

AN AMENDMENT TO

CARMEL VALLEY

CARMEL DEL MAR

NEIGHBORHOOD 4

PRECISE PLAN

ADOPTED July 30, 1996



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Note: Only those sections from the Neighborhood 4, 5 & 6 Precise Plan document, dated October 16, 1990, that required changes have been included in this addendum. This addendum is an insert to the Neighborhood 4, 5 and 6 Precise Plan.

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CARMEL VALLEY NEIGHBORHOODS 4, 5, & 6

PRECISE PLAN

PREFACE

On November 18, 1982, the City Planning Commission of the City of San Diego unanimously approved the Carmel Valley Neighborhoods 4, 5, & 6 Precise Plan within the Carmel Valley Community Plan by Resolution No. 4085. In addition, the Commission considered and certified the Environmental Impact Report (EQD No. 81-12-12) by Resolution No. 4083.

The City Council of the City of San Diego unanimously adopted the Carmel Valley Neighborhoods 4, 5, & 6 Precise Plan on December 14, 1982, by Resolution No. 257673. By Resolution No. 257672 the Council also certified the information contained in the Environmental Impact Report for compliance with the California Environmental Quality Act of 1970. In addition, the findings of the EIR were approved by Resolution No. R-257674. The Plan and EIR are on file in the office of the City Clerk.

On November 1, 1984, the City Planning Commission of the City of San Diego unanimously approved an amendment of the Precise Plan (Resolution No. 5295) relative to shifting two commercial centers and adding twenty-one acres of employment center uses. Also, the Commission considered and certified Negative Declaration No. 84-0594 by Resolution No. 5291.

The City Council of the City of San Diego unanimously adopted the Precise Plan on December 18, 1984, by Resolution No. 262226 and certified the Negative Declaration by Resolution No. 262225.

The City Council of the City of San Diego unanimously adopted an amendment to Carmel Valley Neighborhoods 4, 5, & 6 Precise Plan on March 22, 1988, by Resolution No. 270598.

On July 12, 1990, the Planning Commission of the City of San Diego approved an amendment to Neighborhood 4 (Resolution No. 0723), which decreased the number of residential units from 1,004 to 951; added a 5.0 acre neighborhood shopping center and provided an alternative open space designation for right of way reserved for a future freeway.

The City Council of the City of San Diego unanimously adopted the amendment on October 16, 1990, by Resolution No. 276725.

On July 11, 1996, the Planning Commission of the City of San Diego (unanimously) approved an amendment to Neighborhood 4 (Resolution No. 2335-PC) which added a 72 acre area which includes 275 dwelling units, 8 acres of equestrian area and 25 acres of pasture, trails and open space.

On July 30, 1996, the City Council of the City of San Diego certified the Environmental Impact Report by Resolution No. R-287703 and adopted the Neighborhood 4 amendment on July 30, 1996 by Resolution No. R-287704.

I. INTRODUCTION

A. PURPOSE

This precise plan has been prepared in accordance with the requirements of the ~~North City-West~~ Carmel Valley Community Plan. The community plan requires the preparation of individual precise plans for each of the identified neighborhoods within Carmel Valley prior to the approval of tentative maps, zoning changes or grading plans for each neighborhood. The purpose of this precise plan is to provide guidelines for the development of Neighborhoods 4, 5 and 6 encompassing approximately 822 894 acres of Carmel Valley.

Companion documents to this precise plan include its accompanying environmental impact report, and the Carmel Valley Planned District Ordinance (PDO). The Carmel Valley Public Facilities Financing Plan and the School Facilities Master Plan are also applicable to this precise plan. When adopted, the precise plan and attendant documents will become the basis for reviewing tentative maps and other plans for development within the precise plan area. The Carmel Valley PDO and Urban Design Guidelines establish the procedures and standards for city review of land development, and maintenance of public facilities are governed by the Public Facilities Financing Plan. The methodology for the provision of schools is outlined in the School Facilities Master Plan.

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

B. LOCATION

The precise plan area, encompassing Neighborhoods 4, 5 and 6 of Carmel Valley, is located north of Carmel Valley Road within the central portion of the city of San Diego's Carmel Valley Community Planning area. The property is bordered on the south by Carmel Valley Road and SR-56; on the west by El Camino Real; Interstate 5 (I-5) is located west of El Camino Real. The designated town center for Carmel Valley, the designated first neighborhood of Carmel Valley, are located immediately north of the precise plan area. The eastern portion of the property is roughly bordered by the northern extension of Carmel Valley Road. ~~Figure 1~~ Figures 1 and 1A serve as location and vicinity maps of the property.

D. PLANNING BACKGROUND

Carmel Valley was first identified by the City of San Diego as an area for future growth and development in its Progress Guide and General Plan, adopted in 1967. On February 27, 1975 the San Diego City Council adopted the Carmel Valley Community Plan. ~~Figure 2~~ Figures 2 & 2A depict the community plan area and locates the precise plan area within the community plan boundaries. The community plan outlines the conceptual development of Carmel Valley and calls for the orderly development of residential, commercial, and industrial land uses and public facilities on ~~4,286~~ 4,358 acres of land generating an estimated population of ~~40,200~~ 40,961 housed in approximately ~~12,970~~ 14,245 dwelling units.

In the Carmel Valley Community Plan, the City of San Diego identified the specific process by which development in the precise plan area should take place. The community plan divides Carmel Valley into separate precise plan development units (PDU's), as shown in ~~Figure 2~~ Figures 2 & 2A, and requires the adoption of a precise plan for each PDU prior to the approval of any subdivision maps, zoning changes, or grading plans. The community plan outlines specific information to be included in each precise plan as described below:

- The development unit precise plan must be in general conformance with the Carmel Valley Community Plan objectives and proposals in terms of overall density, neighborhood concept, major open space delineation and major and collector street patterns;
- Illustrate the complete circulation system, including local streets and transit, and further indicate how the system will relate to the total Carmel Valley circulation system;
- Illustrate a system of separate bicycle and pedestrian pathways linking the neighborhood center with the residential areas and open space system and also illustrate how these pathways can link to the town center;
- Contain data describing the housing balance projected regarding the quantity and/or proportion of low and moderate income housing, as well as a plan describing efforts to be made to maintain and ethnic and racial balance;
- Contain a detailed design plan for the layout of the neighborhood center including shopping area and uses, neighborhood school and park; the city and local school district must agree to the sites and design of the facility;
- Illustrate the timing of necessary public facilities through the assessment district and fees approach to serve the development; and
- Contain an environmental impact statement.

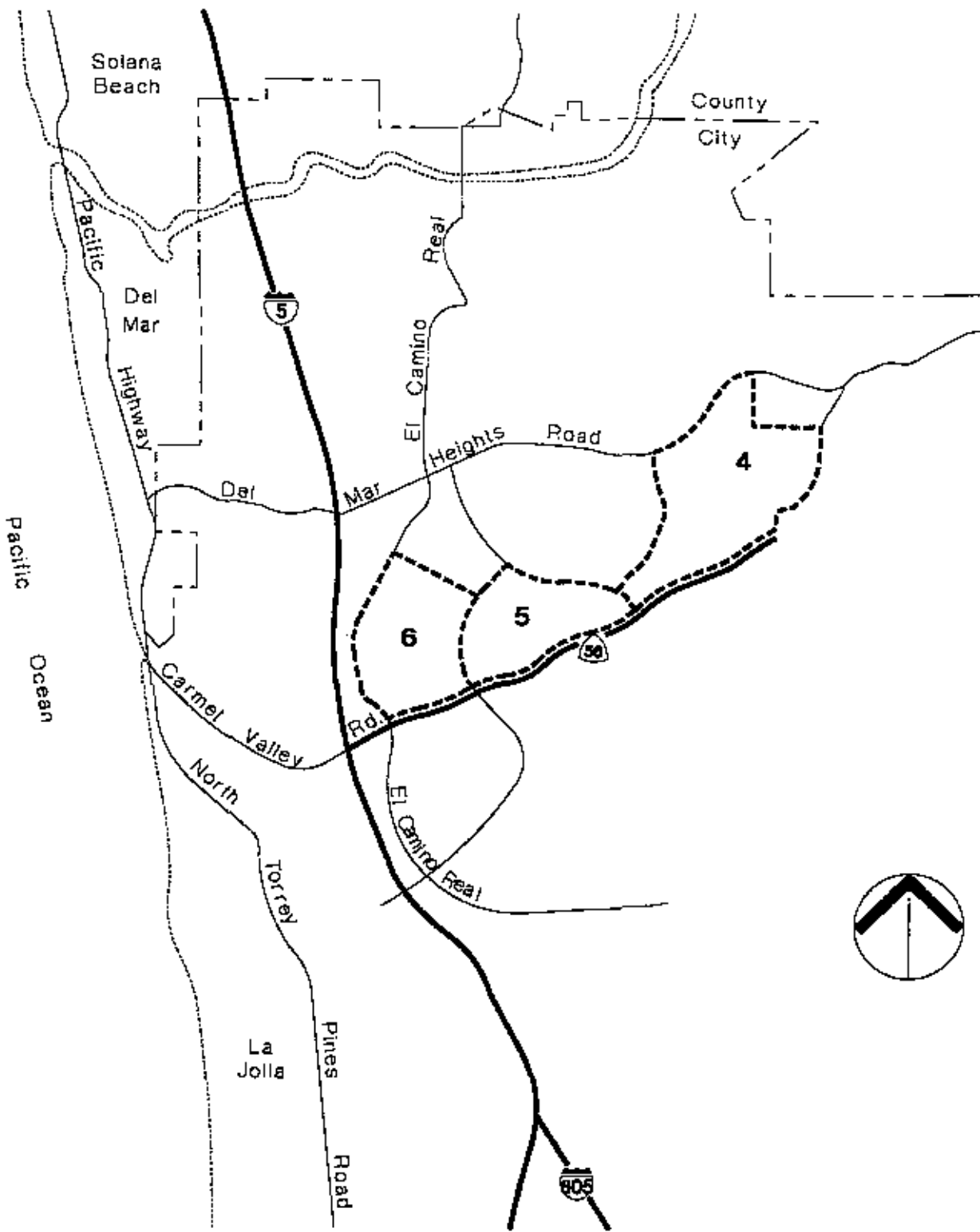
Source: Carmel Valley Community Plan, 1975.

