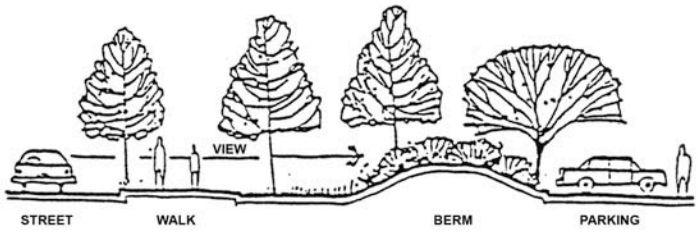
Visual Considerations

Within individual projects, there will be a need for utility equipment, exterior storage areas, parking areas, service areas and service corridors. Where equipment and services cannot be integrated with the building architecture they should be placed to avoid negative visual impact and screened with landscaping, walls or fences. To avoid negative visual impacts, the following guidelines should be incorporated into the site design and development.

- All mechanical equipment, ground mounted equipment utilities, storage, parking and service areas not occurring within a building should be screened from adjoining properties and public streets by a visual barrier, such as a wall, a fence or landscape material.
- All parking areas fronting on any street should incorporate a landscape berm, screen wall or a solid shrub screen. This screen should not interfere with or interrupt street tree planting. Provision for visibility of retail commercial establishments should be allowed and convenient pedestrian access from the sidewalk to the parking area should be provided.



SUNKEN PARKING LOT



PARKING AREAS ADJACENT TO STREET

The principal site planning concept with regard to views and view corridors is to maintain and reinforce existing views and to create, modify or redirect views and view corridors for those areas affected by adjacent proposed land uses. The following visual guidelines should be incorporated into site development.

- Maintain the quality of views in site design.
- Maximize the view potential by proper siting of two-story buildings and taller trees.
- Outward views should be framed with tree and shrub massing. This planting could also serve to soften views from surrounding areas.
- Careful attention to architectural detailing should be emphasized on all building elevations which will be visible from adjacent streets and residential areas.
- Unattractive views or site features within the project site should be de-emphasized to the extent feasible.

LAND USE INTERFACES

Interfaces allow for land uses of similar intensity or compatibility to link with each other while allowing land uses of dissimilar intensity or limited compatibility to be physically separated or buffered from each other. The intent of these transitions, interfaces and edges is to create a high-quality, environmentally sensitive and aesthetically pleasing community in which land use areas can coexist without substantial impacts or conflicts with each other. The land use transitions, interfaces and edge treatments proposed for this Precise Plan are intended to:

- Provide for the separation and buffering of dissimilar land uses or residential densities by employing community design elements such as walls or fencing and landscaping.
- Establish design criteria for creating effective physical and visual linkages between open space, residential, commercial, community center and educational land uses.

The locations for each of the interface linkage or edge types and their respective design characteristics, vocabularies or influences are discussed in the general guidelines that follow.

Natural Open Space /Residential Interface

These interfaces occur within the southerly and westerly perimeter of the planning area. This interface or transition can be generally described as the environmental edge created where natural open space hillsides meet the property lines of proposed development areas for medium-density residential or high school uses. The character and visual appearance of this edge should be decidedly rural and informal in character. The open space hillsides should appear to visually flow into and become a part of residential lots. Because open space hillsides will not be subjected to high-intensity use, they should not be required to be totally screened from the view of residential lots. To the contrary, views into open space hillsides should be encouraged. To take advantage of the views that the open space hillsides have to offer as well as to protect visual quality of the hillsides, edge treatments shall incorporate the following guidelines.

- Establish minimum setback from top of slope.
- Do not create a wall of buildings along the ridgeline – limit scale of massing, refer to Architectural Guidelines.
- Roof treatment – no highly visible roof materials.
- Manufactured slopes abutting the open space corridors shall strictly adhere to the grading, landscaping and brush management objectives outlined in this Precise Plan.
- A five- to six-foot high open fence or combination three-foot high solid/two- to three-foot high open fence should be provided along residential side yard and rear yard lot lines which are adjacent to the open space hillsides.
- Fencing shall not be constructed beyond slope and shall be designed and constructed of materials that are compatible with open space. No chain link shall be allowed and wooden fences shall not be constructed within the required Brush Management Zone.

School/Residential Interface

Multifamily land uses share a common edge with the proposed school site. The physical design of this interface will be dependent upon the manner in which grading, elevational differences and site planning are approached. In order to ensure compatibility between these uses, sensitive design principals should be adhered to at this interface. The following elements shall be incorporated into future site designs:

- Provision of appropriate fencing which may or may not be solid.

- Berming and/or landscaping to soften the interface.

- Placement of low-activity school uses adjacent to the residential area.

Residential/Commercial lnterface

The proposed neighborhood commercial center would abut multifamily residential development to the north and west of the site. To avoid potential conflicts between these uses, it is essential that site planning for the commercial site orient vehicular circulation, parking, load and storage areas away from adjoining living areas. The following guidelines shall apply to the areas of commercial/residential interface:

- A six-foot high solid masonry wall shall be constructed along property lines abutting residentially designated areas. The wall shall be constructed of slump block, stucco-covered solid block or similar construction materials and pilasters or other offsets should be provided along the length of the wall. Safe pedestrian linkages between the residential and commercial uses are encouraged.

- A minimum five-foot wide planting area shall be provided on both sides of the wall and shall be liberally planted with a combination of vertical trees, flowering shrubs, vines and groundcovers. Planting should be arranged in informal groupings and palm tree species should be introduced as accents.

- Storage areas and dumpsters shall be located at least ten feet from a residential property line and such areas shall be screened from the view of adjacent units.

- All sides of the commercial buildings shall include architectural details that add visual interest to the back and sides of the structures.

- All buildings shall appear to have complete rooftops from all angles.

Commercial/School Interface

It is not desirable to orient the commercial uses or provide linkages to the high school site. Site planning for the commercial site should not orient toward the school. Public gathering places should be placed away from the school site.

SITE-SPECIFIC DEVELOPMENT GUIDELINES

Figures 25-29 indicate the basic site planning guidelines for each parcel. They are intended for schematic purposes only and are subject to refinement as final development plans evolve.

Residential Areas

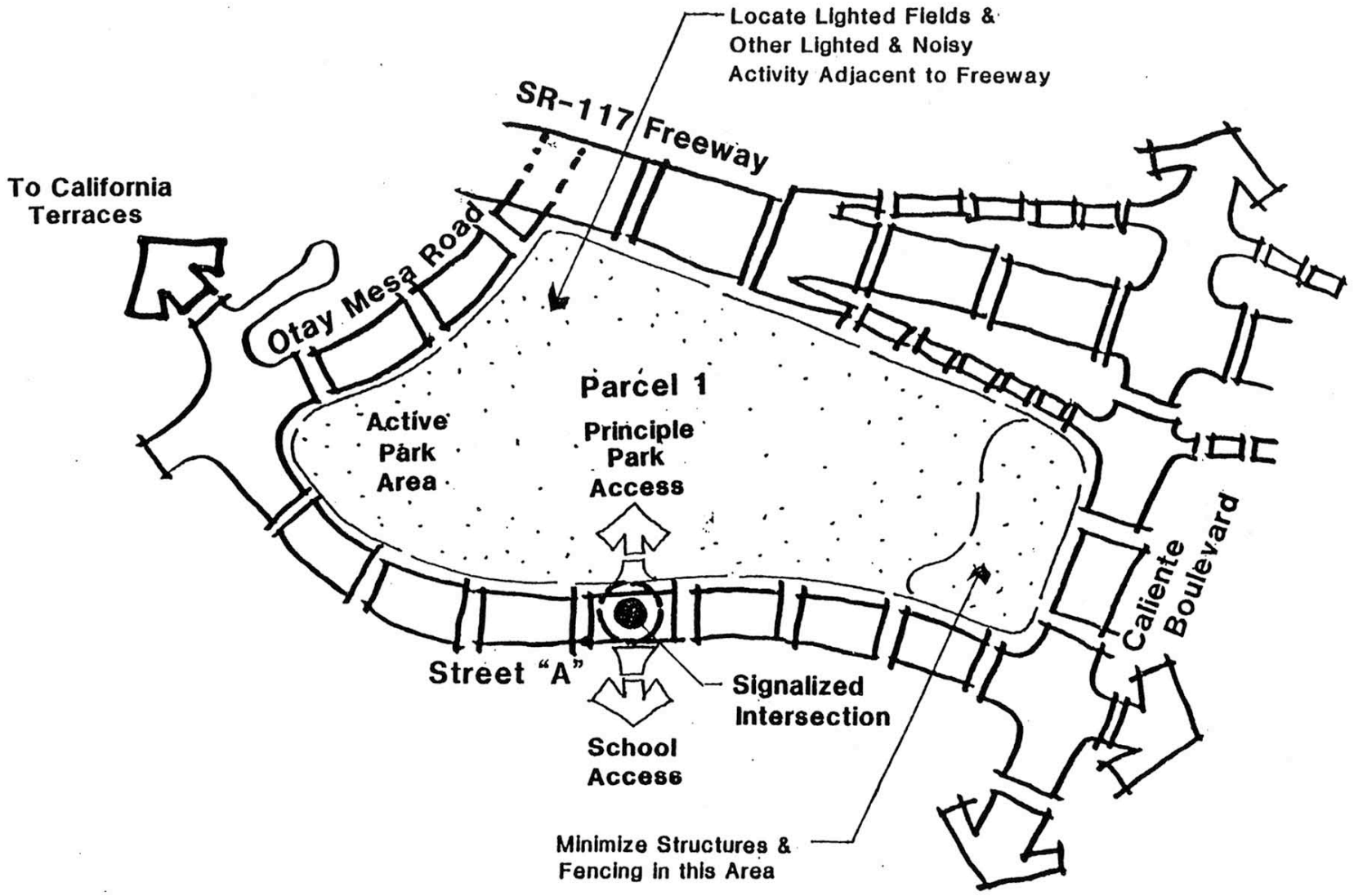
The following guidelines shall be considered in the design, review and approval of future subdivision maps and required Planned Residential Development permits.

- Compatible architectural themes should be established within the various residential units of the planning area.
- Architectural material and colors should be compatible with adjacent development.
- Architectural interest and relief should be incorporated into all building elevations. This can be achieved through the case of horizontal offsets, vertical interest, pop-outs, overhangs, applied trim and recesses.
- Appropriate design recommendations as discussed previously should be incorporated into future development plans to address areas of differing land use interfaces.
- Pedestrian and bicycle circulation should be emphasized.
- Other design issues as outlined in this element should also be addressed in future development plans.
- Site plans for planned residential areas incorporate noise attenuation barriers needed to protect usable open space areas which would be exposed to noise levels in excess of 65 dBA CNEL.
- All residential units exposed to noise levels in excess of 60 dBA CNEL shall be required to meet Title 24 interior noise levels of 45 dBA.

Neighborhood Commercial Center

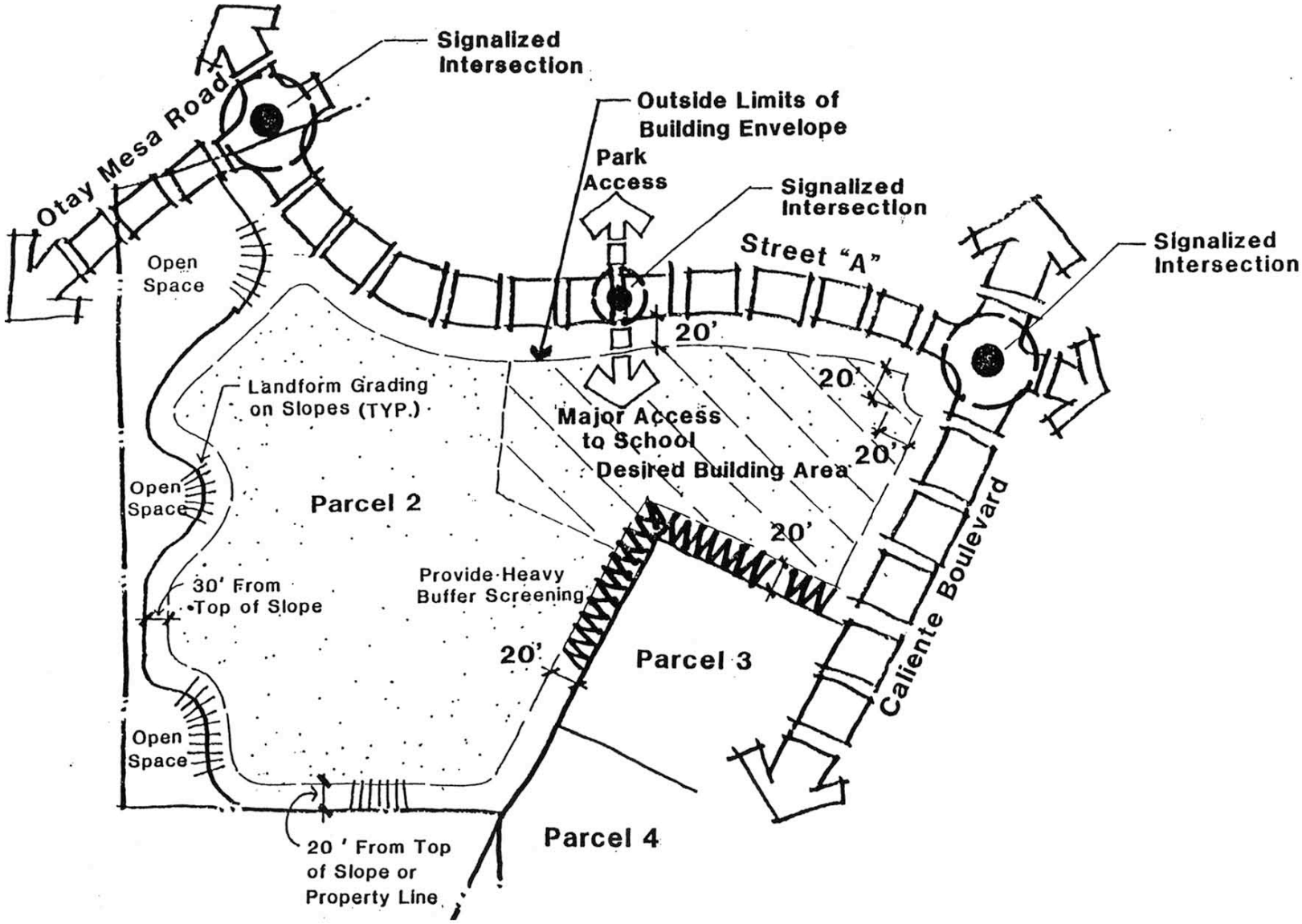
The neighborhood commercial center is intended to accommodate the daily shopping needs of the surrounding residential neighborhoods. Permitted uses, which will include a minimum 30,000-square-foot supermarket, will be regulated primarily by the City's neighborhood commercial (CN) zone. However, other uses which will provide a service or fulfill a need for the surrounding residents may be permitted if deemed appropriate by the Planning Director (refer to the **Land Use Element** for information related to permitted uses).

To ensure that both the proposed uses and the ultimate development plan for this commercial center are compatible with the adjoining residential and public high school uses, an approved Planned Commercial Development permit shall be obtained for this commercially designated area prior to the approval of future subdivision maps.