At the present time, precise plans for ten PDU's within Carmel Valley have been prepared and adopted by the City of San Diego (illustrated in ~~Figure 2~~ Figures 2 & 2A). Each of these PDU's contains the required information and has been found to be in conformance with the Carmel Valley Community Plan.

The precise plan described in this document is a plan for three PDU's as shown on ~~Figure 2~~ Figures 2 & 2A. These three PDU's are referred to in this document as Neighborhoods 4, 5 and 6. Authorization to prepare a single precise plan covering all three PDU's was granted by the Planning Commission on December 11, 1981. On December 14, 1982, the City Council adopted the Precise plan by Resolution #257673. On December 18, 1984, and March 22, 1988, the City Council amended the Precise Plan by Resolution #262226 and 270598 respectively.

On July 11, 1996, the Planning Commission of the City of San Diego (unanimously) approved an amendment to Neighborhood 4 (Resolution No. 2335-PC) which added a 72 acre area which includes 275 dwelling units, 8 acres of equestrian area and 25 acres of pastures, trails and open space.

On July 30, 1996, the City Council of the City of San Diego certified the Environmental Impact Report by Resolution No. R-287703 and adopted the Neighborhood 4 amendment on July 30, 1996 by Resolution No. R-287704.

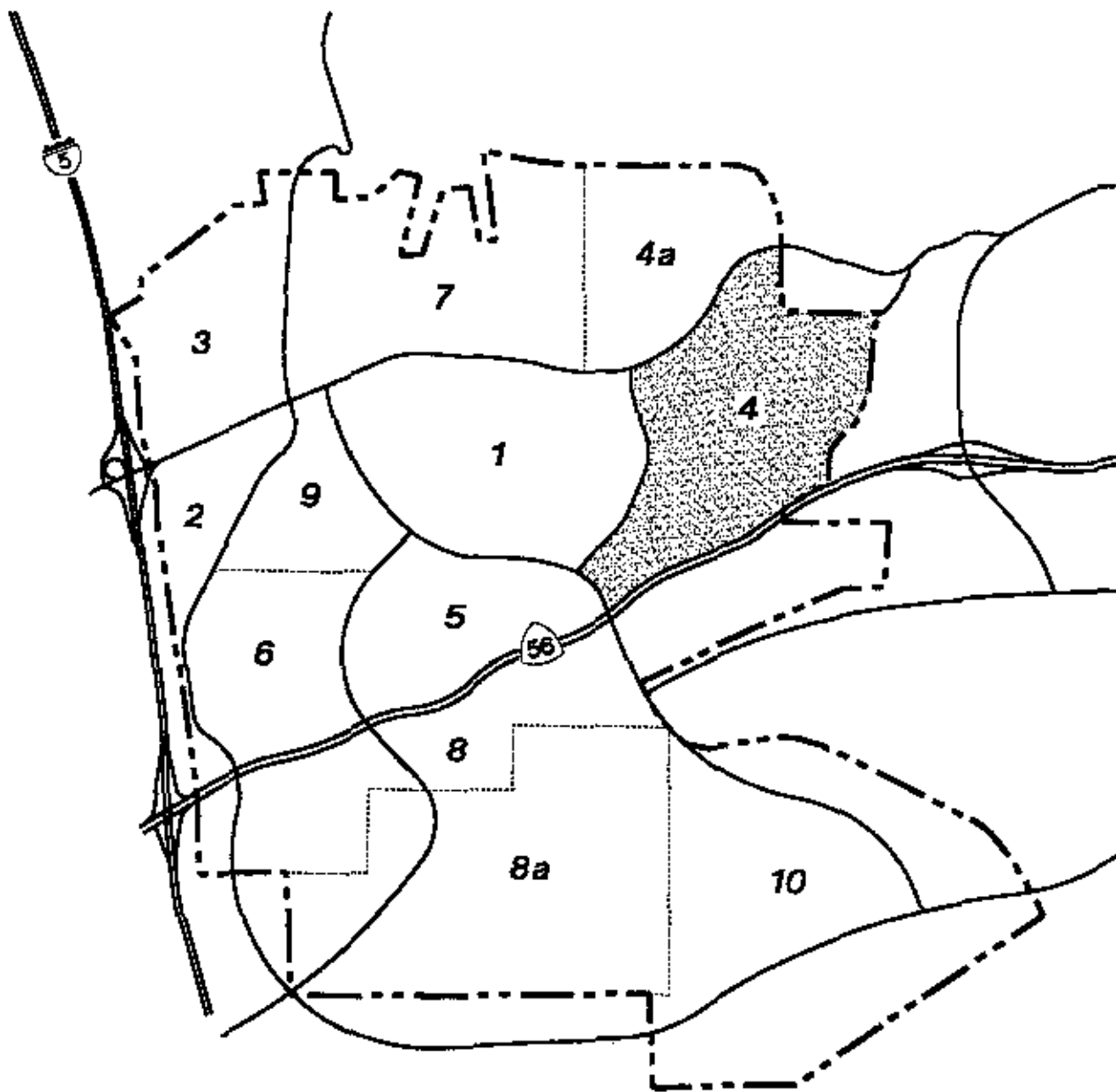


Location Map
ADDENDUM TO
CARMEL VALLEY PRECISE PLAN
NEIGHBORHOOD 4
 JULY 19, 1996
FIGURE 1A

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KIMLEY-HORN and ASSOCIATES



Development Units
ADDENDUM TO
CARMEL VALLEY PRECISE PLAN
NEIGHBORHOOD 4
 JULY 19, 1996
 FIGURE 2A

R. V. HORN AND ASSOCIATES, INC. - LHM 7.2.DWG



KIMLEY-HORN and ASSOCIATES

E. OPPORTUNITIES AND CONSTRAINTS ANALYSIS

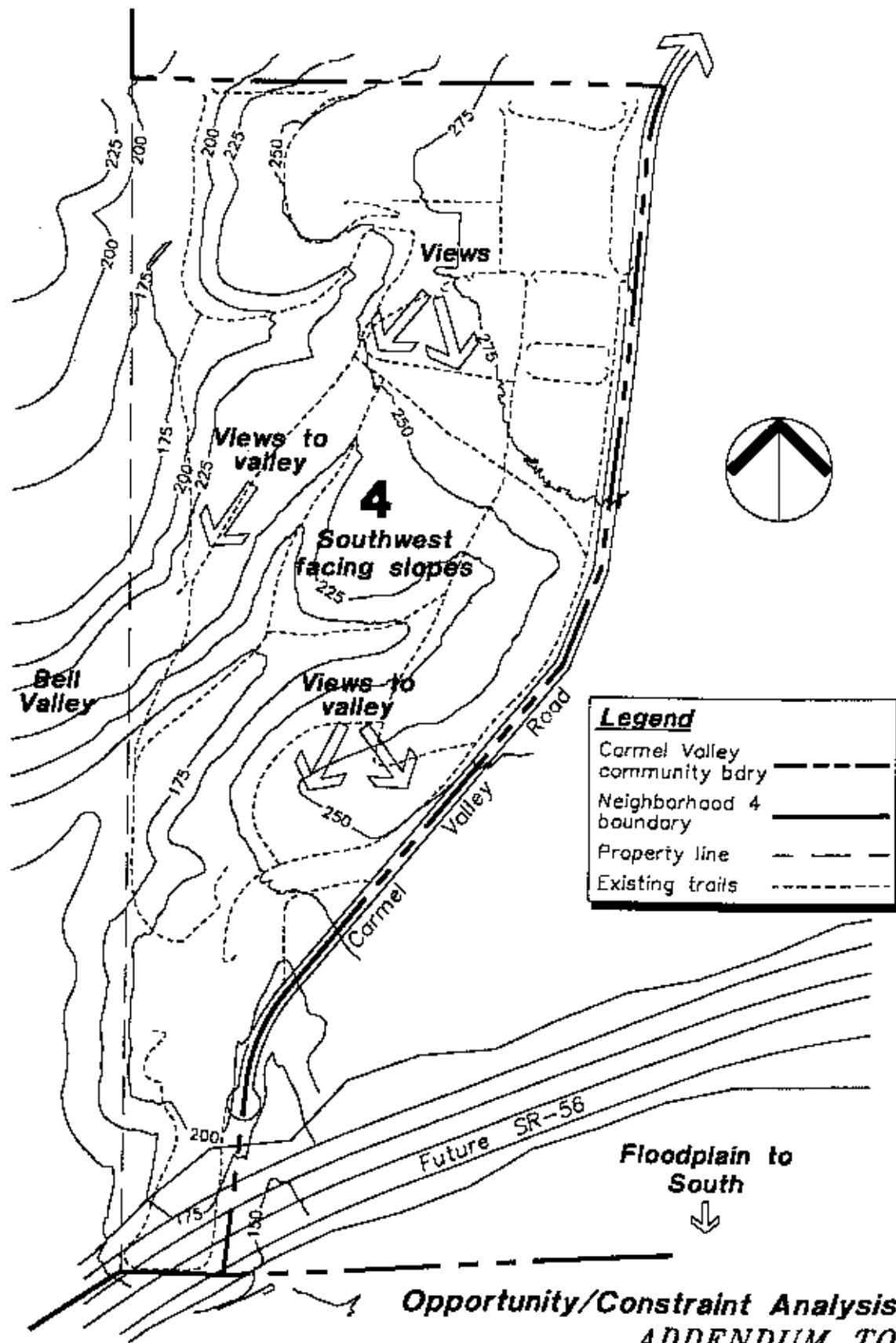
Prior to designating land uses for the precise plan area, a preliminary opportunities and constraints analysis of the property was conducted. The analysis included a review of general biological, geological, and topographic constraints to development; an examination of potential road alignments and proposed public facilities; and an evaluation of potential views and ease of access to and from the precise plan area. The results of that analysis are shown in ~~Figure 3~~ Figures 3 & 3A.