Community Park Area 1 Site Guidelines **25** FIGURE

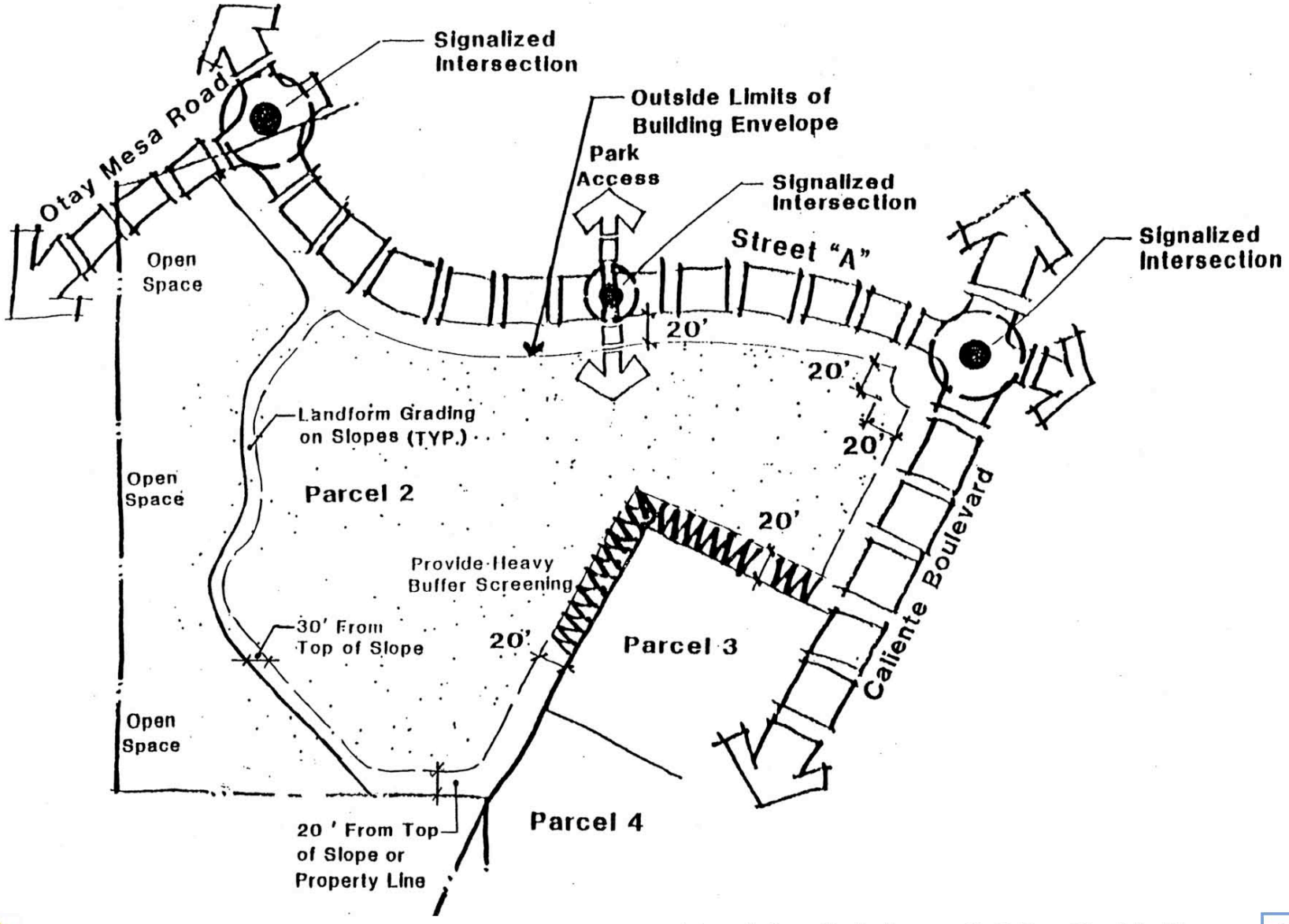
Santee Investments Otay Mesa Precise Plan



High School Area 2 Site Guidelines

Santee Investments Otay Mesa Precise Plan

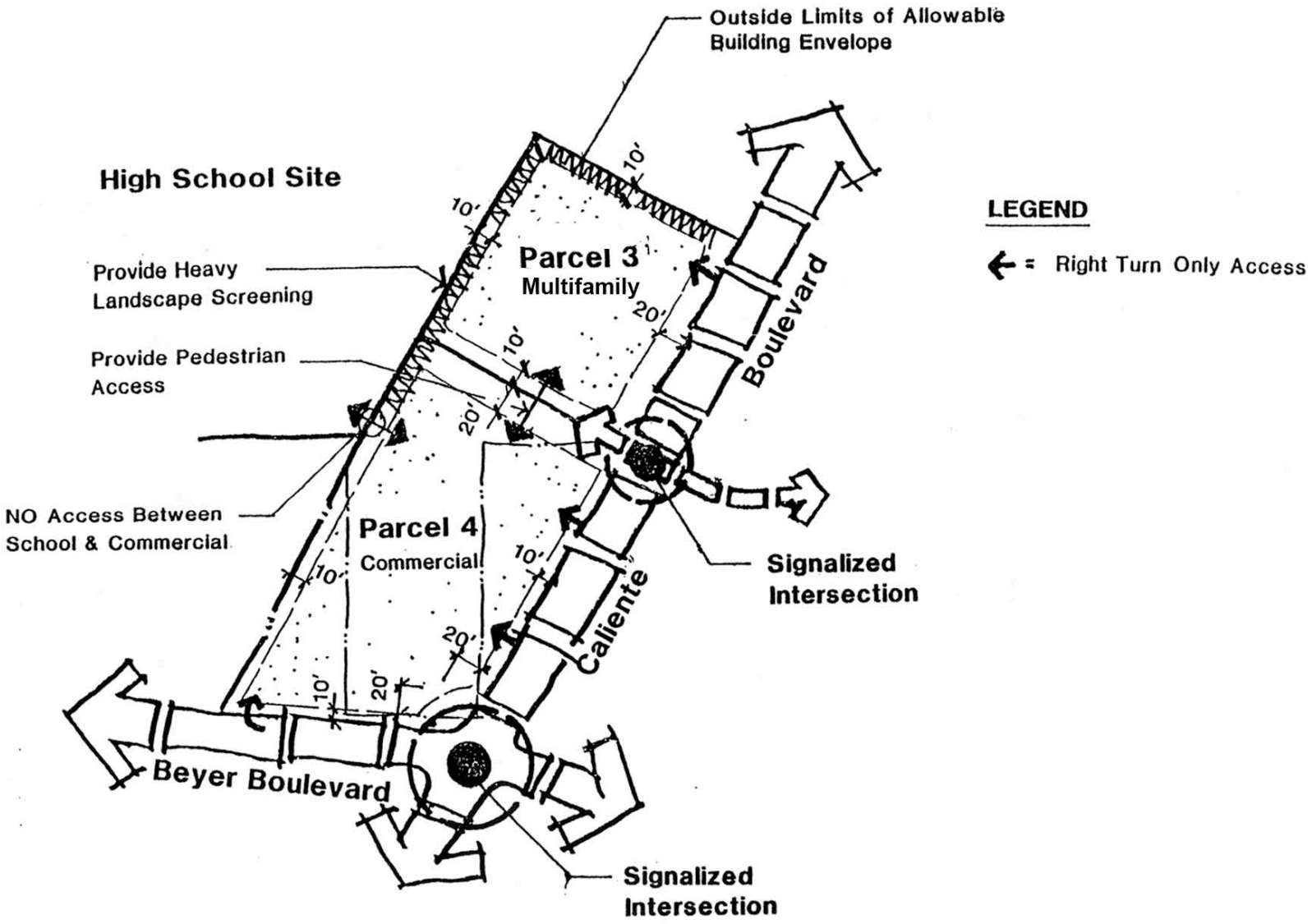
26 FIGURE



Residential Area 2 Site Guidelines

Santee Investments Otay Mesa Precise Plan

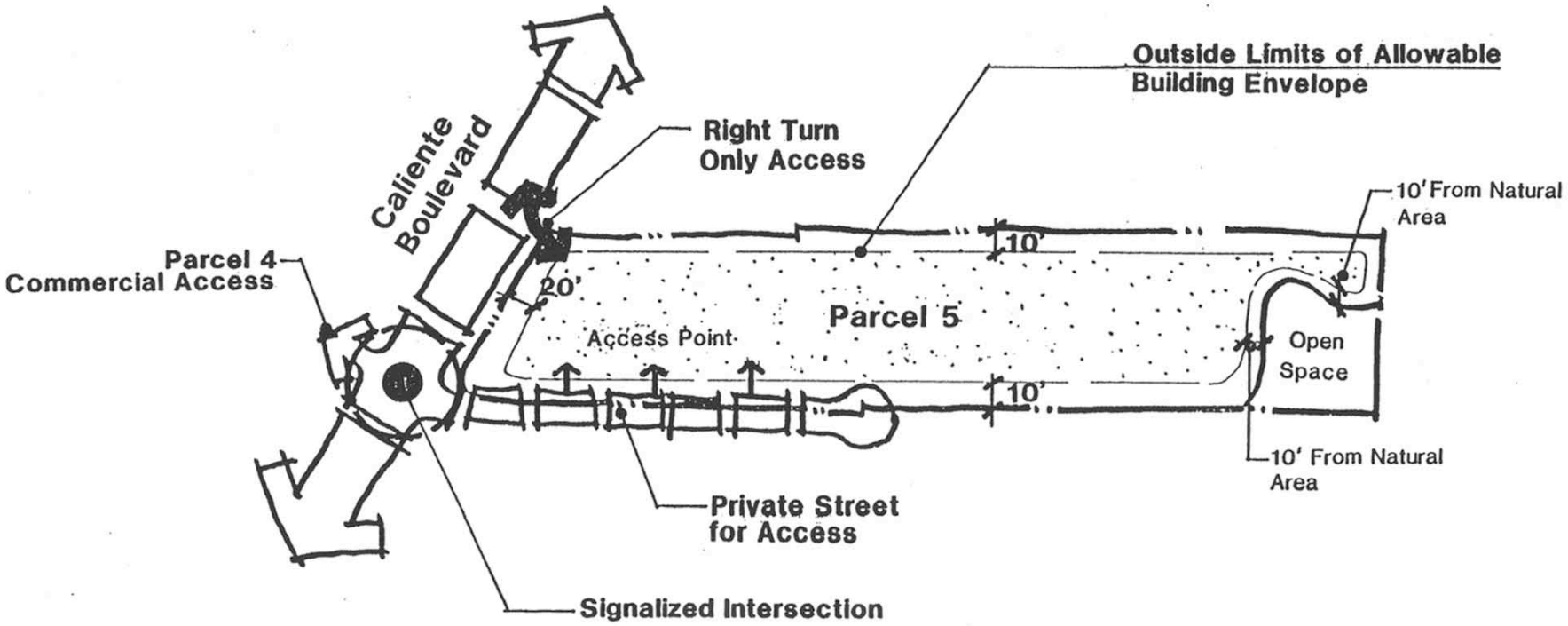
27 FIGURE



Multifamily and Commercial Area 3 and 4 Site Guidelines

28 FIGURE

Santee Investments Otay Mesa Precise Plan


Outside Limits of Allowable
Building Envelope
Right Turn
Only Access
Caliente
Boulevard
10' From Natural
Area
Parcel 4
Commercial Access
10'
20'
Parcel 5
Access Point
Open
Space
10'
10' From Natural
Area
Private Street
for Access
Signalized Intersection

The following design guidelines shall be incorporated into future development plans for the neighborhood commercial center:

- A six-foot solid masonry wall shall be constructed along property lines common to both residential and commercial uses and a five-foot landscaped strip shall be provided between the wall and any commercial uses including driveways, storage areas or parking.

- Impacts to adjacent residential areas shall be minimized by specifying appropriate operating hours, limiting the hours for deliveries, controlling access to service drives, placing storage areas and dumpsters at least ten feet from a residential property line, avoiding spillover lighting and carefully siting driveway entrances.

- The architectural design of the front, back and sides of all commercial buildings shall incorporate various design techniques such as variation in facade treatment, use of insets and texturing and other treatments that will enhance the center's appearance for the adjoining residents, as well as travelers on the surrounding roadways.

- The bulk and scale of the buildings, as well as the basic color palette of the project, shall be compatible with the surrounding development.

- Roofing materials and colors shall be selected that complement the visual quality of the adjacent residential area. All rooftop equipment shall be screened from view, and all buildings shall appear to have complete rooftops from all angles due to the visibility of the site from major transportation routes, as well as the surrounding residential area.

- All walls and fencing provided within this area shall comply with the wall and fencing guidelines outlined in this Precise Plan.

- Vehicular access to the site shall be provided in a manner that does not impact traffic flows along Caliente Boulevard and North Vista Road.

- The design of the center shall include a well-defined pedestrian circulation system. This system shall not only serve to link the various uses within the commercial site, but shall also provide a defined pathway from adjacent sidewalks through the commercial center parking lot and the surrounding residential areas.

- A comprehensive landscape plan shall be provided that uses trees and shrubs not only to enhance the visual appearance of the parking area and the front of the center, but also provides screening around the back and sides of the buildings to reduce the center's visibility from the surrounding area.

- Non-motorized transportation shall be accommodated by providing on-site bicycle racks, a transit stop, if required, with sheltered seating areas and a kiosk or similar facility for the display of transit and rideshare information.

- The visual impact of the parking areas shall be softened by using planted islands, screening with landscaping and berms, breaking up parking into small lots and other creative design measures.

- Crime preventive design and ease of surveillance shall be considered in site planning and access design.

- Other design issues, as outlined in this element, shall be addressed, as appropriate, in the future design of the commercial center.

School and Community Park

The Santee Investments Otay Mesa Precise Plan area contains significant acreage that is devoted to public uses. These public uses include a 20-usable acre community park and a +/-50-acre high school site. Although no future development permits are required to develop these public uses, it is important that future site planning for these facilities take into consideration the surrounding uses, particularly residential uses. To minimize potential impacts to surrounding land uses, the following design guidelines should be incorporated into future development plans for these public uses:

- Noise barriers shall be included in the park plan based on the sensitivity of proposed recreation uses to noise.

- A vernal pool preservation plan shall be prepared by a qualified biologist and approved by the City of San Diego Development and Environmental Planning Division prior to the approval of the community park master plan.

- A five-year monitoring and maintenance program for the vernal pool preservation area, to be funded by the developer, shall be prepared by a qualified biologist and approved by the City of San Diego Development and Environmental Planning Division prior to the recordation of the final map.

- Areas of major outdoor activity, such as playing fields and parking lots, should be oriented away from adjoining residentially designated lands and vernal pool preserve.

- Lighted playing fields, tennis courts and parking areas should be oriented away from residential areas and the vernal pool preserve to reduce impacts from night lighting.

- Storage areas should be screened when visible from residential areas or public roadways.

- Parking lots should contain trees and other landscaping to improve the appearance of the large lots.

- Adequate neighborhood and community access to the community park site for autos, bicycles and pedestrians should be provided.

- Preferred carpool parking should be provided for students and faculty.

- A common access point should be chosen along Airway Road to serve both the community park and the high school.

- A bus shelter should be provided and accommodation for displaying transit and other rideshare information should be provided.

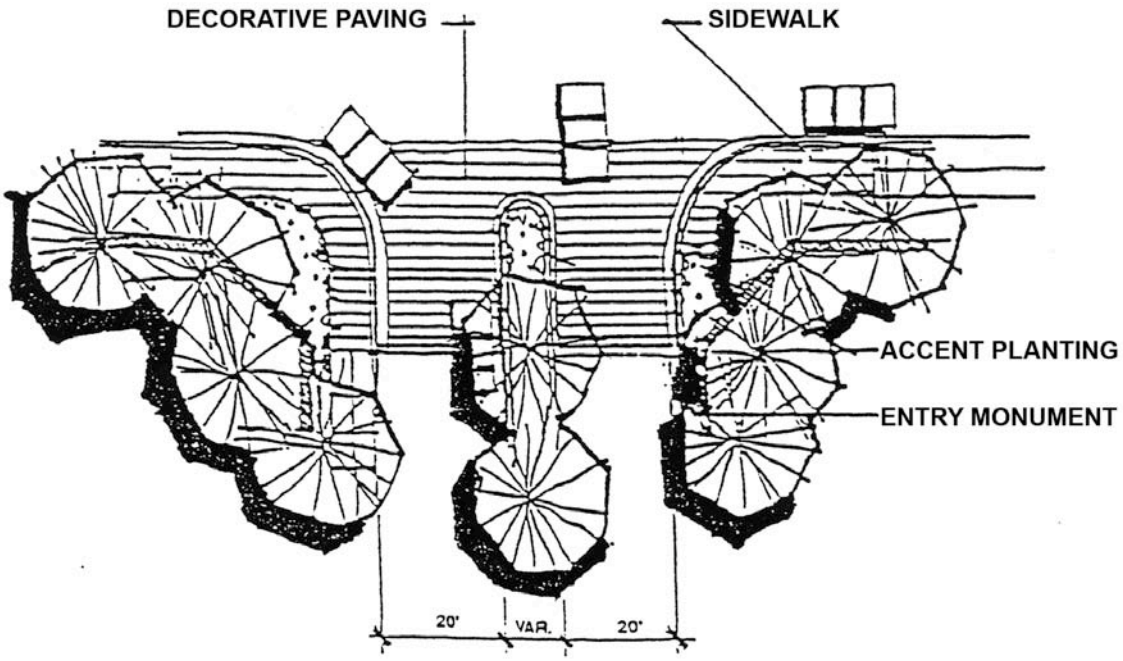
PROJECT ENTRY CONSIDERATIONS

Entries into the high school, the park, commercial and multi-residential projects should reinforce the overall project area theme. Entries should combine entry monument signage, entry medians, upgraded roadway pavements, landscape planting and landscape accent lighting. Design of entries should incorporate the following;

- Plant materials used for entry landscaping should be compatible with the adjacent parkway planting.

- The foreground of project entries should be planted with low plantings of groundcover, turf and annual color to allow maximum readability of signage, and not obstruct sight distances.

- Lighting should be incorporated within project entries to highlight landscape accent and theme trees and provide added safety.



TYPICAL PROJECT ENTRY

OFF-STREET PEDESTRIAN CONSIDERATIONS

Pedestrian walkways should be designed to avoid monotony and provide for a variety of planting area shapes. Pedestrian walkways should connect individual projects and differing uses to one another and to parking areas and recreation areas. Walkways should also connect to major streets.

Walkway design should allow walks to meander to vary the visual experience of pedestrians.

Walkways for multifamily residential projects should have a minimum width of three feet for individual units and four feet for multiple units.

All large shrub and tree plantings should be kept a minimum of two feet from the edge of all pedestrian paving for security reasons.

Pedestrian walkways within the commercial development area should have a minimum width of six feet. Walkways should also be well lit and accessible to the handicapped.

BICYCLE CONSIDERATIONS

Bicycles provide an energy efficient alternative to the automobile, help to link the commercial, employment, residential, recreational and open space uses within a community.

A minimum two-foot horizontal clearance to obstructions shall be provided adjacent to the pavement.

Drainage inlet grates, manhole covers, etc., on bike routes shall be designed and installed in a manner that provides an adequate surface for bicyclists.

Uniform signs, markings and traffic control devices are mandatory and shall conform to the requirements of state law.

All bicycle routes shall have adequate lighting and signing to provide for the safety of the users.

Commercial and residential buildings shall provide secure bike racks and other facilities to encourage bicycle use.

ARCHITECTURAL GUIDELINES

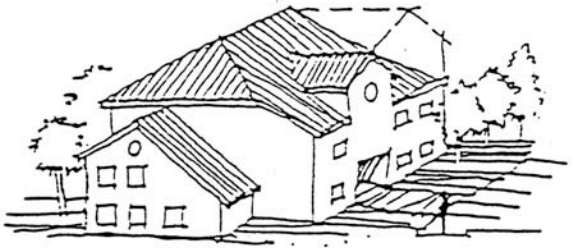
Building Design

At primary edges building masses should be articulated with hip roofs, dormers, balconies, low projecting walls and other design elements to encourage a pedestrian scale. Higher building forms should be oriented to less sensitive edges.

Avoid long unbroken "corridors" between buildings. Variation in massing and height is important to provide sunlight and form variety.

The buildings should appear as clusters of smaller building forms and should provide individual unit identity where feasible. Porches, trellis structures, "gateways," verandas, etc., can be used to provide project identity and a sense of entry.

Openings in buildings at the ground level permit views through large building blocks and provide convenient pedestrian cross links.



Commercial buildings should have similar form, mass and scale.

The apparent mass of each building should be minimized by placing residential buildings away from adjacent streets, thus allowing landscaping to soften the appearance of the heights of the buildings. In addition, the wall planes adjacent to streets should modulate creating a varying streetwall.

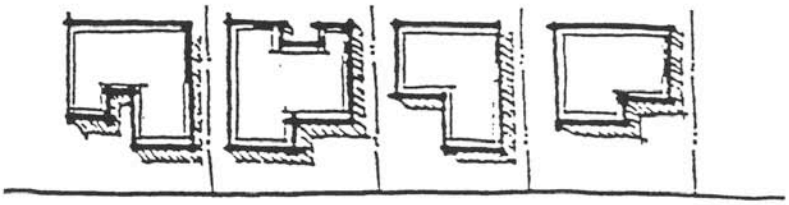
Offset in building planes and recessed areas of the building facade are recommended to provide relief to long elevations and to create shade and shadow patterns.

The design of commercial buildings facing the residential areas should respect the scale and design of neighboring buildings, while those buildings facing onto primary commercial streets should create a stronger architectural image.

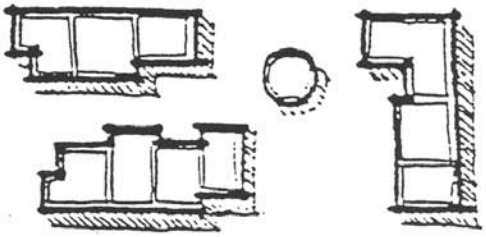
Commercial development should include appropriately sized pedestrian spaces for public use. These plazas should be designed for passive uses and integrated with adjacent pedestrian circulation. These spaces should be connected to major pedestrian pathways as well as parking areas.

Entries to individual buildings and public spaces between buildings should be emphasized with the massing and roof forms.

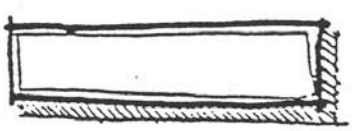
RECTANGULAR PLANS AND VARIATIONS OF THE RECTANGLE WILL ENSURE COMPATIBILITY AND VARIETY.



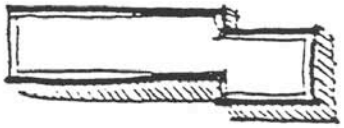
A SIMPLE SQUARE, RECTANGLE, CIRCLE OR TRIANGLE CAN BE USED OCCASIONALLY.



AVOID LONG BUILDINGS WITHOUT A BREAK IN THE PLAN OR FACADE.

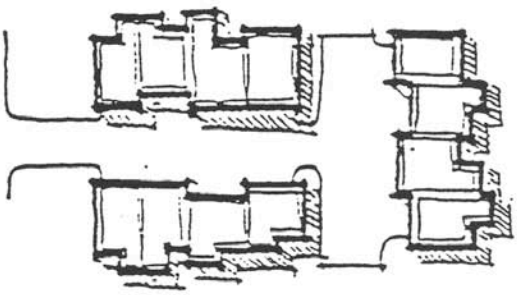


DISCOURAGE

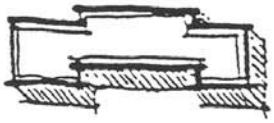


ENCOURAGE

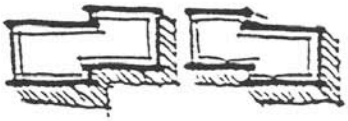
REAR SIDE OF HOUSES OR AUTO COURT NEED NOT VARY AS MUCH AS FRONT SIDE.



LONG, PLAIN ROOFS AND LONG WALL ELEVATIONS SHOULD BE AVOIDED.

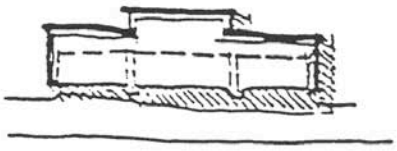


OR



ETC.

WHEN PARKING IS ATTACHED OR UNDER PORTION OF BUILDING, VARY THE BUILDING WIDTH.



Roofs

Use a variety of plate heights and roof forms to break up larger building masses. Pitches should range from 5:12 to 8:12. Flat roofs should be avoided where they are seen prominently from above.

Large flat roofs should be avoided. When necessary in larger commercial buildings, give careful attention to the view of the roof surface from off-site locations. If visible, flat roofs must be accompanied by parapets or mansards to help screen them from view. In visible areas, roof aggregate must be earthtone color. Large flat roof surfaces should incorporate shed roofs, porches, or trellises covering exterior walkways to aid in scaling down a structure.

Walls and Fences

It is a goal of this Precise Plan that all walls and fencing within the precise plan area exceed the minimum requirements of the Citywide Fence Ordinance. To accomplish this goal, the development standards provided below shall be incorporated into all future planned development proposals.

- Perimeter walls on major streets shall be uniform in materials, theme and attractive throughout the planning area.
- The use of solid walls or fencing should be discouraged along major streets, except where required for noise attenuation.
- Where solid walls or fencing are proposed, a minimum three-foot landscaped strip containing shrubs and/or vines shall be provided between the wall and the sidewalk, and off-sets or pilasters should be included to add visual interest.
- Where noise attenuation is not required, the use of open fencing, such as ornamental iron fencing, should be utilized and landscaping shall be provided to enhance the visual quality of such fencing.
- Uniform fencing shall be provided along all canyon edges and adjacent to all open space areas.
- Fences abutting canyons should, to the extent feasible, not create solid visual barriers. Walls and fencing adjacent to or visible from canyons should have a maximum height of six feet and be earthtone in color. The use of white or other brightly colored fencing is not permitted along canyon edges.
- Acceptable materials for walls and fences include wood, stucco, slump block, wrought iron or tubular steel, stone and transparent materials such as glass or plexiglass.
- No chain link fencing is permitted.
- Where appropriate, walls and fences should be designed to be integrated with the main building structures by using the same materials and colors. Unpainted wood fencing should not be used at primary edge conditions.

- Within a development area, low walls can be used to extend the architecture and create a sense of privacy and separation without affecting views. High walls should be softened with grillwork openings, lattice or landscaping.

All walls and fences should be designed to be integrated with the main building structures by using the some materials and colors. Unpainted, wood fencing should not be used at primary edge conditions.

Low walls can be used to extend the architecture and create a sense of privacy and separation without affecting views. High walls should be softened with grillwork openings, lattice or landscaping.

Color

Break up masses of buildings with subtle variations of body color, avoiding high contrasts. Use more intense colors for accents such as entry points, recreation structures and important features.

Garages and Carports

Long runs of garages and carports without visual relief should be discouraged. Vines on trellis structures, columnar trees and shrubs and insets for shadow relief should be used to soften the auto and parking areas where they are most visible.

Balconies/Patios

Open railings should be discouraged on upper story balconies within multifamily residential projects.

Walled patios, loggias and arcades are encouraged as architectural elements to create places for outdoor activities on the site and to create transitions between indoors and outdoors. They should also be used to link individual buildings together.

Street Furniture

Coordinated site furniture should be included in the neighborhood commercial area. The minimum furnishings within this area could include seating, drinking fountains, trash containers, bike racks and bus shelters. Other furnishings could include planters, directories/kiosks, bollards and tree grates.

Furnishings should not clutter or dominate the setting. Where possible, furnishings should be grouped to provide relief for pedestrians and to introduce human scale to the project. Placement and/or encroachment of all street furnishings within the public right-of-way shall conform to the requirements established by the City of San Diego.

Drinking Fountains

Drinking fountains should be provided adjacent to seating areas.

Seating Areas

Seating is the most important element of site furniture. Furniture within an outdoor public space should include a mix of benches, movable chairs and planter edges to provide comfortable seating in all sections of the space. Stationary benches and raised planters with seat walls should range from 1.5 to three-feet in height and should be a minimum of 14 inches wide. Optimally, benches should be 30 to 36 inches wide to allow people to sit on both sides of the bench.

Trash Enclosures

- Trash enclosures shall be oriented towards the rear, or low-visibility area of the project site and away from adjoining residential areas. In no case will a trash, storage or service area be unscreened, so as to be visible from a public street or neighboring project.
- These facilities shall be screened from both on-site and off-site views with solid walls a maximum of six feet in height. When a screen wall is used adjacent to or attached to the building, the wall must reflect the project architecture. Where possible, reduce the visual impact of a high wall by using earth berms in combination with the wall.
- If the trash, storage or service areas can be viewed from a higher elevation, they must be covered with a solid roof or partially open trellis.
- Small trash containers should be located adjacent to public seating areas within commercial projects and in recreational areas of residential projects.

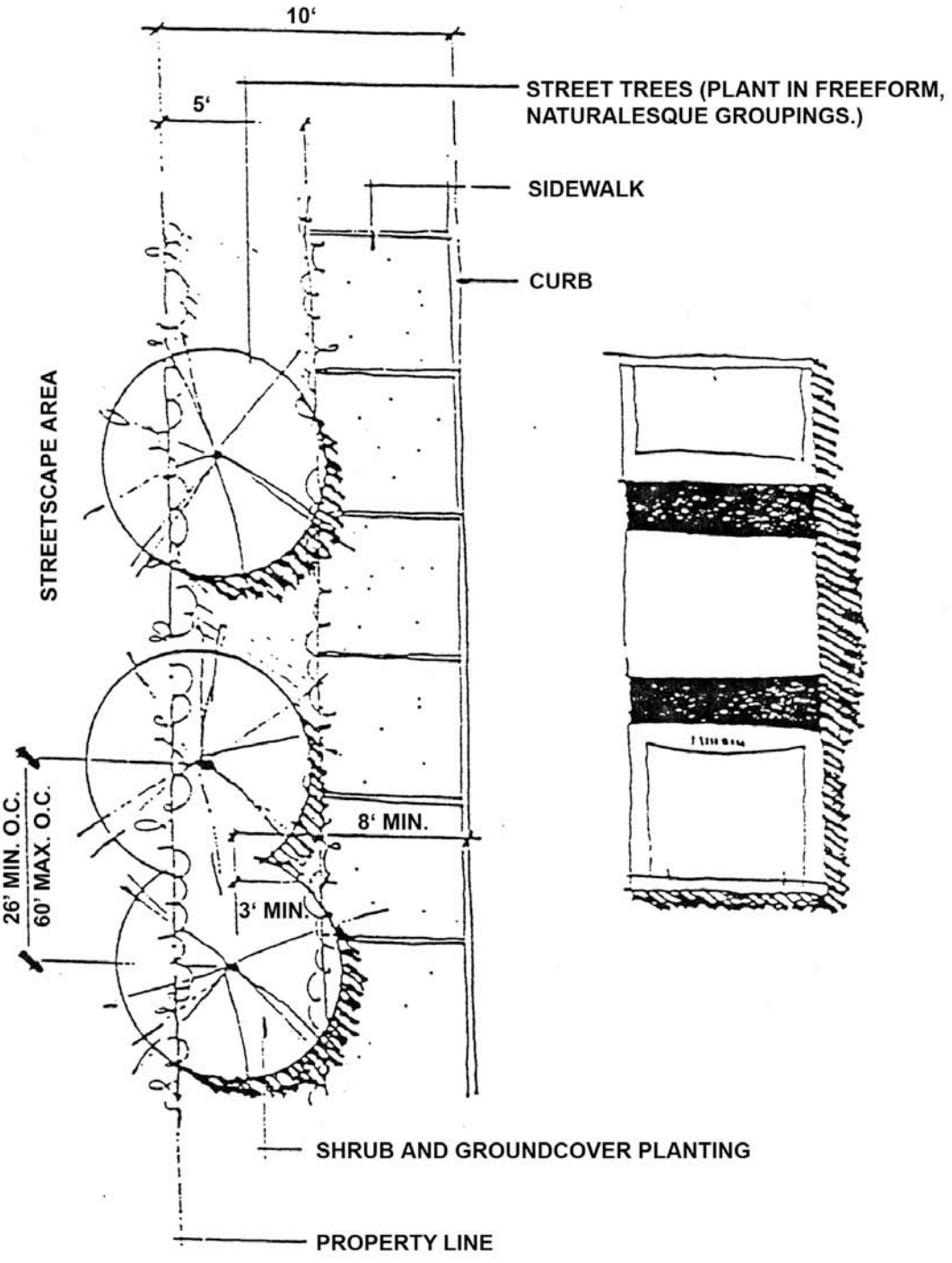
LANDSCAPE ARCHITECTURAL GUIDELINES

Landscaping within the Precise Plan shall be designed to enhance future development, encourage pedestrian circulation, screen less desirable views, soften the appearance of fencing and noise walls, and define the usable spaces within the planning area. In all cases, landscaping shall exceed the requirements of the City's Landscape Ordinance.