Flood hazard would not be a significant constraint to development of the precise plan area. As shown in ~~Figure 3~~ Figures 3 & 3A, the 100-year floodplain boundary for Carmel Creek is located south of the proposed alignment for Carmel Valley Road.

Visual resources within the precise plan area include views of the Pacific Ocean to the west, Carmel Valley to the south, and Black Mountain and other significant features along the I-15 corridor to the east. From the higher areas in the western portion of the property, scenic views of the Pacific Ocean and Torrey Pines State Reserve are available. Ocean views as well as views of Black Mountain, Rancho Bernardo, and Rancho Peñasquitos are available from the extreme eastern portion of the property. Observers in the central portion of the property are afforded pleasant views of Carmel Valley to the south.

Landforms in the eastern most portion of the precise plan area provide an important visual resource element to the Carmel Valley area and the North City Future Urbanizing Area, including SR-56, which is a proposed "scenic highway."

The eastern portion of Neighborhood 4 has the greatest topographic relief. The higher elevation mesas provide outstanding views to the southwest. The lower elevations of Bell Valley will provide the opportunity for pasture, trails and open space.



Opportunity/Constraint Analysis
ADDENDUM TO
CARMEL VALLEY PRECISE PLAN
NEIGHBORHOOD 4
JULY 19, 1996
FIGURE 3A

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II. LAND USE ELEMENT

A. INTRODUCTION

This section describes the type, location, and acreage of various land uses proposed for the precise plan area. It is important to note that this Land Use Element provides only a quantitative or "structural" description of the precise plan. The Urban Design Element deals with the more qualitative or design aspects of the land uses proposed for the precise plan area.

While the precise plan outlines specific land use acreage for each neighborhood as well as residential densities and dwelling unit counts for each residential site, the site sizes, densities, and yields may be subject to minor modification during precise engineering and design. Such modifications may be required due to adjustments in road alignments, grading, and utility design during engineering of development plans and tentative maps.

C. RESIDENTIAL COMPONENT

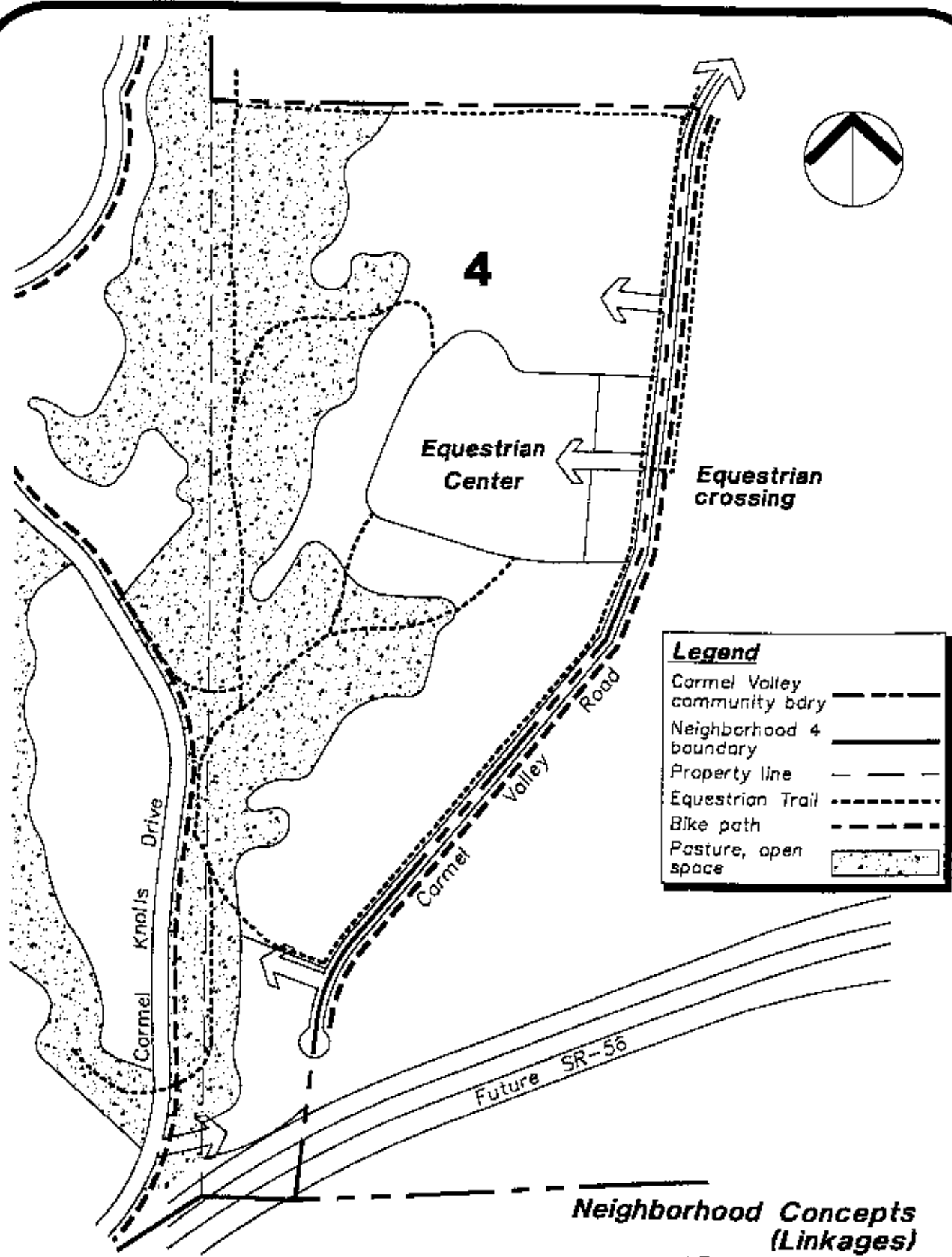
1. Neighborhood 4

Neighborhood 4 is the largest and eastern most neighborhood within the precise plan area and contains the greatest amount of topographic relief. The northern portion of Neighborhood 4 is characterized by two ~~three~~ mesa top areas which are divided by fairly steep south-trending canyons. Bell Valley is located in the southeastern portion of Neighborhood 4.

With a total of ~~337.87~~ 409.87 acres, approximately ~~954~~ 1226 dwelling units are proposed within Neighborhood 4, with a gross neighborhood density of ~~2.81~~ 3.0 du's/acre and a net residential density of ~~4.42~~ 4.8 du's/acre. The land uses proposed for Neighborhood 4 are shown in Figure 5 and 5a. ~~Table 1 is a~~ Table 1 and 1A include land use acreage ~~analysis~~ analyses of the neighborhood. All acreage is subject to minor modification during detailed engineering and design. Consequently, the dwelling unit calculations provided within this precise plan may be subject to some modification.

Neighborhood 4 is oriented in a north-south direction, taking advantage of topography which falls toward Carmel Valley. The collector loop system of bikeway, pedestrian, and automobile circulation generally trends in a north-south direction. Several fringes of open space, as schematically outlined within the Carmel Valley Community Plan, have been incorporated into the overall design of the neighborhood. A nature trail (see figure 6) is proposed within these natural open space areas. Access to the neighborhood is proposed from Del Mar Heights Road, Carmel Country Road, Carmel Canyon Road, Carmel Valley Road and possibly Carmel Knolls Drive, which connect to the loop collector system. This loop system, in turn, focuses upon the school/park site along Del Mar Heights Road and the commercial center within the Carmel Valley neighborhood and Neighborhood 4. The school/park site along Del Mar Heights Road, while at the northern end of Neighborhood 4, is actually centrally oriented to its service area since it must also serve the future neighborhood north of Del Mar Heights Road. The overall design of the collector loop system, with its attendant bikeways and pedestrian ways and the north-south trending open space system, facilitates easy access to the school/park site and reduces the effective distance between residential areas and this important neighborhood facility.

As Updated 1/25/96, at 1/18/96 - COK/DMC



Legend

Carmel Valley community bdry	---
Neighborhood 4 boundary	—
Property line
Equestrian Trail	- - - - -
Bike path	— — — — —
Pasture, open space	[Stippled Box]

**Neighborhood Concepts
(Linkages)**
**ADDENDUM TO
 CARMEL VALLEY PRECISE PLAN
 NEIGHBORHOOD 4**
 JULY 19, 1996
 FIGURE 4A

TABLE 1A

Neighborhood 4 Land Use

Proposed Land Use	Number of Lots	Total Acres
Single Family (SF-1)	951	215.02
<u>Single Family (SF-2)</u>	<u>220</u>	<u>35.00</u>
<u>Multi-Family (MF-1)</u>	<u>55</u>	<u>4.00</u>
Open Space	14	49.44
<u>Open Space, Pastures, Trails</u>	<u>1</u>	<u>25</u>
*Recreation Centers	2	(1.80)
School/Park Site	1	16.10
Neighborhood Commercial	1	5.00
Major Collector Streets		52.31
Equestrian	1	<u>8.00</u>
TOTALS	<u>1226 DU's</u>	<u>409.87</u>

* Included within residential acreage.