General Landscape Concepts

The general landscape concepts for the development of the Precise Plan include:

1. The stabilization, revegetation and visual enhancement of all manufactured slopes.
2. The preservation of open space west of the high school and in the southeast corner of the project.
3. The integration of pedestrian and vehicular circulation patterns to minimize circulation conflicts and optimize integration of circulation types.
4. Compatibility of building scale both on-site and with adjacent development, stressing cooperative rather than competitive relationships.
5. Uniformity of landscape application through the use of a specific palette of theme trees, understory plantings and natural materials.



TYPICAL PARKWAY LANDSCAPING

6. Repetition of community and neighborhood design elements to integrate individual projects.

7. Site planning techniques that consider the total context of the site: the placement of buildings, building pads and streets, grading design, service functions and the relationships to adjoining development.

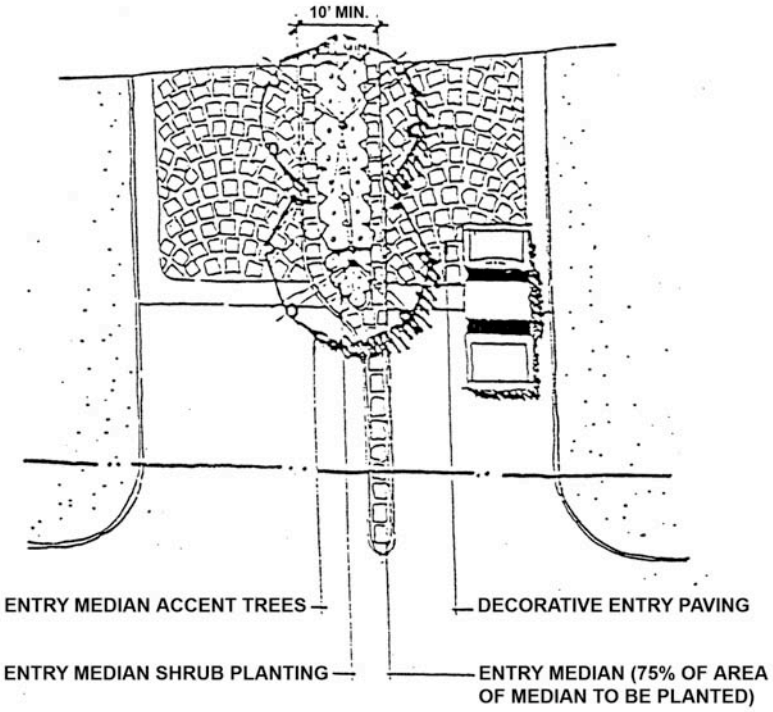
8. The use of water-conserving design in all landscaped areas.

Parkways

Parkway landscaping will be incorporated along all street frontages adjacent to development. Parkways will be defined as the area between the back of sidewalks or back of curbs, where noncontiguous sidewalks occur, and the property lot line. Major parkway areas are proposed along Caliente Boulevard and Airway Road. In these locations the parkway will consist of 12 feet, as measured from the back of the curb. A five-foot, primarily noncontiguous sidewalk, will be provided within the parkway.

Project Entry Medians

The use of landscaped medians should be encouraged at individual entries into multifamily residential and commercial projects. The medians would provide an opportunity to separate incoming and outgoing traffic and allow the introduction of plant materials which could reinforce the theme of the projects. Medians could be used in conjunction with a decorative paving treatment.



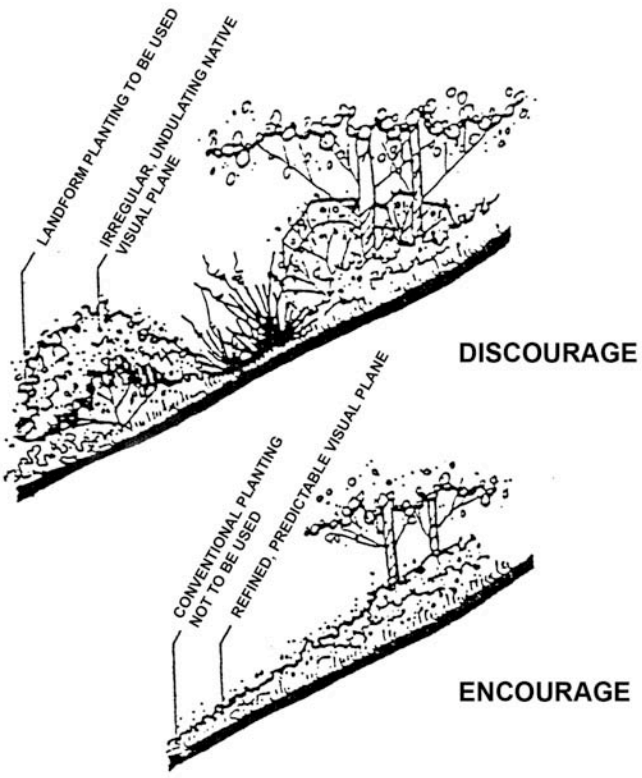
Where physical site dimensions allow, entry medians should be developed and planted in accordance with the following guidelines:

- Planted areas should have a minimum width of six feet.
- Tree species and locations must provide for vehicle clearance when the trees are mature.
- In addition to tree planting, medians shall also be planted with drought tolerant, low-growing shrubs, groundcover, or annual color planting. No lawn shall be used within medians.

Slope Planting

Tree, shrub, and groundcover planting on slopes should be designed to complement and blend with planting themes in adjacent areas.

Slope plantings with refined plant materials should be concentrated on slope banks which occur along major street rights-of-way. Refined slope planting should also be compatible with refined planting areas which occur adjacent.



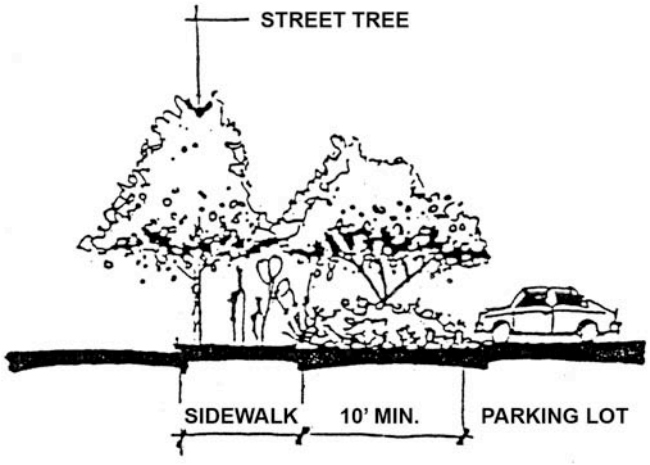
Slope planting with native and drought tolerant materials should occur on those slopes which occur adjacent to open space lots. This will allow slopes adjacent to open space to blend with the open space and offer a transition between refined landscaping and native vegetation in open space areas. Groundcover for manufactured slopes adjacent to open space should be hydroseeded with mixes composed of plant species compatible with existing plant materials in the open space area.

All container stock planted on manufactured slopes should be planted to follow a freeform, natural pattern, rather than straight and rigid patterns.

Parking Areas

Well-designed parking areas can help to provide visual relief from the monotony of parking area paving and parked cars.

- Where parking areas face a public street, they should be screened from view using a combination of decorative earth berms, walls and dense shrub planting within a minimum ten-foot landscaped buffer, as measured from the edge of the public sidewalk. Pedestrian access through these areas should be provided.



SCREEN PLANTING WITH LARGE MOUNDING SHRUBS

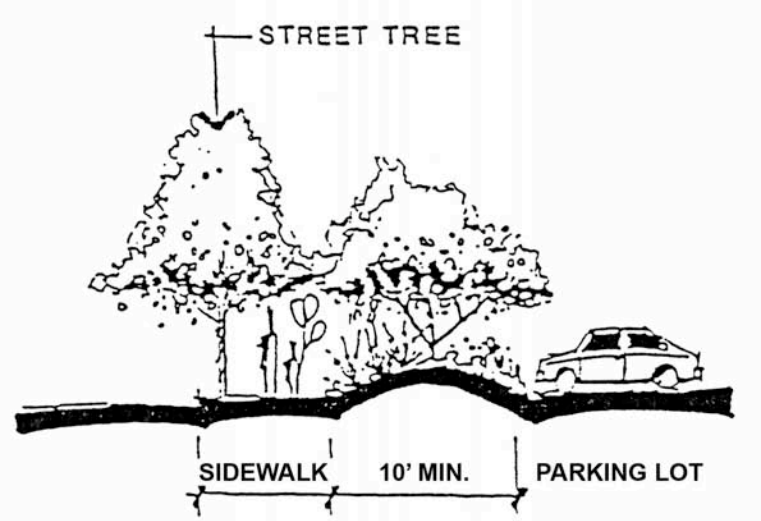
- Trees should be provided within or adjacent to parking areas at a ratio consistent with or preferably in excess of the City-established landscaping requirements.

- Trees within or adjacent to parking areas should be distributed evenly throughout the area or clustered in a random pattern.

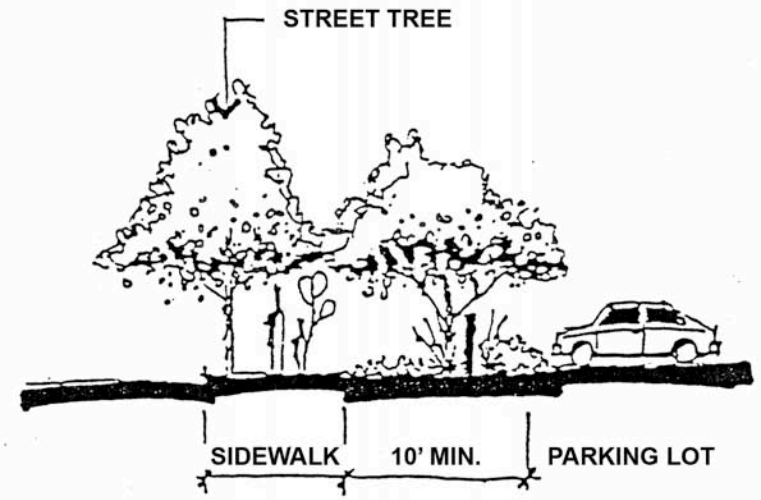
- Surface parking areas should be set back a minimum of ten feet from a building with an ample landscaped buffer.

- Where residential building pads are lower than the adjacent street elevation and are separated from the street by slopes, larger planting material should be massed at the top of slope to screen views into residential areas from the street.

- Where sound attenuation walls are required, they shall be combined with landscape planting in order to soften views of the required sound attenuation walls.



SCREEN PLANTING WITH BERM



SCREEN WALL WITH PLANTING

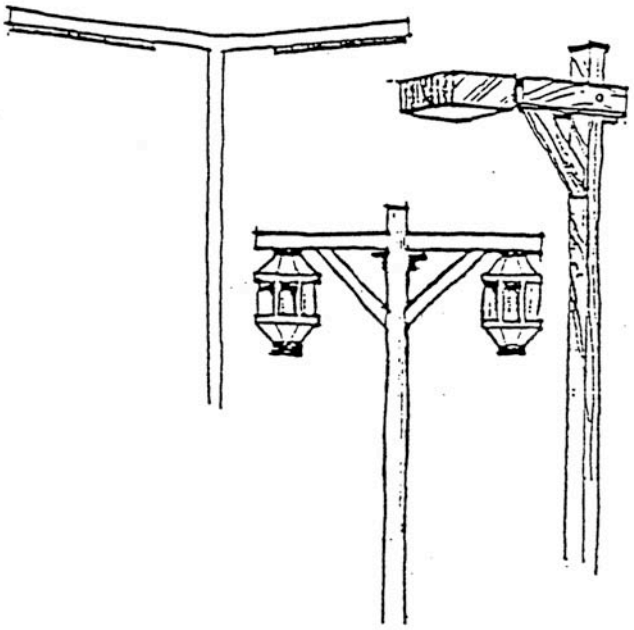
Lighting

Lighting within landscaped areas can help to define pedestrian circulation patterns, highlight project entries and effectively accent major specimen landscape plantings. Lighting within the landscape may not only provide for the safety of pedestrians but can also aesthetically enhance the surrounding landscape. The following general guidelines should apply to the design and selection of lighting fixtures:

- All exterior lighting should be adequately controlled and shielded to prevent glare to adjacent properties, streets and natural open space areas.

- The use of walkway and landscape feature lighting is encouraged for safety and aesthetic purposes.

- All site, landscape or building exterior lighting should be of a configuration, style and finish color that complements the architectural theme.



- A variety of lighting fixtures; pole lamps, bollard lights, flush mounted wall lights, flush mounted well uplights and sign accent lights, should be incorporated.

- All light standards located within public rights-of-way shall conform to the requirements and approvals of the City of San Diego, City Engineer.

Landscape Irrigation

Irrigation systems shall provide uniform water coverage and provide precipitation rates that avoid saturated soil conditions, cause surficial erosion or discharge excessive amounts of run-off water into public or private streets or adjacent properties. The following general irrigation concepts should be considered in the design and installation of irrigation systems.

1. Irrigation will be permanent, below ground and automatically controlled. These systems should be installed as soon as possible after grading and prior to soil amending, plant installation, or any hydroseeding.

2. Pop-up operation type sprinkler heads shall be used adjacent to all walks, drives, curbs, parking areas and public rights-of-way to avoid breakage and reduce maintenance costs.

3. Irrigation sprinkler heads used to water slopes shall have application rates which reduce the amount of run-off and shall be of a type, such as stream rotors, which do not apply water in a fixed, steady stream.

4. Backflow protection devices shall be required on all irrigation systems which are connected to a potable water system.