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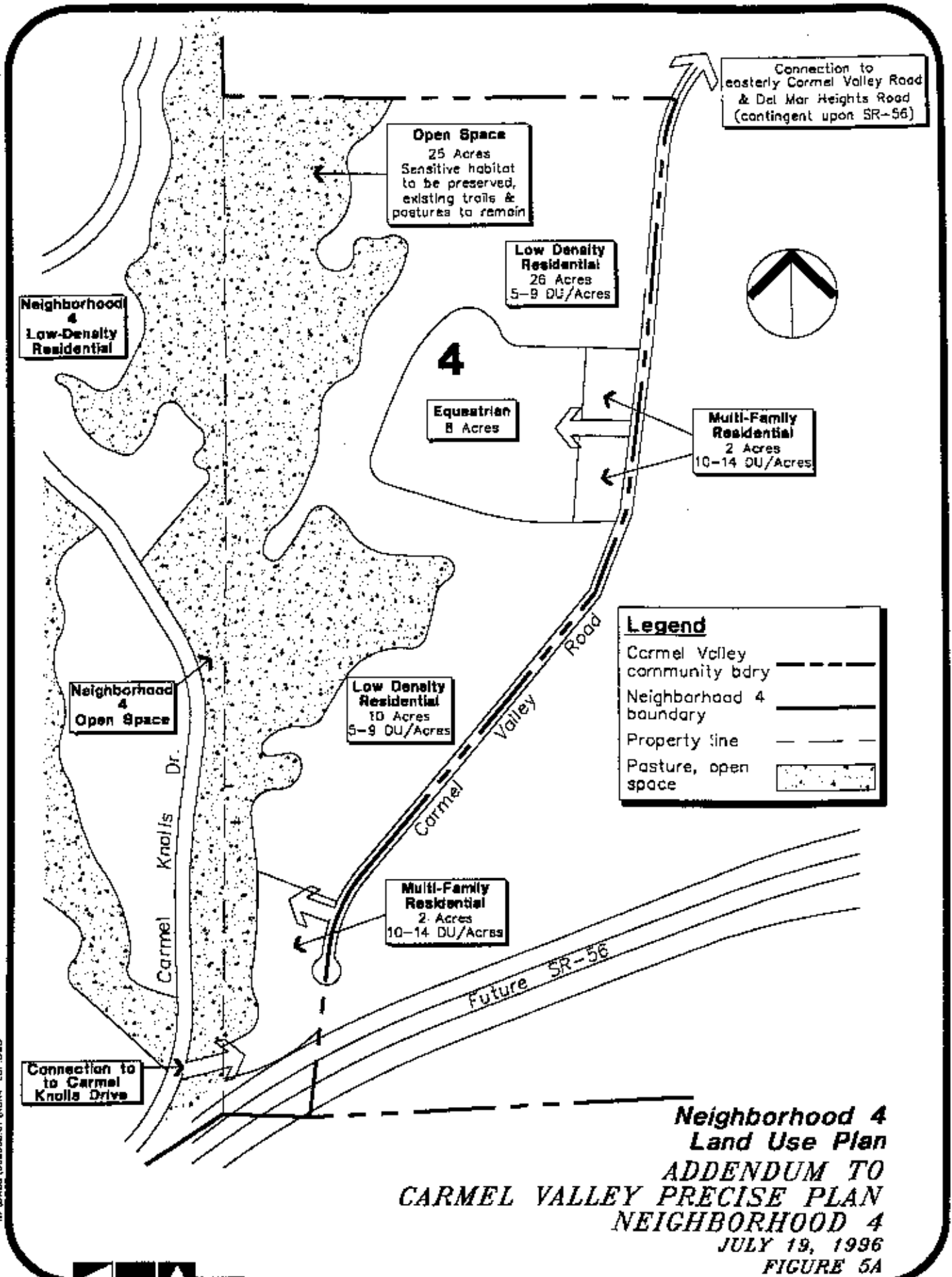
TABLE 4A

Population and Housing Mix

	Total Acreage	Residential Acreage	No. of DU's & Density	Percent of Total Neigh- borhood DU's	Persons/ DU	Estimated Population
<u>Neighborhood 4</u>						
Single-Family Detached	250.02	250.02	1171.00	95 %	2.90	3483.00
Multi-Family	4.00	4.00	55.00	5 %	2.50	125.00
Other	155.85	0.00				
Neighborhood Totals	409.87	254.02	1226.00 4.8 Du/Ac	100%	2.90	3608.00
<u>Neighborhood 5</u>						
Single Family Detached	-----	-----	663.00	74%	2.90	1923.00
Duplex (Paired Single-Family)	-----	-----	234.00	26%	2.50	585.00
Neighborhood Totals	242.65	155.11	897.00 5.81 Du/Ac	100%	-----	2508.00
<u>Neighborhood 6</u>						
Attached Residential (Condominiums)	-----	-----	1782.00	100%	1.85	3297.00
Neighborhood Totals	241.46	136.82	1782.00 13.82 Du/Ac	100%	-----	3297.00
PRECISE PLAN AREA TOTALS	893.98	543.04	3904.00 7.2 Du/Ac	-----	-----	9073.00

* Based on current estimates of family size figures in similar product types.

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**Neighborhood 4
Land Use Plan
ADDENDUM TO
CARMEL VALLEY PRECISE PLAN
NEIGHBORHOOD 4
JULY 19, 1996
FIGURE 5A**

A total of 951 1,176 single-family detached, and 55 multi-family dwelling units is are proposed which would tend to accommodate approximately 2,760 3,521 persons at a family size of 2.9 persons per dwelling unit. This The higher end single-family product takes advantage of the higher elevation and views available of Black Mountain, across north City, and the ocean. In the eastern portion of Neighborhood 4, 2 acres of multi-family are incorporated into the eastern portion of the equestrian center. This multi-family residential will provide housing for the equestrian workers, as well as creating a buffer between the Equestrian Center and Carmel Valley Road to the east. Larger "view lot" style home sites are located to the north and west of the equestrian center. South of the equestrian use, the residential uses are characterized by smaller single-family detached homes with 2 acres of multi-family to create a range of housing types. The eastern portion of Neighborhood 4 shall preserve the natural, undulating appearance of the existing landform. Design criteria for the housing layout shall emphasize variations in placement, form of structures and height so as to prevent a monolithic look from off-site.

2. Marine Corps Air Station (MCAS) Miramar

Neighborhood 4 is located west of the Julian departure corridor for Marine Corps Air Station (MCAS) Miramar. While development on the property is considered compatible with flight operations, some residents may experience concern over aircraft noise and overflight. Occupants will both see and hear military aircraft and will experience varying degrees of noise and vibration. The Marine Corps believes that enhanced awareness within affected areas would be an advantage to nearby communities.

F. DEVELOPMENT PHASING

Phasing of development within Neighborhoods 4, 5 and 6 is proposed to be directly related to the provision of the major street network and other infrastructure as set forth within the adopted Public Facilities Financing Plan for Carmel Valley. With this assurance that public facilities will be provided commensurate with the provision of housing, actual phasing of individual housing products can become a function of the marketplace.

It is anticipated that development will begin within Neighborhood 6, more specifically lots 7, 8 and 9 and within units 1, 2 and 3 within Neighborhood 5. These specific areas are located with easy access from Carmel Valley Road, El Camino Real and the first major street inward from El Camino Real. A total of 5 major products can be marketed at one time throughout this phasing procedure. Sewer, water, road access and utilities can be provided with minimal offsite extension cost. This phasing sequence is also consistent with the philosophy of expanding development within Carmel Valley from west to east in order to take advantage of freeway and major street access with minimal cost.

The designation of Carmel Valley Road as an official state route (SR-56), shall dictate future changes in right-of-way requirements for Carmel Valley Road. This, in turn, will necessitate concurrent revisions in land use, tentative maps, and development plans for Neighborhood 4 and 5. The precise plan takes these potential factors into account by initiating development within Phase 1 which is not adjacent to Carmel Valley Road.

After the first phase of development is well underway, expansion will radiate outward to encompass needed product types. Figure 12 illustrates the phasing plan. Figure 12A illustrates the phasing plan for the eastern most portion of Neighborhood 4. This final Phase 5, as proposed, is contingent upon the completion of the SR-56 expressway. Full buildout of Phase 5 will require improvements to the circulation network. Table 7 outlines the required improvements necessary for incremental phases of development.

G. ZONING IMPLEMENTATION

Adoption of the precise plan is but one step in the series needed to initiate development within the precise plan area. While the precise plan and attendant design element provide guidelines for the review of development plans and tentative maps, actual implementation depends upon the implementation mechanisms provided within the City Zoning Ordinance. For the implementation of the precise plan for Neighborhoods 4, 5 and 6, zoning is proposed as illustrated on Figures 13, 13A, 14 and 15 and as briefly described in ~~Table 5~~ Tables 5 and 5A.