PLANT MATERIAL

General Landscape Objectives

The overall design of landscape improvements for all areas in the Precise Plan should be consistent with the proposed theme of the project. Plant material types must also respond to the suburban and rural influences of the project. To provide some guidance to developing an overall consistency for landscape improvements the fallowing general guidelines should influence landscape design.

- Landscaping should enhance major natural site elements through the careful use of flower and leaf color and texture, plant forms and plant masses.

- A simplified palette of plant materials which maintains the proposed theme of the landscape, should be used. Visual confusion due to the use of many unrelated plant varieties should be avoided. Broad plant masses and consistency of landscape character should be employed to avoid complex plant mixtures.

- Landscaping should be designed in a manner which effectively enhances existing views or provides new view corridor opportunities into the open space corridor, major land forms or other visual amenities within the project vicinity.

- Landscape design shall provide for effective screening of parking areas, utility enclosures, utility cabinets, service areas, or service corridors to reduce the possibility of negative visual impacts when viewed from major street rights-of-way adjacent to the project area.

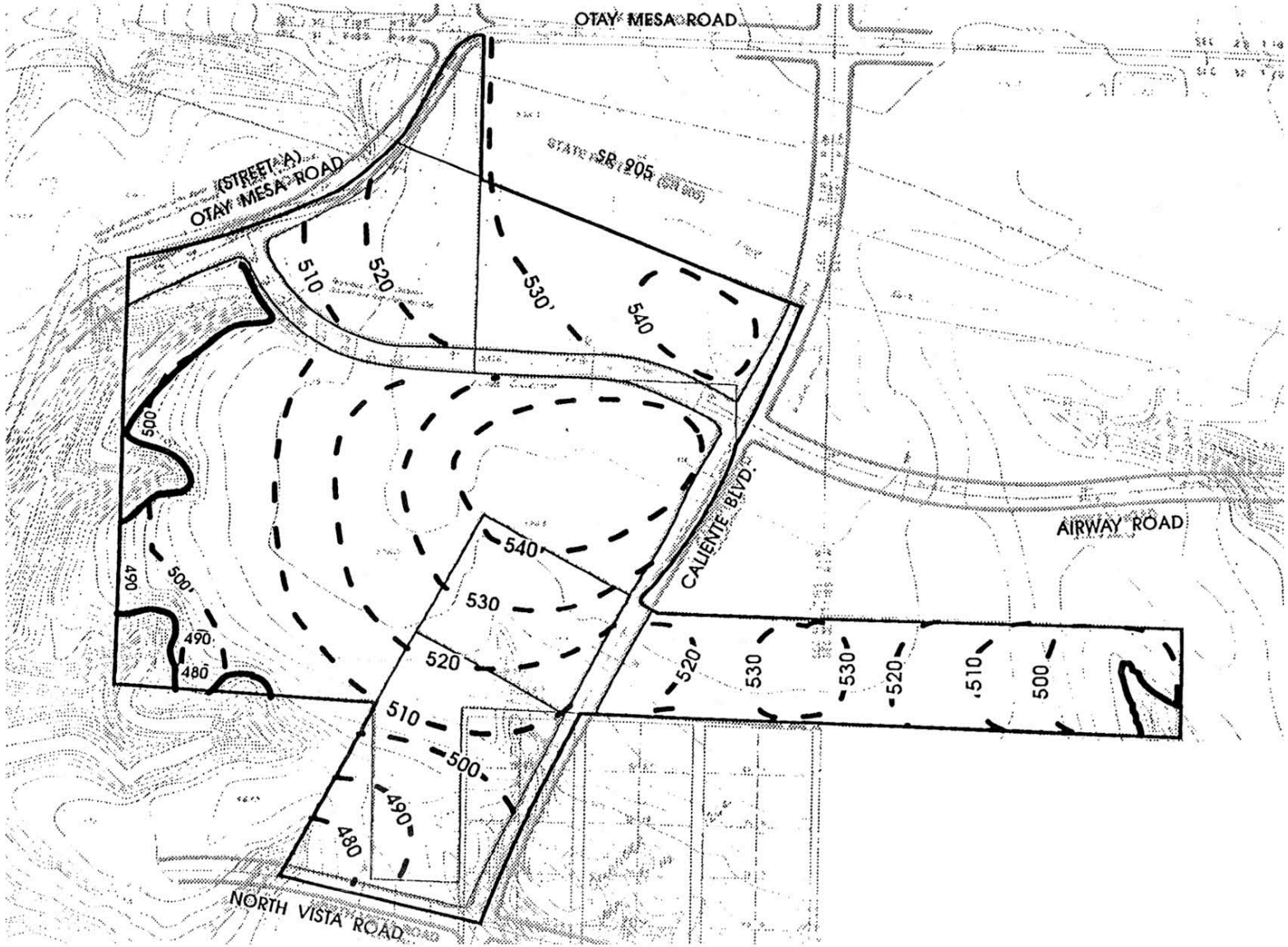
- All areas within the commercial component and multifamily residential component not developed with buildings or vehicular paving will be landscaped with varying combinations of groundcover, mulches, shrubs and/or trees. Landscaped areas may include unplanted improvements such as rock groupings, sculptures, decorative paving and benches.

- Grouped masses of plant materials will be designed to complement architectural elevations and rooflines through color, texture, density and form on both the vertical and horizontal planes.

- Plant materials known to have invasive or destructive root systems should be avoided. Similarly, plants known to be messy or have brittle limbs should also be avoided.

- The spacing of the plant material should be commensurate with anticipated mature growth in order to promote natural forms without the need for excessive pruning and maintenance in the future.

- All plant material selected for use should be of a type known to have been successful in the area or in similar climatic and soil conditions.



Grading Approach

Santee Investments Otay Mesa Precise Plan

30 FIGURE

Suggested Plant Palette

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project, climatic conditions and concern for maintenance.

A limited selection of materials utilized in simple, significant composition complementary to adjacent common landscape areas while reinforcing the individual architectural and site setting is encouraged.

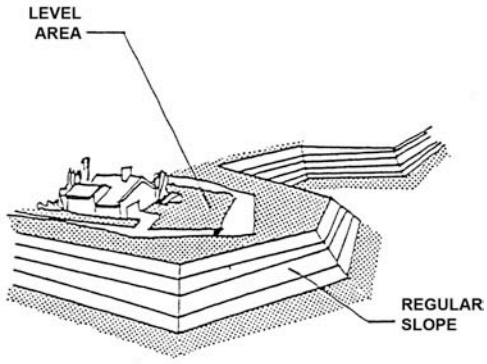
Overall plant material selection for given project areas, wherever possible, shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for an entire landscape setting.

All areas required to be landscaped shall be planted with turf, groundcover, shrub or tree materials selected from the plant lists in **Appendix A**.

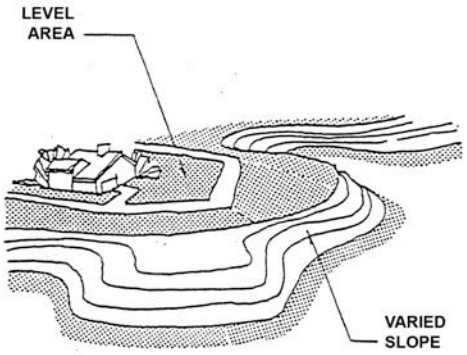
Grading Guidelines

The following guidelines shall be considered when preparing future subdivision maps and development plans:

- The creation of manufactured slopes in areas adjoining natural canyon topography shall be minimized.
- Manufactured slope gradients shall be variable, but in no case shall the gradient exceed a 2:1 horizontal to vertical relationship.
- In engineering design, the heights of manufactured slopes shall be minimized, and where appropriate, retaining walls shall be used to reduce the height of fill slopes.
- All manufactured slopes shall be blended, tops of slope banks shall be rounded, and contour or landform grading shall be utilized. Landform grading shall incorporate variable 2:1 and 3:1 slope gradients in order to produce a "natural" undulating terrain. This is particularly important for those manufactured slopes to be located adjacent to natural open space or in areas with high community or neighborhood visibility. Such slopes shall be contour graded to produce a natural appearance and shall be blended to meet the native terrain.



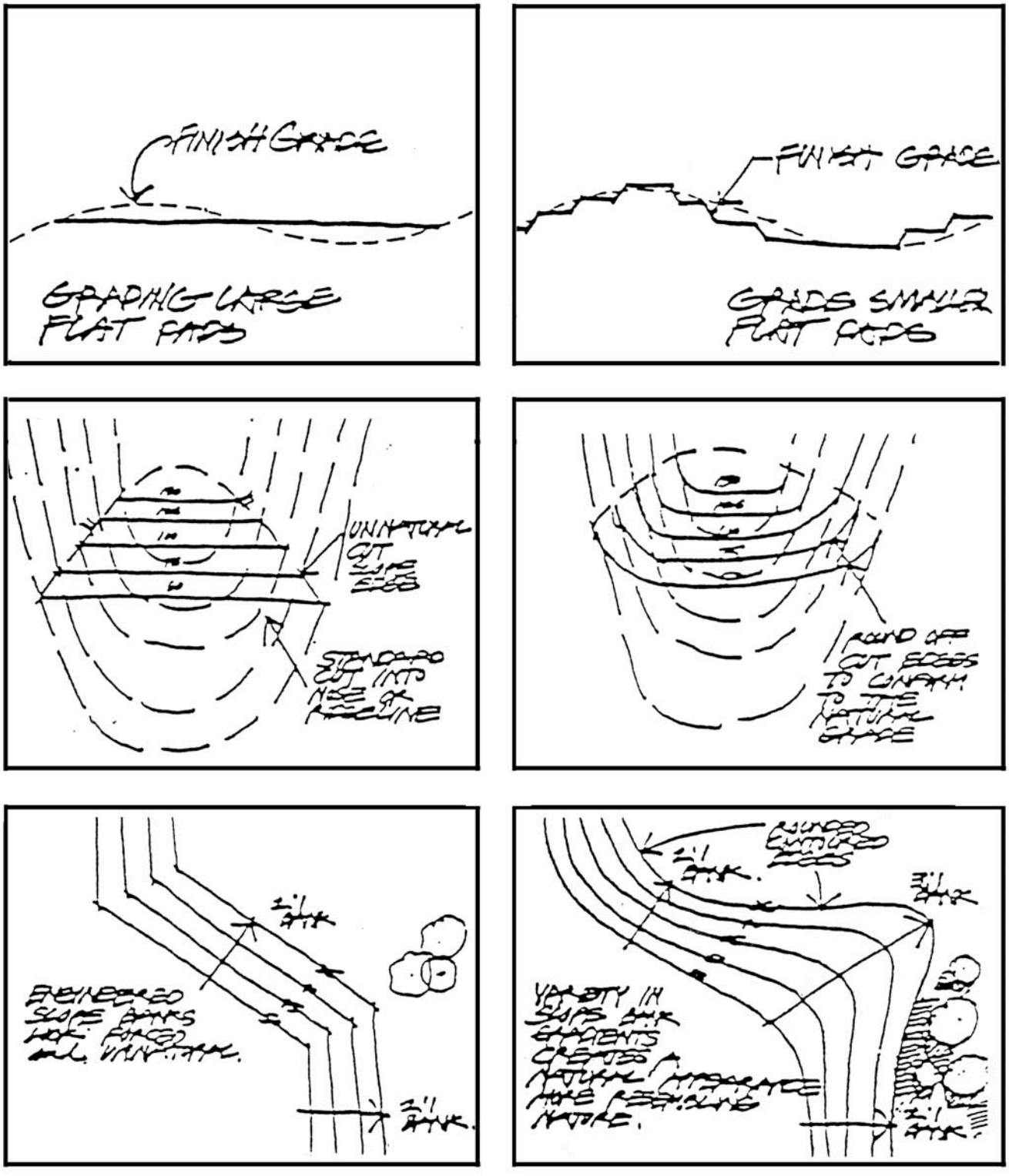
UNDESIRABLE TYPICAL SLOPE GRADING



DESIRABLE CONTOUR SLOPE GRADING

DISCOURAGE

ENCOURAGE



DESIRABLE CONTOUR SLOPE GRADING

- A detailed landscape and maintenance plan for all manufactured slopes shall accompany development plans. These plans shall ensure natural-appearing slope coverage by vegetation within a practicable time frame, as recommended by the landscape architect and approved by the Park and Recreation Department.
- Grading shall either be limited to the dry months or special construction methods utilized to minimize erosion and siltation problems during grading and construction.
- All manufactured slopes shall be landscaped and irrigated as soon after creation as is possible in order to ensure slope stability, reduce erosion and enhance their visual appearance.
- Surface water crossing slope banks shall be reduced by terracing and providing drainage swales above the banks.

The community's natural landforms are an important part of its environment that should be respected in new development. Grading should be designed to mimic, as much as possible, the surrounding land contours. Although most of the Precise Plan is a mesa, the edges between the mesas and the canyon become critical in landform design. **Figure 30** illustrates the grading approach for the Precise Plan.

The grading approach for the Precise Plan has been prepared to limit encroachment into the sensitive resources of the plan area with the exception of the encroachment for Airway Road. Grading in areas 2 and 5 shall not encroach into designated open space areas.

Drainage Considerations

A temporary erosion control plan shall be prepared in association with the final grading plans. This plan should include the use of sediment/detention basins, brow ditches, energy dissipaters, berms, or sandbagging along with interim landscaping.

Small sedimentation basins should be installed and maintained during development to remove sediment from run-off water.

Provisions (catch basins, drain inlets, etc.) shall be made to effectively accommodate increased run-off caused by changed surface conditions (paving, etc.) during and after development.

Permanent landscaping shall be installed as soon as practical.

Finish grading in all landscaped areas should ensure positive drainage away from building floors and footings.

All landscape areas should be graded at a minimum two percent grade to facilitate drainage.

All hardscape and walkway areas should be graded at a minimum one-half percent grade to facilitate drainage.

Equipment such as grease trap-type filtration systems shall be installed and maintained in the storm drainage system to intercept urban pollutants from run-off water.

CONSERVATION

Open Space and Recreation Considerations

Open Space

All designated open space areas shall be preserved and protected through the recordation of a negative open space easement, with the developer granting the City an irrevocable offer to dedicate the land in fee title without cost in the future.

New landscaping, adjacent to natural open space areas, should be compatible with the existing native vegetation. Transitional planting should be compatible with native vegetation in open space and shall contain naturalized, drought tolerant materials which would blend with refined materials.

Recreation

Opportunities for active and passive recreation should be provided within multifamily residential projects. Areas for active recreation should be provided as a component of the building restricted area for each multifamily residential project. Centrally located facilities for active recreation could include such amenities as swimming pools, spas, volleyball courts, tot lots and picnic areas with barbecues and tennis courts.

The following guidelines should be considered when planning for recreational facilities within multifamily residential units.

- Recreation facilities should be centrally located, where possible, within multifamily residential projects.

- Special consideration should be given to tennis court locations with regard to optimum sun orientation and relationship to adjacent units.

- Recreational facilities and building restricted area should be integrated with multifamily units and open space amenities outside the immediate project area by a comprehensive pedestrian sidewalk system.

Fire Protection

A fuel management plan for the Precise Plan shall be prepared consistent with the City of San Diego Brush Management Program. The fuel management plan shall be developed at the PRD and PCO (Tentative Map) phase. The fuel management plan shall include the following summary requirements

Zone 1: Require 40-foot setback to beyond and outside the open space zone (sensitive biological resource areas).

Zone 1 consists of plantings adjacent to structures. While these plantings typically consist of irrigated, ornamental non-native species, native plants may also be used. When used, native plants should be able to survive with summer water.