PLANNING DEPARTMENT ZONING DIVISION

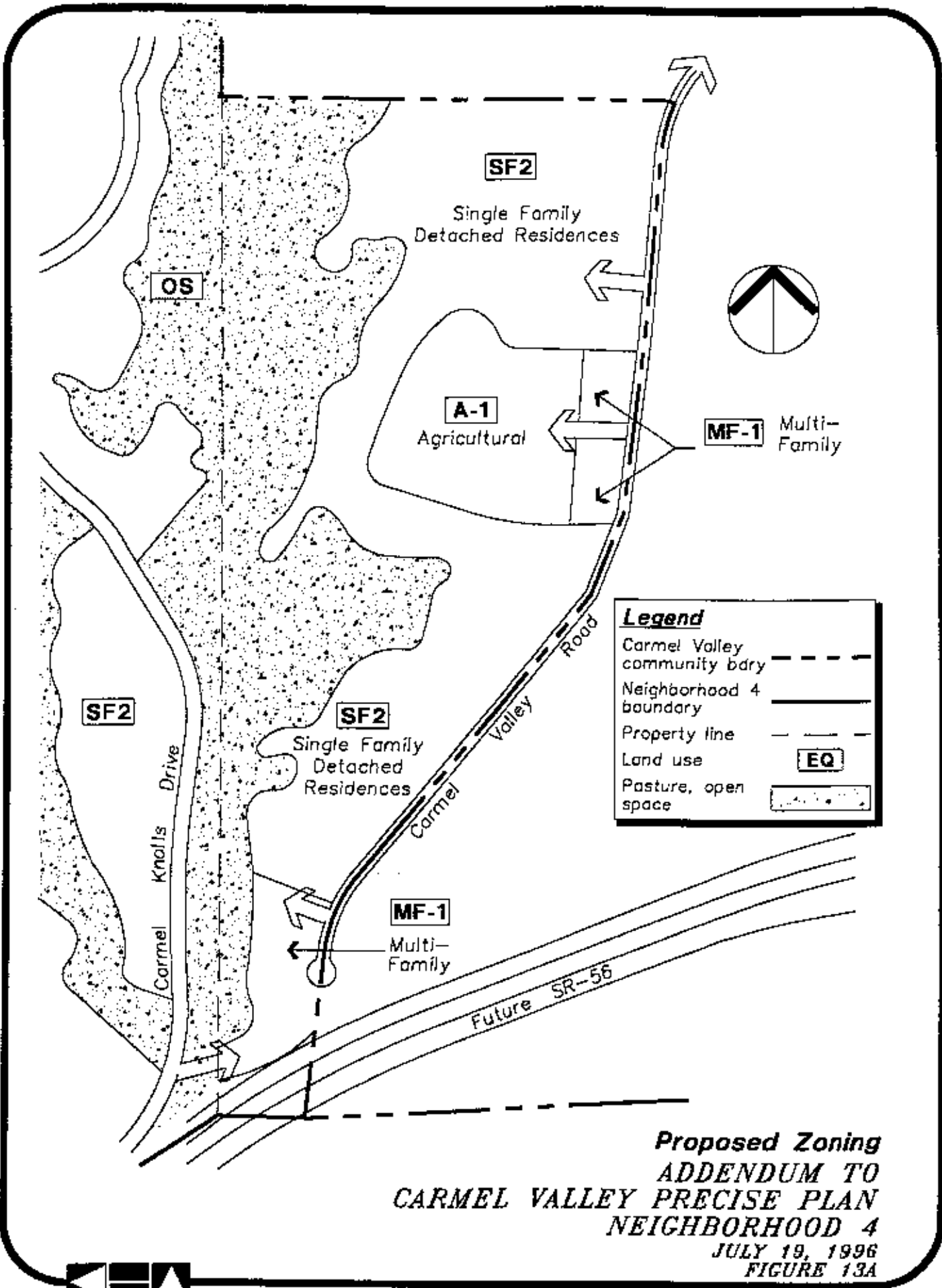


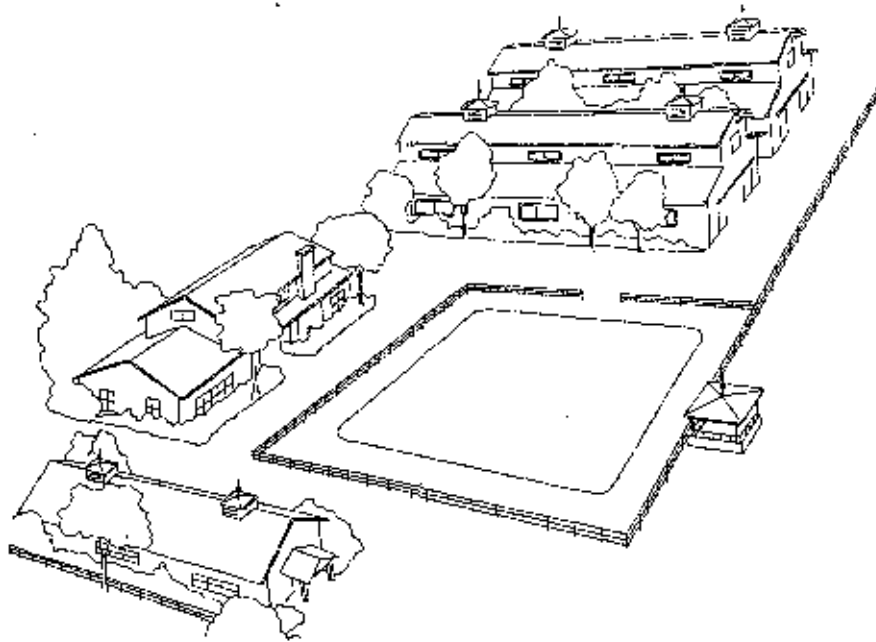
TABLE 5A

Land Use Category	Zoning	Brief Description of Zone*
Single Family Detached Neighborhood 4	SF1	Minimum lot size of 6000 sq. ft.
Small Lot Attached & Detached Neighborhood 5	SF3	Minimum lot size of 3000 sq. ft.
Single Family Detached Neighborhood 4 & 5	SF2	Minimum lot size of 4500 sq. ft.
Elementary School & Neighborhood Parks	EP	School & Park Use
Neighborhood Commercial Neighborhood 6	NC	Neighborhood & Visitor Commercial Uses
Visitor Commercial Neighborhood 6	VC	Visitor Commercial Uses
Low-Density Residential Neighborhood 4 & 6	MF1	Maximum Density to 15 units/acre
Medium-Density Residential Neighborhood 6	MF2	Maximum Density to 22 units/acre
Employment Center Neighborhood 6	EC	Minimum lot size of 40,000 sq. ft.
Tennis Club and Religious Facility	SP	Educational, recreational, institutional public or quasi public uses
Equestrian Center	A-1	Stables & arenas/boarding facilities
Park Site Neighborhood 5	OS	Open space and public park use
Open Space/Neighborhood 4	OS	Pasture/trails/open space

* See North City West Planned District Ordinance for further description of specific zone district regulations.

J. EQUESTRIAN COMPONENT

Located in the eastern portion of Neighborhood 4 is an 8-acre Equestrian Center, providing boarding and recreational horse activities. The center will be linked to existing trails in Bell Valley to the west and the North City Future Urbanizing Area to the east (Figure 4A). A horse crossing will be provided at Carmel Valley Road to access these trails and is depicted in Figure 16A.



NEIGHBORHOOD 4 EQUESTRIAN CENTER

The Equestrian Center shall be sited to consider three major factors: topography, wind direction and proximity to trails and residential facilities.

The Equestrian Center site should afford protection from prevailing winds, while being downwind of residential uses. The site should take advantage of the natural amenities, such as views, without infringing on sensitive areas.

The Equestrian Facility should be located far enough from residential areas that noise and odors do not disturb homeowners. Landscape plantings shall be incorporated to provide buffer between the Equestrian Center and residential areas.

A Concept Landscape Plan is incorporated into the Urban Design Element with greater detail on landscape standards.

III. URBAN DESIGN ELEMENT

F. LANDFORM AND GRADING

The purpose of this section is to provide general criteria for grading within Carmel Del Mar. These criteria are intended to create a pleasant aesthetic environment by working together with landscape planting, circulation, and land use, as well as other elements of the total community. The concept drawings in this section are intended to show general conditions and are not keyed to specific locations. They are intended to serve as guidelines that can be used in evaluating proposed final grading plans.

Design of the Phase 5 portion of Neighborhood 4 is based on the concept that residential and equestrian uses can be both compatible and mutually enhancing. The long term safety, enjoyability, and economic viability of equestrian activities should be the driving force and the chief criterion in any future decisions about neighborhood layout, character and landscape, as well as other design details.

1. Concepts and Guidelines

- h. In order to diminish the visual impacts of brush management and to retain the natural look of existing slopes, plant materials of varying heights shall be used on slopes to create the effect of horizontally and vertically undulating terrain. Figure 16.1 and 16.2 provide cross sections of the brush management alternatives to be used along with equestrian trail locations that are adjacent to residential uses. Landscaping features such as walls, fences and shrubs along with the use of the natural topographic relief shall be used to maintain separation between equestrian and residential uses.

G. OPEN SPACE AND RECREATION

The preservation of open space in Carmel Del Mar is a significant component of the community design concept. Regardless of the aesthetics of structures, humans require a certain amount of quality open space within their home and work environments to maintain an optimum level of physical as well as mental health. Within these open spaces, provisions for recreational opportunities shall be considered. These include both active and passive recreation areas.

Open space can be defined as the total area of land and/or water within the boundaries of the project which are designed and intended for use and enjoyment as open space areas. It shall not include land covered by buildings, paved areas (for automobiles) or accessory structures.