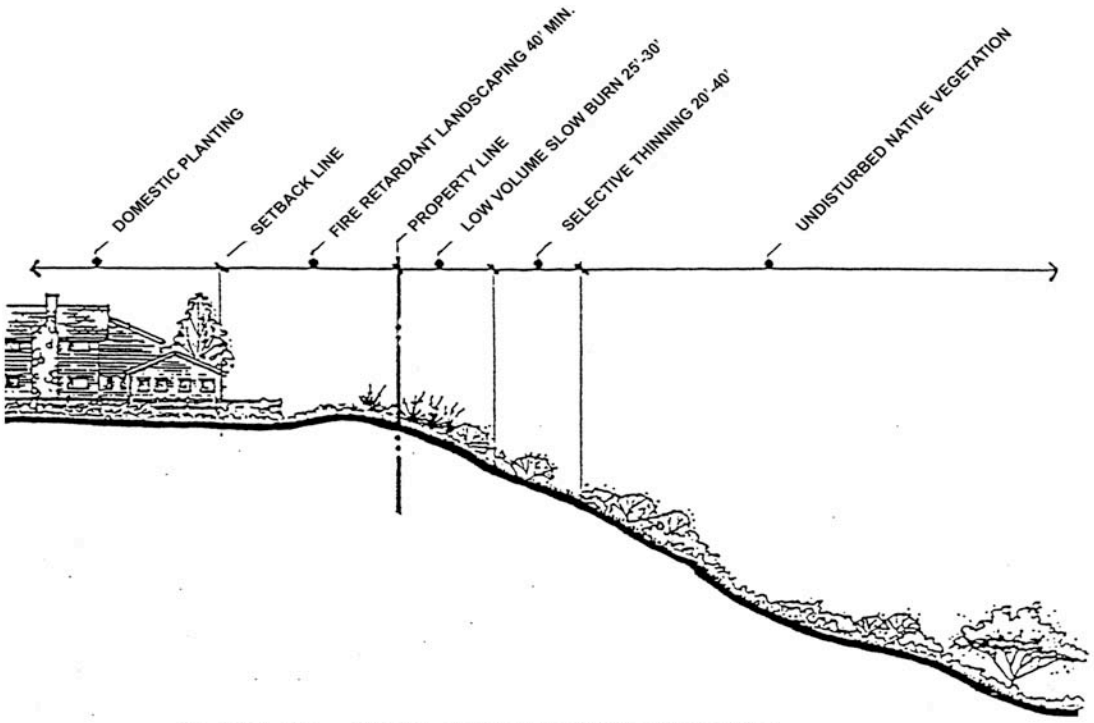
Zone 2: Required setback 25-30 feet. (To be determined upon review by Fire Department and area classification.)

Zone 2 can be implemented by thinning and pruning of the native plants. Long-term ongoing thinning cost may be reduced by the introduction of low-growing fire retardant shrubs and groundcovers that are visually and horticulturally compatible with the native vegetation.

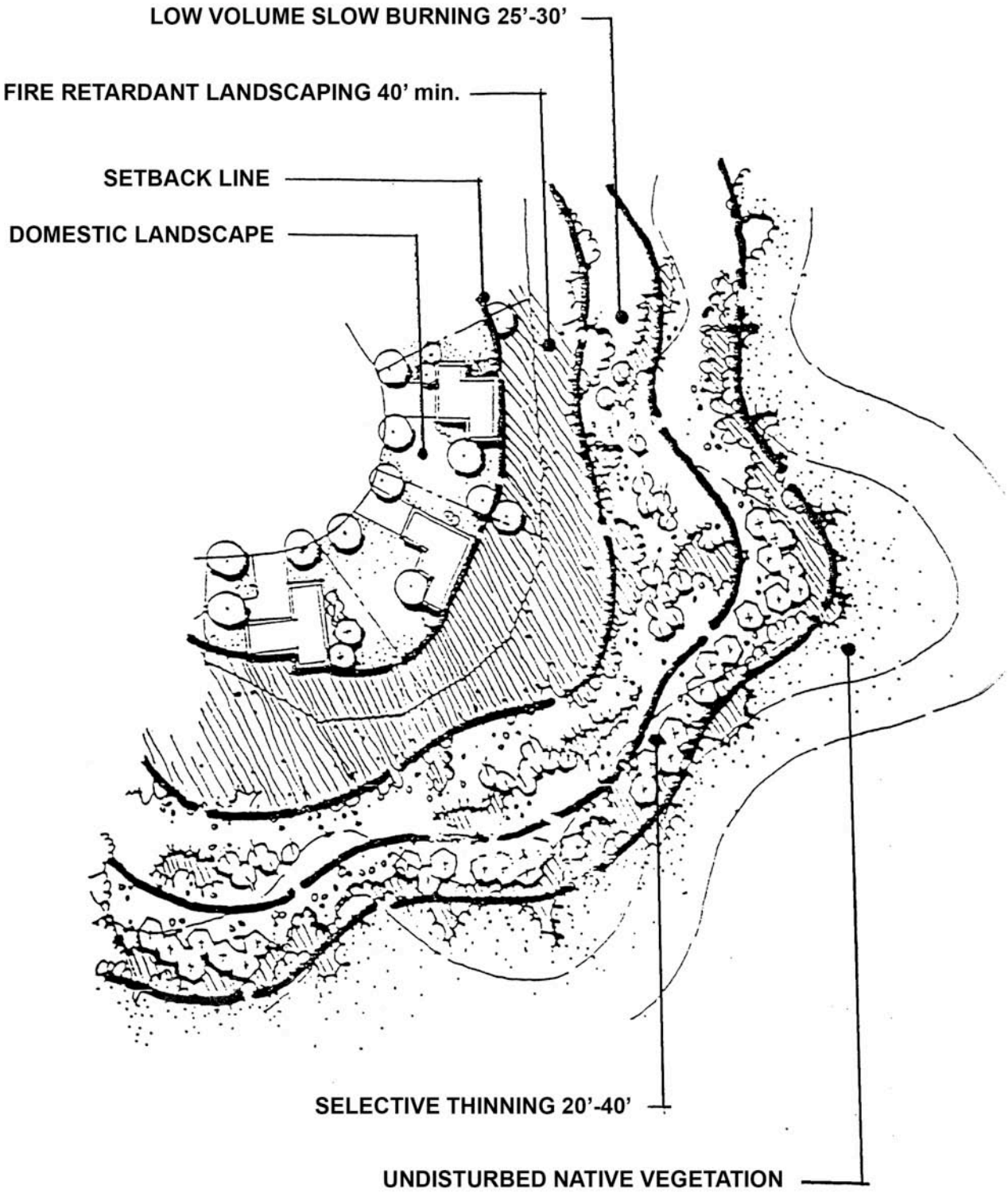
Zone 3: Required setback 20-40 feet. (To be determined upon review by Fire Department and area classification.)

Zone 3 Involves the selective thinning and pruning of native vegetation in a way that preserves the natural appearance of the area while reducing the fuel load.

The following figures illustrate in section and plan the fuel modification zones. No brush management will be permitted within open space easements or open space areas dedicated to the City in fee title.



SECTION – FUEL MODIFICATION ZONE



TYPICAL PLAN – FUEL MODIFICATION ZONE

Energy Conservation Considerations

The need for proper energy planning has become readily apparent in recent years. Shortages of traditional energy sources coupled with spiraling prices make it important that steps be taken to control and conserve the amount of energy expended on a local and national level. Within this context, these energy conservation guidelines have been prepared. Significant energy savings will be realized as this program is integrated into the planning and design of the Precise Plan.

All buildings within the Precise Plan must comply with the minimum state energy conservation standards presently embodied in Title 24 of the California Administrative Code. As a goal, all major buildings should exceed Title 24 standards by a minimum factor of ten percent. Typically, state energy standards concentrate on structural factors such as insulation, glazing, etc. This section outlines a conservation program which complements Title 24, by concentration on other avenues of energy conservation not ordinarily addressed by the state requirement. The emphasis is on instituting a number of financially feasible conservation techniques, such as appropriate landscaping, daylighting, water management etc., rather than attempting the implementation of specialized, high-technology devices such as solar- or wind-powered mechanisms. It is believed this strategy offers an equally satisfying end product, while, at the same time, representing significantly more favorable life cycle costs.

Site planning to take advantage of passive solar energy will be encouraged in the Precise Plan. The kinds of plant material and their location, window exposure, roof overhang and building alignment should be manipulated to maximize the “free” energy the sun provides daily. In those places where “active” solar collectors can be used, and also “passive” solar considerations can be utilized, access to the sun’s radiation should be preserved and maintained.

Guidelines

- Nearly 50 percent of a commercial building’s energy is used for lighting purposes. Approximately 33 percent of total building energy is consumed by environmental comfort systems. Daylighting should be used as a conservation technique. It provides desirable results and an attractive economic return on investment.

- Appropriate glazing techniques should be utilized to permit interior light penetration up to 20 feet within buildings.

- For interior areas greater than 20 feet from window areas, skylights, light wells, interior courts or similar architectural features should be constructed.

- In conjunction with daylighting technology, low-wattage light fixtures, dimmer switches, zoned lighting banks and time controlled lighting controls for public areas should be utilized.

- Energy efficient appliances should be used in all buildings, especially residential, including microwave ovens, pilotless ranges, hot water heaters and heating equipment.

- Utilization of vestibules at entryways should be considered to reduce heat and cold infiltration into building.

- Buildings shall be properly insulated. Insulative blankets should be utilized to isolate the building mass from the exterior building skin.

- Appropriate building colors should be used to minimize heat gain into building structures.

- Roof surfaces should be constructed of highly reflective material to reduce solar roof loads, unless a passive heat system is employed.

- Building facades should incorporate overhangs or canopies to shade direct sun and reduce heat gain.

- Orient the majority of glass areas on the building to the south, southeast and southwest, and locate deciduous trees adjacent. This allows sun to warm the building, when it is desired, in winter, while providing shade in the warmer summer months.

- The use of cogeneration or district heating and cooling facilities should be encouraged, if possible.

- Buildings should not be solely dependent on mechanical systems for ventilation. Buildings should be designed to encourage natural ventilation.

- To reduce solar reflection on buildings, large surface parking areas should be located to the east and north of adjacent building.

- When designing exterior plazas and courtyards, buildings should be of appropriate height and clustered to provide wind and sun protection.

- Evergreen trees should be placed on the north, northeast and northwest sides of buildings to provide protection from cold north winds.

- The installation of "active" solar hot water and space heating systems should be considered for buildings within the park. Rooftop solar energy collectors should be designed as an integral part of the building form. The slopes necessary for the energy collectors are important and possible determinants at architectural shapes. If rooftop solar energy collectors are brought into a building complex subsequent to construction, an appropriate add-on design that integrates the collectors to the building form should be required.

Water Conservation

- Direct water conservation by users can be achieved through the installation of pressure and flow-reducing mechanisms within the water distribution system itself. The following are water saving devices which have been deemed most appropriate and feasible for installation in the Precise Plan to meet the water savings goal:
  - Low-flow showerhead, faucets and toilets.
  - Cycle adjustment dishwashers.
  - Pressure regulators to limit household pressure to a maximum of 60 psi.
  - Hot water pipe insulation or instantaneous water heaters.
  - Automatic sprinkler systems with timers.
  - Standard water meters and house connection pipe sizes (no oversizing).
- Water shall be conserved wherever possible by using low maintenance drought tolerant plant material.
- Encourage the tasteful use of inert landscaping materials (for example rocks, gravel and paving) to reduce water costs.
- Drip irrigation systems should be encouraged, especially for tree plantings.
- Encourage the use of reclaimed and grey water.

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Plan Implementation Element

PLAN IMPLEMENTATION ELEMENT

INTRODUCTION

This element sets forth the methodology for implementing the goals, use proposals and development standards contained within the Precise Plan. The following paragraphs address individual project review, zoning and other physical development controls, phasing of development, public facilities and improvements and financing.

An Implementation Summary is presented at the end of this element and is intended to provide an overview of the Precise Plan requirements. This summary is not meant as a substitute for the main Precise Plan text. For a more in-depth discussion of a particular requirement, refer to the appropriate element of the Precise Plan text.

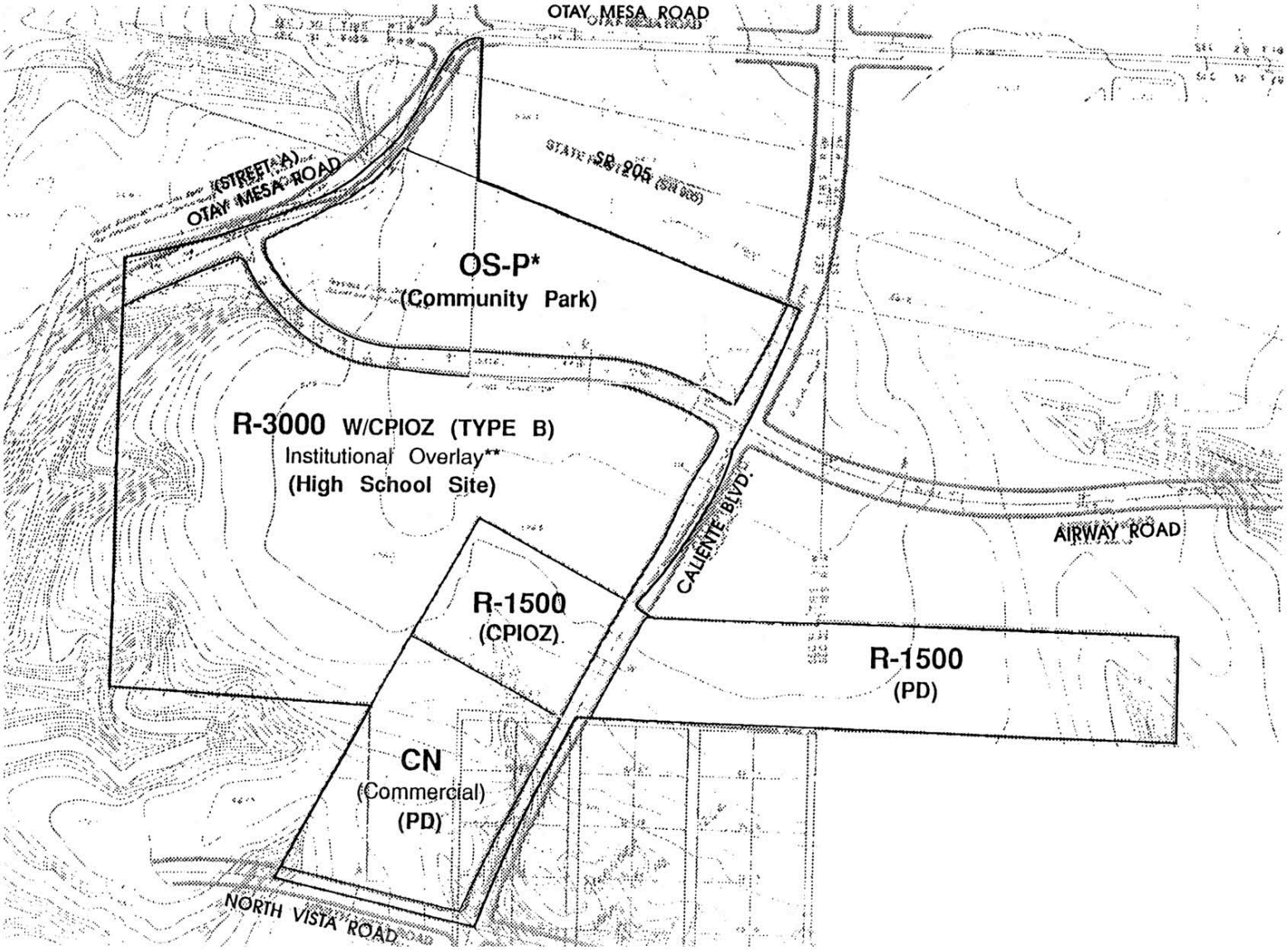
INDIVIDUAL PROJECT REVIEW PROCESS

The Santee Investments Otay Mesa Precise Plan adoption constitutes one step in a series leading to City approval of private development within the precise plan area. Prior to the commencement of any development within the precise plan area, it will be necessary to subdivide the property, as well as process planned development permits of all private development proposals.

All subdivisions and other discretionary acts required for the physical implementation of the Precise Plan must comply with the guidelines and development standards contained within the Precise Plan, and are subject to environmental review under the provisions of the California Environmental Quality Act (CEQA). All projects shall be reviewed for compliance with the mitigation measures presented in the Santee Investments Otay Mesa Precise Plan Environmental Impact Report accompanying this document.

The guidelines and development standards set forth in this Precise Plan shall be monitored and implemented by the City Planning Department in association with the processing of specific development proposals within the precise plan area. This will be accomplished through the processing of subdivision maps, as well as planned development permits, which are required for all development proposals within the precise planning area, except development proposals for public facilities (i.e. the community park and high school). Each of the planned development permits shall adhere to the submittal requirements, design criteria, development standards and review and hearing procedures of the applicable City ordinances for planned commercial or residential development permits (Section 101.0900 and 101.0910 of the Municipal Code, as existing on the date of adoption of this Precise Plan).

In instances where the design criteria and development standards of the planned development permit differ from those presented in the **Design Element** of this Precise Plan, the criteria and standards of the Precise Plan shall apply. This may result in the need to provide more detailed development plans than those required for a typical planned development permit. For example, the landscaping requirements of the Precise Plan are more specific than those contained in the applicable City ordinances.



Zoning Plan **31** FIGURE

Santee Investments Otay Mesa Precise Plan

ZONING

The ultimate zoning for this planning area is indicated on **Figure 31**. It should be noted that two of the zoning proposals can only be applied after the affected properties have been acquired by a public agency. Specifically, the OS-P zone proposed for the community park site cannot be applied to the site until the City has acquired the property for park use. In the interim, the park site would remain zoned A-l-10. Additionally, the Institutional Overlay Zone cannot be applied to the high school site until the school district has acquired the site for public education purposes. To ensure the proper implementation of this Precise Plan, the Community Plan Implementation Overlay Zone (CPIOZ) has been applied to the school site in association with the application of the R-3000 Zone. Specifically, the application of CPIOZ will ensure that the design guidelines set forth in this document will be implemented should the school district determine that the site will not be utilized for educational purposes. All zones except the OS-P Zone and the Institution Overlay Zone will become effective upon approval of final subdivision maps for the planning area. All subdivision maps must be processed in association with planned development permits.

DEVELOPMENT PHASING

Otay Mesa is designated as a new community in the planned urbanizing area by the General Plan. Under this designation and City Policy 600-28, a development phasing program and transportation phasing plan must be adopted as part of the precise plan process for the Santee Investments Otay Mesa Precise Plan. The purpose of the phasing program and transportation plan is to coordinate the timing and level of public facilities and the sequence and amount of residential development.

Residential

Phasing of the Precise Plan project will be dependent upon the availability of public facilities to serve the site, and it is not intended that phasing occur through any numerical sequence. It is anticipated that development of the residential elements of this planning area would precede the development of the neighborhood commercial center, as development of the commercial center would be dependent upon an adequate population base to support the various commercial businesses.

Transportation Phasing

The principle access for the Precise Plan would be provided by three **Circulation Element** roads; Caliente Boulevard, Airway Road and North Vista Road. Caliente Boulevard would ultimately serve as primary access for the project providing a direct connection to SR-905. A transportation phasing analysis completed for the Precise Plan indicates that the residential development can be served from Otay Mesa Road via Airway Road until other uses within the Precise Plan are developed. Development of the school site, park and/or commercial development would require connection of Caliente Boulevard between Airway Road and SR-905.

PROVISION OF PUBLIC FACILITIES AND SERVICES

Public facilities, services and improvements will be provided as needed through a number of mechanisms including subdivision requirements, school fees and development agreements. The provision of on-site and off-site public improvements shall be ensured in accordance with Section 66464(a)(1) or (2) of the Subdivision Map Act. Generally, the provision of facilities will be provided as follows:

- Streets, utilities and drainage facilities will be constructed along with residential development to ensure sufficient capacity to meet residents' requirements.

- Development of the commercial and school areas will occur when adequate demand warrants.

- Community-level facilities, such as the community park, will be built when the service area is sufficient, with fees or assessments collected as construction progresses.

- Improvements to the community-wide street system will be constructed in accordance with the Transportation Phasing Plan for Otay Mesa currently being prepared.

- Construction of the street circulation system within the precise planning area shall be phased in accordance with the Transportation Phasing Plan required for this Precise Plan.

PUBLIC FACILITIES FINANCING

The financing of public facilities within the Otay Mesa community is addressed by the Public Facilities Financing Plan, which sets forth the major public facilities within Otay Mesa that require public financing. The General Plan, as well as Council Policy 600-28, provide that the primary responsibility for providing needed public facilities in the Planned Urbanizing Area rests with the developers. Therefore, the Financing Plan states that of the needed public facilities within the community, the major portion will be constructed as part of the subdivision process by developers. Public improvements required by the tentative map shall therefore be the responsibility of the applicant and may be financed by the applicant through means such as assessment or other financing mechanisms, subject to approval by the Engineering and Development Department.

The remaining portion of needed public facilities could be financed by the following alternative methods:

- Facilities benefit assessment against dwelling units, or the equivalent, within the precise plan area for public facilities and services, such as a library, a fire station, a park, police protection, public transit, major streets and traffic signals. In-lieu credits for construction of facilities are optional.

- Reimbursement agreements between developers and the City for the construction of improvements to community-wide benefit or neighborhood-wide benefit.

- School fees of $1.56 per square foot for residential uses and $0.26 per square foot for industrial/commercial uses have been established by the Leroy Greene Act of 1986 to meet the interim student housing needs within the state of California. These fees will not, however, provide sufficient funds to provide for the permanent housing of students generated from residential developments. It is anticipated that funding for permanent housing would be derived from a Mello-Roos Community Facilities District where the community facilities district established may issue bonds or levy special taxes to finance school construction.

- Development agreements under the Facilities Benefit Assessment and the School Facilities Master Plan to be utilized by the City for the construction of necessary improvements and facilities.

- An assessment district created under the Improvement Acts of 1913/1915 is also an option. This district could be applied to the precise plan area and utilized to finance such facilities as major utilities and perimeter arterial streets.

- A landscape maintenance district should be created, which includes the precise plan area. This district should maintain and/or operate the following:

  – Selected open space areas, exclusive of the brush management program requirements, such as the natural open space.

  – The street medians of arterial and major streets.

- A resource management and maintenance district should be created to provide for permit maintenance and monitoring of sensitive environmental lands such as the vernal pool preserves.

Prior to the recordation of any final map within this precise planning area, a financing program shall be approved which sets forth the specific methods and sources of financing for all needed improvements.

Prior to the recordation of any final map within this precise planning area, a school mitigation agreement, which provides for school facilities, shall be entered into and approved by the affected school districts and the subdivider. Documentation of the agreement shall be provided to the City.

IMPLEMENTATION SUMMARY

ACTION: REZONE **Precise Plan Requirements**	**Implementation Mechanism**
Rezone the planning area per the Precise Plan's Zoning Plan (**Figure 31**).	Adopt with Precise Plan; rezone is conditioned upon recordation of final maps.
ACTION: TENTATIVE MAP **Precise Plan Requirements**	**Implementation Mechanism**
All grading shall adhere to the development guidelines presented in the **Design Element** and the grading plan shall be in substantial conformance with the grading plan presented on **Figure 30.**	Condition of tentative map approval.
Install and maintain temporary and permanent erosion and run-off control measures, as described in the EIR.	Required measures shall be clearly noted on the tentative map and grading plans. Prior to issuance of grading permits, the plans shall be reviewed to ensure that the required notation has been provided. Provisions for maintenance shall be formalized as a condition of final map approval.
Install and maintain appropriate equipment, such as grease trap-type filtration systems, in the storm drain system to intercept urban pollutants from run-off water.	Type and location of equipment shall be clearly noted on the tentative map and grading plans. Grading plans shall be reviewed to ensure notations have been made. Maintenance shall be addressed as a condition of the final map. Prior to the issuance of building permits, a site inspection shall be conducted to ensure appropriate installation of the equipment.
Provide necessary public street improvements and dedication of required street right-of-way.	Specific requirements, as determined by the Engineering and Development Department, shall be made conditions of final map approval.
Participate in the development and financing of public facilities.	Appropriate implementing measures shall be established in association with the processing of the first tentative map, and implementation shall be ensured through conditions of final map and/or building permit approval.
Ensure the provision of adequate school facilities.	Final maps in Otay Mesa shall not be approved until the Sweetwater High School. Chula Vista Elementary and San Ysidro Elementary School Districts approve specific sites for each school needed in the community. Furthermore, amendments to the community plan, Precise Plan, tentative maps and planned residential development permits may be required at the discretion of the City, if the selection of specific school sites warrant revisions to these previous approvals, to address land use, circulation or site plan issues resulting from the school location. Prior to the recordation of any final map within this precise planning area, a school mitigation agreement, which provides for school facilities, shall be entered into and approved by the affected school districts and the subdivider. Documentation of the agreement shall be provided to the City.

IMPLEMENTATION SUMMARY (continued)

Obtain a determination from the State Department of Education and Division of Aeronautics as to the acceptability of the proposed high school site.	To be achieved prior to approval of the tentative map.
a. If the site is rejected, an alternate site must be identified prior to the approval of a residential development on Area 2, (refer to the Alternative Land Use Plan).	An alternative school site must be identified prior to approval of a CPIOZ Type B or PRD Permit for Area 2. Identification of the new site and processing of the required community plan amendment are the responsibility of the School District and the City.
b. If the school site is approved, the size and configuration of the proposed school site shall be approved by the Sweetwater Union High School District.	To be achieved prior to approval of the tentative map.
Assuming the school site is approved, grant an irrevocable offer to sell the site to the Sweetwater Union High School District.	Condition of final map approval.
Grant an irrevocable offer to the City of San Diego to sell the 20-acre park site for use as a community park.	Condition of final map approval (the timing and phasing of park construction shall be determined prior to tentative map approval).
Preserve designated open space.	As a condition of final map approval, a negative open space easement shall be recorded over all designated open space areas and the owner shall grant the City of San Diego an irrevocable offer to dedicate the land in-fee title without cost in the future.
Develop a vernal pool preservation plan, as described in the EIR, for the planning area.	To be accomplished prior to approval of the tentative map. Funding for the implementation of the preservation plan shall be ensured as a condition of final map approval.
Prepare a 5-year vernal pool monitoring and maintenance program, as described in the EIR.	The program shall be prepared to the satisfaction of EAS and the Park and Recreation Department prior to the issuance of a land development permit for the tentative map in which the habitat occurs. Funding of the program shall be ensured as a condition of final map approval.
Dedicate, in-fee title without cost, the vernal pool habitat to the City of San Diego or other appropriate agency or non-profit resource protection entity.	Condition of final map approval.
Adhere to the land use, density and maximum unit count and design recommendations outlined in the Precise Plan.	Approval of Planned Development Permits or CPIOZ Type B Permits shall be a condition of tentative map approval.
Facilitate the use of reclaimed water within the plan area.	As a condition of final map, the subdivider shall design a reclaimed water distribution system, satisfactory to the Water Utilities Director. Installation of the approved system shall be verified prior to issuance of occupancy permits.
Promote water conservation within the plan area.	Prior to recordation of each final map, the subdivider shall provide a program and analysis of all water conservation measures to be incorporated in the design of the project. This program must satisfy the City Manager that all reasonable measures to conserve water have been incorporated into the project.

IMPLEMENTATION SUMMARY (continued)

ACTION: PLANNED DEVELOPMENT PERMITS/CPIOZ TYPE B PERMIT

Precise Plan Requirement	**Implementation Mechanism**
Adhere to the land use, density and maximum unit count requirements of the Precise Plan.	Condition of permit approval (non-compliance shall necessitate an amendment to the Precise Plan).
Adhere to all of the design standards, including land use interface guidelines, set forth in the Precise Plan.	As a condition of permit approval, the site plan, landscape plan and building elevations shall illustrate compliance with the standards outlined in the Precise Plan. Prior to issuance of building permits, all architectural plans, final landscape and irrigation plans, sign plans, etc., shall be reviewed for compliance with the conditions outlined in the approved permit.
Provide noise attenuation barriers, where appropriate, to protect usable open space areas tram noise levels in excess of 65 dBA CNEL.	Residential site plans shall specify the type and location of noise attenuation barriers required. Prior to issuance of occupancy permits, the site shall be inspected to verity the installation of required barriers.
Adhere to Title 24 interior noise level requirements.	As appropriate, residential development permits shall state that prior to approval of building permits, an acoustical analysis shall be prepared to determine architectural features needed to reduce interior noise levels to 45 dBA. Incorporation of these features shall be verified prior to issuance of occupancy permits.
Facilitate recycling efforts within the plan area.	The Planned Residential Development Permits shall include a condition stating that prior to the issuance of the first building permit, a bond shall be posted to cover the cost of providing private curbside recycling collection which meets all applicable City recycling mandates for a period of five years or until the City initiates a recycling program for the area, whichever comes first.
Promote water conservation within the plan area.	Prior to the approval of planned development permits, it shall be demonstrated to the satisfaction of the Planning Director that the proposal conforms to all applicable water conservation measures in place at the time the proposal is processed by the City.
Improve the efficiency and effectiveness of the transportation system both within and outside Otay Mesa.	Transportation Demand Management (TDM) Plans shall be made conditions of all future Planned Residential Development Permits and Planned Commercial Development Permits that are processed within this Precise Plan. TDM Plans may include, but not be limited to, the provision of bus stops and bus shelters, park-and-ride facilities, bicycle storage and programs to encourage transit ridership, carpooling and vanpooling.
Reduce solid waste generated by future development.	Planned Residential Development Permits shall include requirements for built-in storage space for recyclable items such as aluminum, glass and paper, and all planned developments shall conform to the then applicable recycling policies and regulations adopted by the City of San Diego to the greatest extent possible.