Open space generally includes areas such as parks and trail systems through developed areas which have been improved to allow for active or passive recreational uses, plazas, landscaped slopes, and landscaped areas along major roads within the area. The open space system is composed of several elements, including the major open space areas located in the northeastern and southeastern portions of the precise plan area and the interior slopes which will be generated by creating the building pads. These slopes will be landscaped to provide erosion control as well as visual separation between building pads. Another element of the developed open space system is the landscape right-of-way and building setback areas along the streets. The streetscape will create much of the project's character as a dominant visual element which extends through all areas.

Within the open space of the eastern most portion of Neighborhood 4, also known as Phase 5, a system of

equestrian trails is proposed. The proposed system is based upon the existing unimproved trails and flow throughout the disturbed areas of the pasture, trails and open space area as shown in Figure 17A. Those portions of sensitive habitat not impacted by brush management within this area will be preserved as open space. The Equestrian Center will have direct access to the pastures via the trail system. An equestrian street crossing will be provided adjacent to the equestrian center on Carmel Valley Road (Figure 17A) providing an opportunity to connect to a future trail system in Subarea III.

The trail system is intended to provide an important segment of the continuous north-south trail system from Penasquitos Canyon Preserve via the proposed trail between Carmel Valley Neighborhood's 8A and 10, and the Shaw Ridge and Shaw Valley Trails in the ncfua Subarea 5, and cvrep, through Phase 5 of Neighborhood 4, to Gonzalez Canyon and the San Dieguito River Valley. Successful implementation of this trail system will require that the construction of SR-56 immediately south of the Phase 5 area incorporate an underpass to extend the trail through as yet undeveloped property immediately to the north of the Phase 5 area. It is expected that the permanent presence of the equestrian center and the provision of the internal Phase 5 segment of the trail will provide impetus for working out the segments of the trail immediately south and north of the Phase 5 area.

The goal of the trail system is not only to connect destinations, but also to allow and encourage enjoyable journeys. The advantage of multiple points of access to the trail system, both within and outside of the phase 5 area, is that they create trail loops, so people need not return the way they came, and so people with limited time or physical abilities can enjoy a trail walk or ride.

The Phase 5 portion of the major north-south trail will provide loop alternatives and ready access for residents of Carmel Valley to the large open space systems in Penasquitos Canyon, the North City Future Urbanizing Area, and the San Dieguito River Valley.

The last major element of the open space system is the existing SDG&E power easement area. Figure 8 illustrates in concept form how a portion of this easement may serve as a primary pedestrian link tying the school/park site to the proposed Tennis Club directly to the south of Carmel Country Road.

While providing for recreational use within the easement, it is necessary to provide for vehicular access to the power lines for cleaning of insulators and line maintenance. Landscaping should be designed to screen power poles, maintenance vehicle access, etc. Care should be taken to not call attention to undesirable elements.

Where recreational uses are to be accommodated within the easement, the landscape palette shall conform to the recommended plant list for recreational open space shown on the Master Plant List. When no use other than a pedestrian path is proposed, landscaping shall utilize a combination of native and naturalized plants as specified in the plant list for restored open space shown on the Master Plant List.

H. LANDSCAPE MASTER PLAN

1. Introduction

The design, installation, and maintenance of landscapes has been in progress in various neighborhoods of Carmel Valley for several years. The original landscape Master Plan for Carmel Valley is the basis for the following discussions of landscape considerations. The concepts and guidelines have been refined to take advantage of the experiences of the last few years. The conceptual landscape plan is illustrated in Figure 16 and the landscape master plan is illustrated as follows:

4. Landscape Development Implementation

All required landscaped areas, other than medians and manufactured slopes, not planted with lawn should have an area to shrub ratio of not less than one shrub for 50 square feet of shrub/ground cover area.

a. Area Wide Concept Landscape Standards

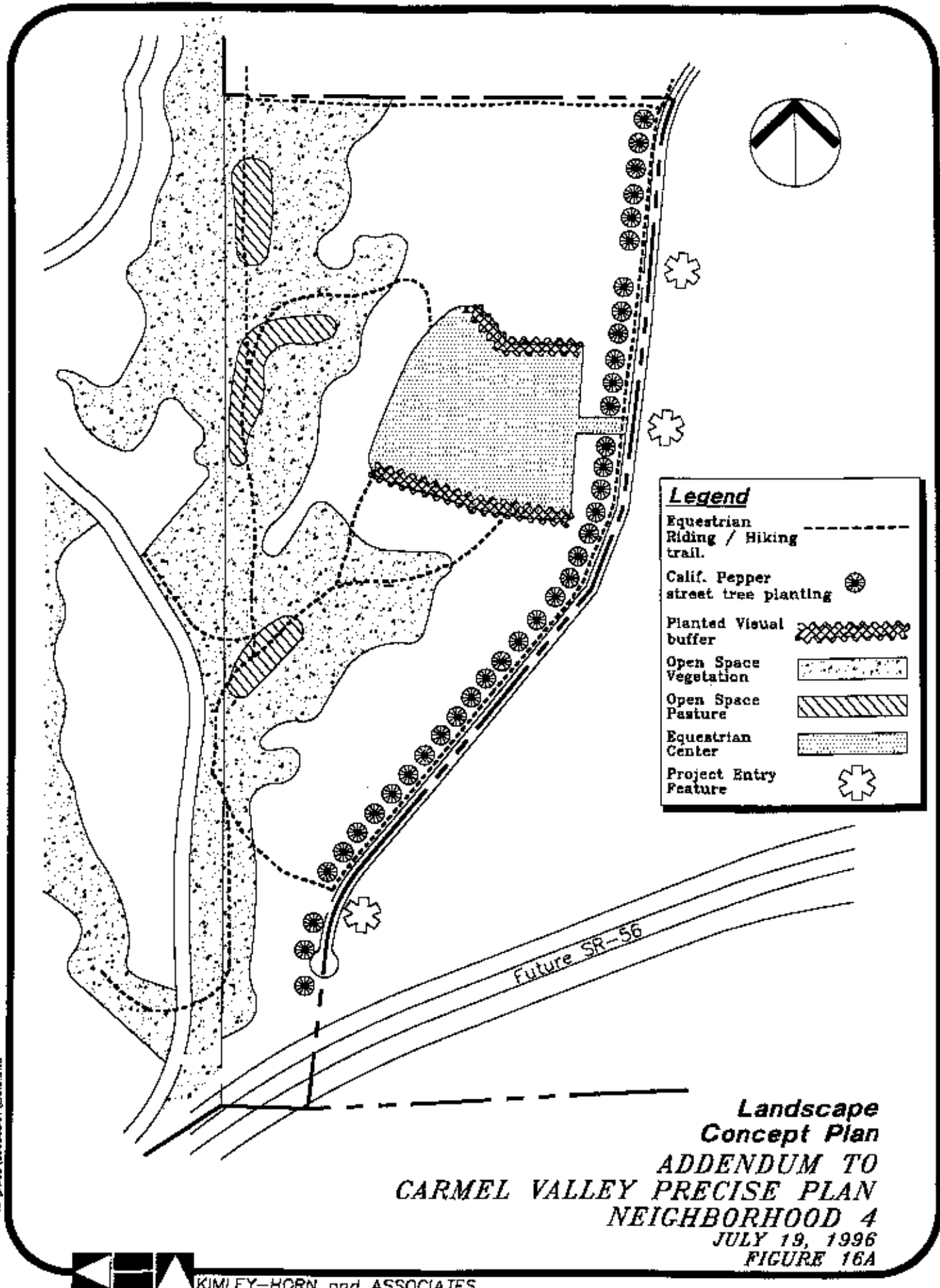
(11) Equestrian Areas

- (a) Within the eastern most portion of Neighborhood 4, near the Equestrian Center, street trees shall include California Pepper Tree (Schinus molle).
- (b) Open space vegetation shall consist of native and drought tolerant shrubs and groundcovers consistent with the existing coastal sage scrub and chaparral vegetation communities including, but not limited to: Wild Lilac (Ceanothus sp.), Lemonadeberry (Rhus integrifolia), Toyon (Heteromoles arbutifolia), Rockrose (Cistus hybrids).
- (c) Open space pasture shall occur only in disturbed areas and shall be revegetated with grasses. Open space pasture areas shall be fenced from open space vegetation areas to prevent disturbances.

(12) Brush Management

- (a) Where feasible emphasis shall be placed on incorporating existing and proposed trails that will be incorporated into brush management zones 2 & 3. See Figure 16.1
- (b) In order to minimize the visual impacts of brush management and to retain the natural look of the existing slopes, brush management zones will incorporate undulating foliage mass to reinforce native textures, color and form.
- (c) In areas with limited room for brush management, landscape walls will be incorporated. Please see Figure 16.2.

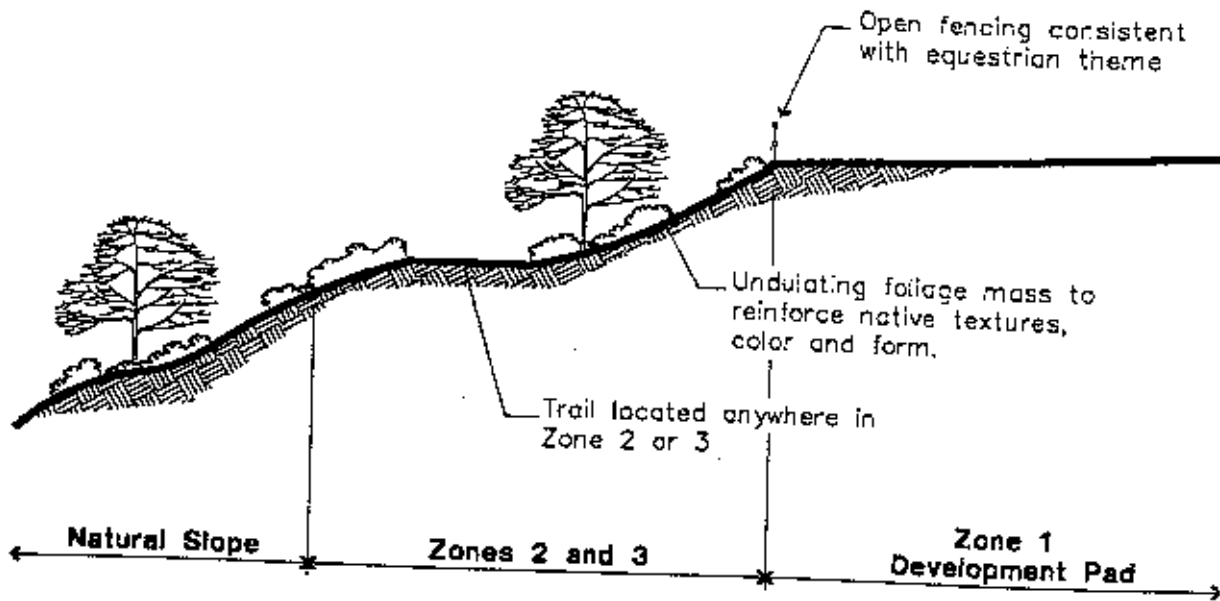
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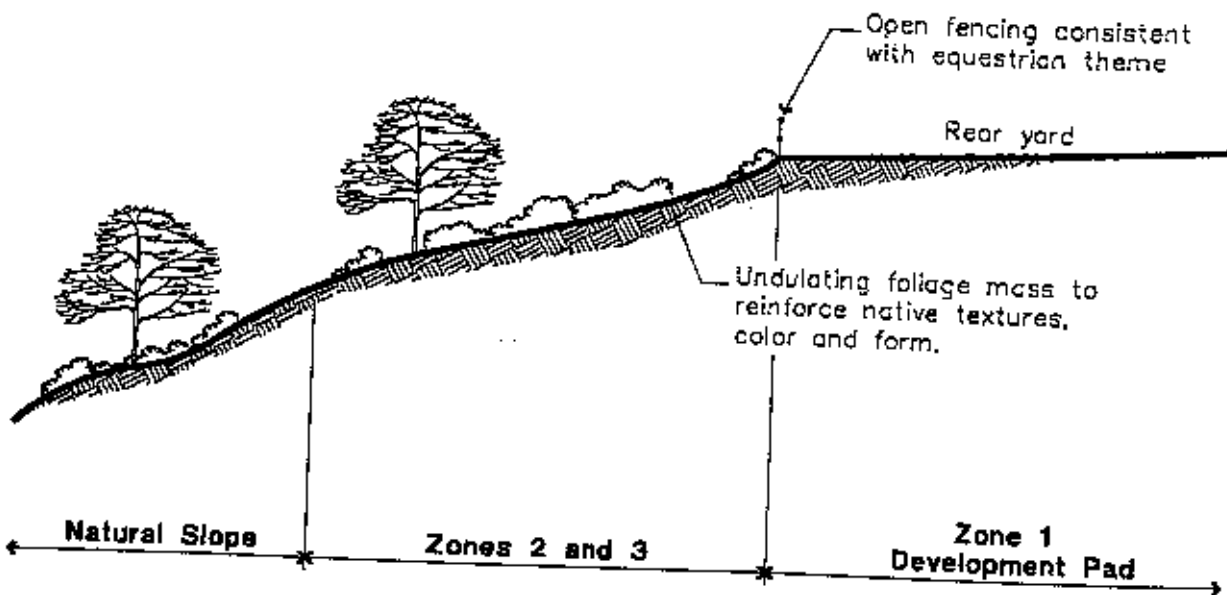
Legend

Equestrian Riding / Hiking trail.	-----
Calif. Pepper street tree planting	⊗
Planted Visual buffer	⊗⊗⊗⊗
Open Space Vegetation	⋯
Open Space Pasture	▨
Equestrian Center	⋯
Project Entry Feature	⊛

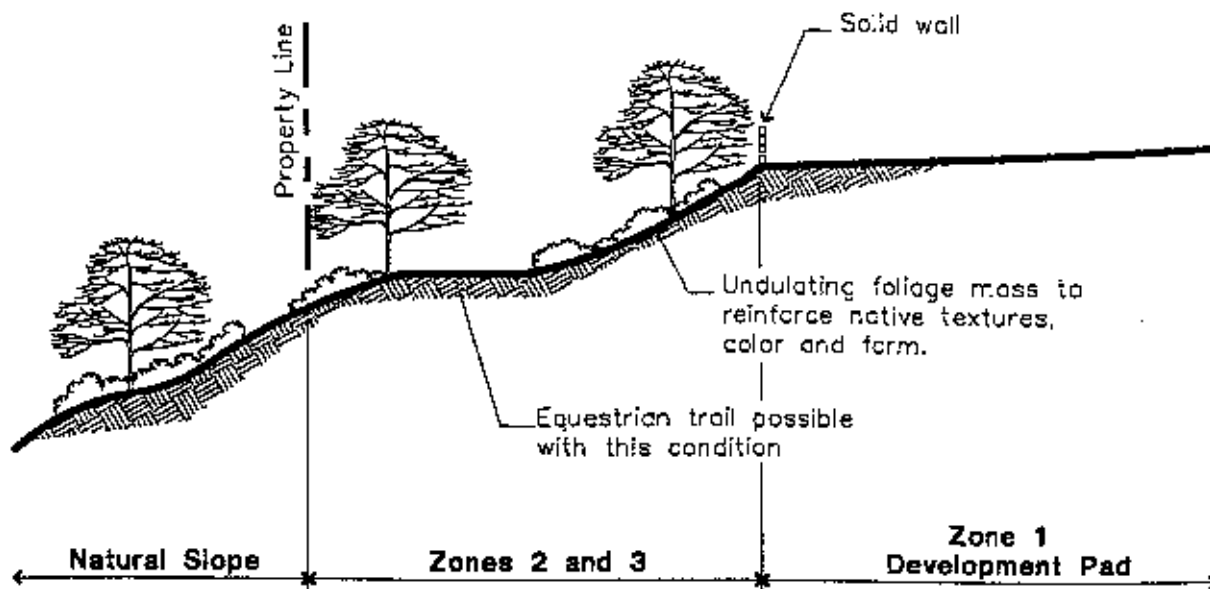
**Landscape
Concept Plan**
ADDENDUM TO
CARMEL VALLEY PRECISE PLAN
NEIGHBORHOOD 4
JULY 19, 1996
FIGURE 16A



Condition I
Equestrian trail in Brush Management
Zones 2 and 3



Condition II
Open fencing and Brush Management
 (Used in areas where trail is not adjacent to lots)



Condition III

Solid wall with reduced Brush Management

(Used in areas with limited area for Brush Management Zones 2 and 3, and where miscellaneous mitigation is required)