IMPLEMENTATION SUMMARY (continued)

ACTION: RESOURCE PROTECTION ORDINANCE PERMIT **Precise Plan Requirement**	**Implementation Mechanism**
Prepare a detailed geological reconnaissance report.	A geological reconnaissance report shall be submitted with the RPO permit application. A more detailed investigation may be deemed appropriate by the Engineering and Development Department as a condition of final map approval.
Comply with the following Alternative Compliance provisions, as outlined in the Precise Plan:	
a. No grading shall encroach into the areas designated as open space on the Land Use Plan (**Figure 9**).	Condition of tentative map approval (non-compliance shall necessitate an amendment to the Precise Plan).
b. Mitigation, as described in the Precise Plan, shall be provided for excessive encroachment into Maritime Succulent Scrub.	Prior to approval of the first tentative map, the area of impact to Maritime Succulent Scrub (calculated on a plan-wide basis) shall be defined. If off-site preservation is selected for compensation, the amount of off-site acreage to be purchased shall also be determined (per the formulas presented in the Precise Plan) prior to approval of the tentative map. As a condition of final map approval, an off-site mitigation area, acceptable to the Principal Planner of EAS, shall be identified and acquisition of the area ensured. A reimbursement agreement can be established to reimburse the first developer for habitat area purchased to mitigate anticipated impacts within other ownerships in the same planning area.
c. Mitigation, as described in the Precise Plan, shall be provided for the loss of upland wetland habitat.	Prior to approval of a tentative map that could impact upland wetland habitat, the area of impact shall be defined and a determination made as to the appropriate form of mitigation, either a monetary contribution or off-site acquisition. The amount of off-site acreage or monetary contribution shall also be determined (per the formulas presented in the Precise Plan) prior to approval of the tentative map. As a condition of final map approval, either a monetary contribution shall be provided or an off-site mitigation area, acceptable to the Principal Planner at EAS, shall be identified and acquisition of the area ensured.
Implement the protective measures outlined in the EIR for nests or burrows actively used by sensitive bird species.	As a condition of the tentative map, the site shall be inspected for occupied nests and burrows by a qualified biologist prior to any grading or clearing of the site. Prior to the issuance of a land development permit, a letter from the biologist shall be provided to the Principal Planner of EAS outlining recommendations for the protection of nesting sites and burrowing owls. These recommendations shall be added as notes to the grading plans, and a biologist shall be present during grading, if conditions so warrant. Prior to the issuance of building permits, a report shall be provided from the biologist if monitoring was required during grading.

IMPLEMENTATION SUMMARY (continued)

Ensure substantial conformance with the RPO provisions of the Precise Plan.	A finding of substantial conformance and issuance of a RPO permit shall occur if the proposed development plan conforms to the approved Land Use Plan and the applicant agrees to the mitigation measures presented in the Precise Plan. All tentative map and planned development permit approvals shall be conditioned upon approval of a RPO permit.
ACTION: COMMUNITY PARK DEVELOPMENT PLAN	
Precise Plan Requirements	**Implementation Mechanism**
Adhere to the design guidelines stated in the Precise Plan that relate to park development.	The development plan shall be prepared in consultation with the Long Range Planning Division of the Planning Department in order to ensure implementation of the Precise Plan.
Protect and preserve the vernal pool habitat included within the park boundaries.	The development plan shall be reviewed and approved by the Principal Planner of EAS in order to ensure that the recommendations of the vernal pool preservation plan have been incorporated.
Evaluate the need for noise barriers within the park based on the sensitivity of proposed recreational uses to present and future noise levels from traffic on adjacent roadways.	The park development plan shall be reviewed by EAS to ensure that noise barriers have been identified, and verification that the barriers have been installed shall occur prior to the opening of the park.
ACTION: HIGH SCHOOL DEVELOPMENT PLAN	
Precise Plan Requirements	**Implementation Mechanism**
Adhere to the design guidelines stated in the Precise Plan that relate to school development.	The development plan shall be prepared in consultation with the Long Range Planning Division of the Planning Department in order to ensure implementation of the Precise Plan.

Refer to EIR 88-0403 for additional CEQA mitigation requirements.

Community Plan Conformance

COMMUNITY PLAN CONFORMANCE

INTRODUCTION

The proposals and development standards set forth in the Santee Investments Otay Mesa Precise Plan are based on the goals, proposals and objectives established in the Otay Mesa Community Plan. In addition, the precise plan criteria outlined in the community plan have been followed in establishing the format and preparing the text and graphics presented in the Precise Plan.

This chapter addresses in detail the conformance of the Precise Plan with the goals and criteria of the Community Plan.

COMMUNITY PLAN GOALS

"Promote a balanced community in terms of housing types and economic appeal, including housing for various age groups, family sizes, racial and ethnic compositions."

The Otay Mesa Community Plan proposes a variety of housing densities within the residential component of the plan. These densities range from very low-density (0-5 dwelling units per net acre) to medium-density (15-30 dwelling units per net acre). Different housing types would be provided under each density category, therefore, general adherence to the density requirements of the plan would result in the creation of a balanced community. The Santee Investments Otay Mesa Precise Plan proposes to provide approximately 25 acres of residential development at a density range of 20-30 dwelling units per acre. This is in general conformance with the community plan, which designates low- (5-10 dwelling units per net acre), low-medium (10-15 dwelling units per acre) and medium- (15-30 dwelling units per acre) density development within the precise plan area. Due to the siting requirements for the community park and high school, the applicant chose to combine the permitted densities on the site to achieve a maximum unit count permitted for this area by the community plan. The development of this precise planning area in conjunction with the development of the other residential areas within the community plan will result in the provision of housing for various age groups, family sizes and social and ethnic compositions. In order to promote a racially balanced community, advertising methods will be employed to inform minority and majority households that the planning area will be available on an equal-opportunity basis. A concentrated effort will be made by the developer to reduce development costs and create affordable housing.

"Locate residential uses where they can be adequately served with community facilities and protected from incompatible land uses."

The residential component of this precise plan area is generally situated between the school/park site and the neighborhood commercial site. As a result, the primary community facilities necessary to serve the immediate needs of future residents will be located within walking distance of the residential units. Further, the high school, community park and neighborhood commercial site are situated in the approximate location suggested by the community plan, thereby ensuring that surrounding development areas will also be adequately served with community facilities. The **Design Element** of the Precise Plan incorporates various measures to adequately buffer and separate potentially conflicting land uses from one another.

"Preserve privacy and views; avoid unstable soils areas subject to liquefaction, slippage or earthquake faults."

Privacy will be provided through the implementation of the **Design Element** of this Precise Plan, while views will be provided where available through the preservation of adjoining canyon areas. The major viewpoints within the plan area will occur along the western edge of the high school site.

While development will occur in mesa top areas with expansive soils, engineering and design measures will be taken to ensure suitable development conditions. Protective buttressing, setback considerations, or other appropriate techniques recommended by soils engineers will also be employed to protect residents and the public from potential landslides.

"Encourage the clustering of housing to preserve the maximum amount of open space in the community."

Although the community plan does not designate any of the precise plan area as open space, the majority of the canyon heads that occur on the property will be preserved in their natural state.

"Provide lower cost housing opportunities including mobile and manufactured homes for persons of low- and moderate-income, where feasible, and consider the unique needs of the elderly with regard to housing, street and open space designs."

Every effort will be made to reduce development costs and provide affordable housing. However, the community plan does not designate mobile and manufactured home development within this precise plan area.

No specific housing sites are designed in the Precise Plan for the elderly. The best opportunities for such housing would occur in conjunction with higher-density attached housing complexes within easy walking distances of commercial sites. The future "town center" located to the north of this planning area could appropriately incorporate elderly housing into the planned multi-use complex.

"Encourage development to occur easterly from Interstate 805 only as full community needs and amenities may be met by the private sector."

In compliance with the community plan, as well as with City Council Policy 600-28, the financing plan shall be modified to ensure that public facilities needed to serve the residential component of the planning area will be provided concurrent with the needs of the community in each phase of development.

"Promote realistic phasing of development."

The development of this Precise Plan will be dependent upon the phasing of the surrounding planning areas such as California Terraces and Robinhood Ridge. Development will be contingent upon the availability of an adequate circulation system, as well as marketing considerations, the logic of land development and other economic factors. As indicated earlier, a financing plan will be adopted to indicate financing methods and timing of improvements.

PRECISE PLAN CRITERIA

The Otay Mesa Community Plan provides guidelines for the contents and preparation of precise plans. These guidelines are restated below. Each is followed by a brief discussion of compliance by this Precise Plan.

The development unit precise plan must *"be in general conformance with the Otay Mesa Community Plan objectives and proposals in terms of overall density, neighborhood concept, major open space delineation, and major and collector street patterns."*

As indicated in the maps and text, the Precise Plan is in substantial conformance with the objectives and proposals of the Otay Mesa Community Plan. Specifically, the overall density conforms to that indicated in the community plan, and all of the uses intended of inclusion within this planning area are provided including: a 20-acre community park site, a +/-50-acre senior high school site, a residential component and a neighborhood commercial site. Although not required by the community plan, a number of significant canyon heads are to be preserved as open space. Finally, the street patterns proposed by this Precise Plan are consistent with the requirements of the community plan.

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 Otay Mesa circulation system."*

The **Circulation Element** describes the complete circulation network, including the street system and transit. Conformance of the street system to the community plan is also addressed.

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."*

Figure 21 depicts the bicycle system and pedestrian path network linking the neighborhood/ community facilities and residential areas within the precise plan area. The connections to the community-wide bicycle, pedestrian and path systems are also described.

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

The **Land Use Element** addresses the residential uses to be provided, and describes how this planning area contributes to community-wide housing balance.

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."*

The location and characteristics of neighborhood/community facilities are discussed in the **Land Use**, **Public Services and Facilities** and **Parks, Open Space and Sensitive Resources Elements** of this Precise Plan. These facilities include the +/-50-acre high school, the 20-acre

community park and a 13.2-acre neighborhood commercial center. Design guidelines for these facilities are identified in the **Design Element**. Prior to adoption of this Precise Plan, the sites and designs for the school and park will be approved by the Sweetwater Union High School District and City Park and Recreation Department.

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

The **Plan Implementation Element** outlines the phasing and financing of public facilities to be provided through the Public Facilities Financing Plan.

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

An environmental impact report has been prepared in conjunction with this Precise Plan and is considered a companion document to the Santee Investments Otay Mesa Precise Plan.

Appendix A

APPENDIX A

PLANT PALETTE

NEIGHBORHOOD ENTRIES AND RESIDENTIAL INTERIOR STREETS

Trees

Schinus terebinthifolius	Brazilian Pepper Tree
Parkinsonia aculeata	Mexican Palo Verde
Quercux ilex	Holly Oak
Pinus canariensis	Canary Island Pine

Shrubs

Arbutus unedo "compacta"	Compact Strawberry Tree
Cistus purpureus	Rock Rose
Cotoneaster lacteus	Red Clusterberry
Escallonia "compacta"	Escallonia
Lantana carnarra	Lantana
Lantana montevidensis	Lantana

Vines

Bougainvillea brasiliensis	Bougainvillea
Doxanthus unguis-cati	Cat's Claw

Accents

Echium fastuosum	Pride of Madeira
Limonium perezii	Statice
Moraea iridioides	Fortnight Lily

Groundcover

Aptinia cordifolia	Baby Sunrise
Baccharis pilularis	Coyote Brush
Drosanthemum hispidum	Rosea Ice Plant
Malephora crocea	Crocea Ice Plant
Phylla naliflora	Lippia

PLANT PALETTE (continued)

PARKWAY ALONG CALIENTE BOULEVARD AND AIRWAY ROAD

Trees

KoeIreuteria bipinnata	Chinese Flame Tree

Shrubs

Ceanothus griseus	Carmel Creeper
Coprosma kirkii	Coprosma
Elaeagnus pungens	Silverberry
Grevillea noelli	Grevillea
Nerium oleander "petite pink"	Oleander
Photinia fraseri	Photinia
Pittosporum tobira "variegata"	Variegated Tobira
Pittosporum tobira "wheeleri"	Dwarf Tobira
Raphiolepis indica	India Hawthorn
Thevitia peruviana	Yellow Oleander
Xylosma congestum	Shiny Xylosma

Vines

Bougainvillea brasiliensis	Bougainvillea
Doxanthus unguis-cati	Cat's Claw

Accents

Ageratum houstonianum	Floss Flower
Echium fastuosum	Pride of Madeira
Limonium perezii	Statice
Moraea iridioides	Fortnight Lily

Groundcover

Aptinia cordifolia	Baby Sunrise
Drosanthemum hispidum	Rosea Ice Plant
Malephora crocea	Crocea Ice Plant

PLANT PALETTE (continued)

PARK SITE AND HIGH SCHOOL

Trees

Eucalyptus citriodora	Lemon-scented Gum
Eucalyptus sideroxylon	Red Ironbark
Pinus canariensis	Canary Island Pine
Pinus eldarica	Mondell Pine
Platanus racemosa	California Sycamore

Shrubs

Callistemon citrinus	Lemon Bottlebrush
Escallonia fradesii	Escallonia
Lantana camarra	Lantana
Lantana montevidensis	Lantana
Leptospermum laevigatum	Tea Tree
Nerium oleander "petite pink"	Oleander
Photinia fraseri	Photinia

Vines

Bougainvillea brasiliensis	Bougainvillea
Doxanthus unguis-cati	Cat's Claw
Tecomaria capensis	Cape Honeysuckle

Accents

Echium fastuosum	Pride of Madeira
Limonium perezii	Statice
Moraea iridioides	Fortnight Lily

Groundcover

Aptinia cordifolia	Baby Sunrise
Baccharis pilularis	Coyote Brush
Drosanthemum hispidum	Rosea Ice Plant
Malephora crocea	Crocea Ice Plant
Phylla nodiflora	Lippia

PLANT PALETTE (continued)

MULTIFAMILY RESIDENTIAL PROJECTS

Trees

Agonis flexuosa	Peppermint Willow
Callistemon viminallis	Bottlebrush
Cupania anacardioides	Carrot Wood
Pinus canariensis	Canary Island Pine
Schinus terebinthifolius	Brazilian Pepper
Tristania conferta	Brisbane Box

Shrubs

Arbutus unedo "compacta"	Compact Strawberry Tree
Coprosma kirkii	Coprosma
Grevillea noelli	Grevillea
Nerium oleander "petite pink"	Oleander
Pittosporum tobira "variegata"	Variegated Tobira
Pittosporum tobira "wheeleri"	Dwarf Tobira
Raphiolepis indica	India Hawthorn
Thevitia peruviana	Yellow Oleander
Xylosma congestum	Shiny Xylosma

Vines

Bougainvillea brasiliensis	Bougainvillea
Doxanthus unguis-cati	Cat's Claw
Tecomaria capensis	Cape Honeysuckle

Accents

Echium fastuosum	Pride of Madeira
Limonium perezii	Statice
Moraea iridioides	Fortnight Lily

Groundcover

Aptinia cordifolia	Baby Sunrise
Baccharis pilularis	Coyote Brush
Drosanthemum hispidum	Rosea Ice Plant
Phylla nodiflora	Lippia

PLANT PALETTE (continued)

COMMERCIAL AREA

Trees

Arecastrum romanoffianum	Queen Palm
Erythrina corallides	Naked Coral Tree
Erythrina humeana	Natal Coral Tree
Melaleuca leucadendra	Cajeput Tree
Olea europea	Olive Tree (fruitless)
Pinus canariensis	Canary Island Pine
Schinus terebinthifolius	Brazilian Pepper

Shrubs

Cistus hyridus	White Rock Rose
Cistus purpureus	Rock Rose
Cotoneaster lacteus	Red Clusterberry
Escallonia "compacta"	Escallonia
Grevillea noelli	Grevillea
Nerium oleander "petite pink"	Oleander
Pittosporum tobira "variegata"	Variegated Tobira
Pittosporum tobira "wheeleri"	Dwarf Tobira
Plumbago auriculata	Cape Plumbago
Raphiolepis indica	India Hawthorn
Xylosma congestum	Shiny Xylosma

Vines

Bougainvillea brasiliensis	Bougainvillea
Doxanthus unguis-cati	Cat's Claw
Tecomaria capensis	Cape Honeysuckle

Accents

Centaurea cineraria	Dusty Miller
Echium fastuosum	Pride of Madeira
Limonium perezii	Statice
Hemerocallis hybrids	Daylily

Groundcover

Aptinia cordifolia	Baby Sunrise
Baccharis pilularis	Coyote Brush
Drosanthemum hispidum	Rosea Ice Plant
Phylla nodiflora	Lippia