IV. PARKS, RECREATION, AND OPEN SPACE

D. OPEN AREAS

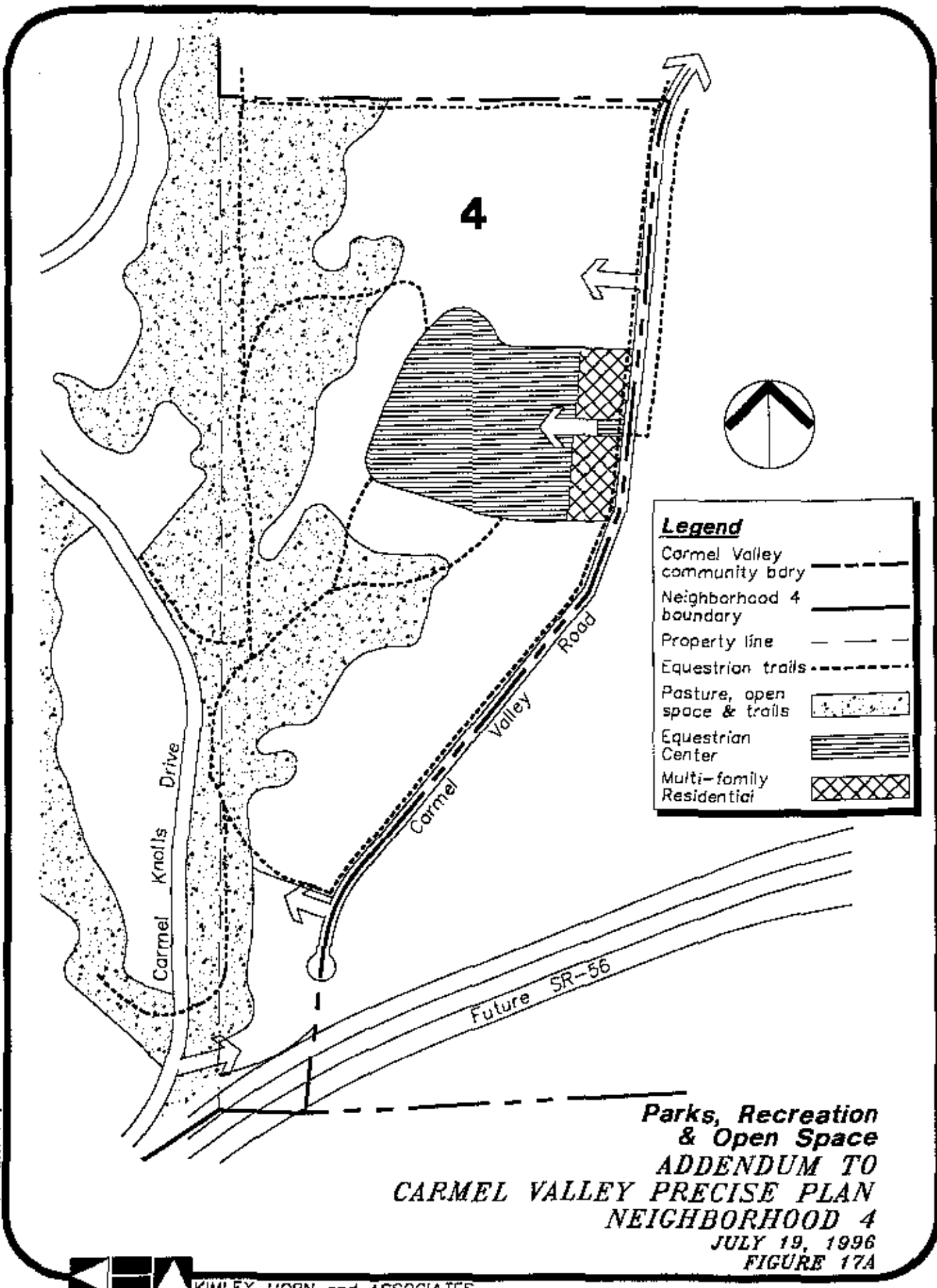
3. Natural Areas

Most of the natural open spaces in the precise plan area will be located within Neighborhood 4. These provide a north-south linkage throughout this neighborhood and focus upon the school/park complex proposed along Del Mar Heights Road. This open space basically consists of rather steep canyon slopes which exist within the area. Figure 6 (previously discussed) illustrates a typical cross-section of these natural open space areas. A nature trail is proposed linking through the natural open space area within Neighborhood 4. This trail system branches eastward in the neighborhood to incorporate the Equestrian Center. Approximately 25 acres of pastures, trails and open space will be maintained in the eastern portion of the neighborhood. The natural areas in Neighborhood 4 will have access to the natural areas in Subarea III to the east via an equestrian crossing and trail on Carmel Valley Road, depicted on Figure 17A. All open space and trails within the project will be privately owned and maintained by either a Homeowners Association, or other City-approved entity.

5. Manufactured Open Space Linkages

Neighborhoods 5 and 6 contain major manufactured open space linkages to provide access between neighborhood facilities. They serve to provide pleasant pedestrian and bicycle access without conflicting with automobile traffic and provide a major neighborhood identity feature. Typical illustration of a manufactured open space link is provided in Figure 22.

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**Parks, Recreation
& Open Space
ADDENDUM TO
CARMEL VALLEY PRECISE PLAN
NEIGHBORHOOD 4
JULY 19, 1996
FIGURE 17A**

VI. CIRCULATION ELEMENT

A. ACCESS/EXTERNAL ROAD SYSTEM

Regional access to the Carmel Valley community Plan Area is provided by two freeway interchanges, the Interstate 5 (I-5)/Del Mar Heights Road interchange and the I-5/Carmel Valley Road interchange. I-5 is presently constructed as an eight-lane freeway adjacent to the precise plan area. Surface streets which provide access to the community plan area include El Camino Real and Carmel Valley Road which provide east/west access in the south central portion of the community plan area. Both of the freeway interchanges and all of the surface roads described above will provide access to development within Neighborhoods 4, 5 and 6.

Certain improvements will be made to the external road system in conjunction with the development of Carmel Valley. These improvements have been outlined in the Public Facilities Financing Plan. Del Mar Heights Road is eventually expected to be constructed as a six-lane facility. El Camino Real will be constructed as a six-lane facility to accommodate driveway access to adjacent Employment Center property. The ultimate configuration of these external roads and their relationship to the remainder of the major and neighborhood street system within the precise plan area is shown in Figure 24. Improvement of this system will ultimately be required in conjunction with the development of Neighborhoods 4, 5 and 6.

Of specific concern is the alignment and design treatment of Carmel Valley Road which will be constructed as the State Route 56 Freeway. Figure 26 illustrates the design treatment for this facility. ~~Access points to Carmel Valley Road/future State Route 56 are only allowed from the three major connecting streets.~~ At the time that SR-56 is completed as a four lane expressway, the remnant portion of Carmel Valley Road will have a cul-de-sac to the north of SR-56. The eastern portion of Neighborhood 4, which includes residential and equestrian uses, will gain access to the community to the west via a connection to Carmel Knolls Drive. This two lane collector will provide access to SR-56 via Carmel Knolls Rd. to Carmel Country Road. The northeastern portion of Neighborhood 4 will access SR-56 via the Camino Santa Fe interchange under the area buildout scenario. These access points are important in relieving any possible additional impacts to Del Mar Heights Road. Direct access to the Equestrian Center and adjacent housing to the north will be served by Carmel Valley Road and Del Mar Heights Road. Figure 24A illustrates the circulation and access points for the eastern portion of Neighborhood 4. Table 7 outlines the transportation improvements that are required for incremental development phases.

D. ALTERNATIVE TRANSPORTATION MODES

4. Equestrian Trails

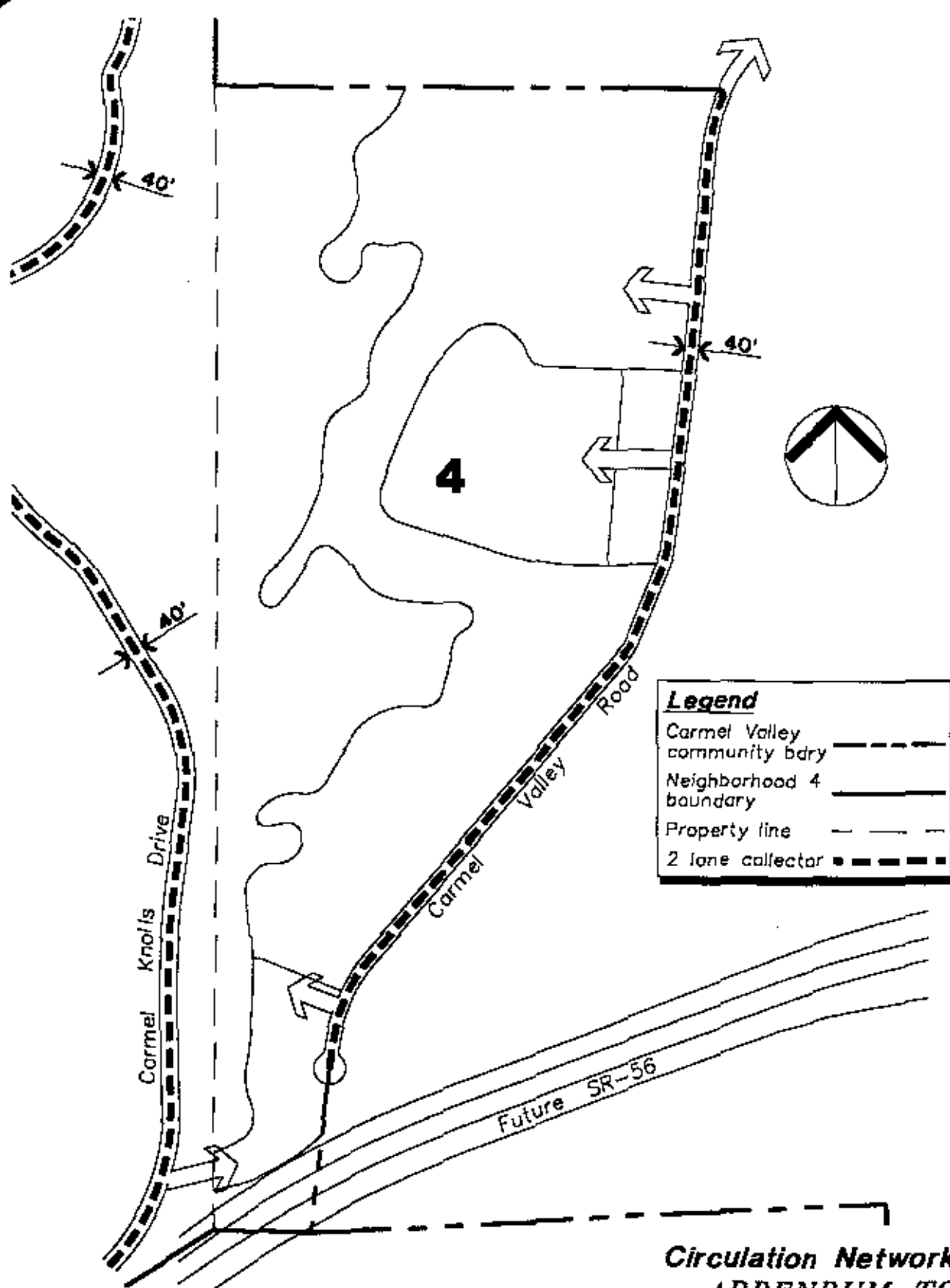
The 1975 Plan for Equestrian Trails and Facilities suggested that the El Camino Real trail (No. 5) would extend from the western end of San Clemente Canyon northerly to the Guajome Regional Park north of Vista. Seven of the fifteen miles of trail within the City of San Diego would be located on publicly-owned land or utility easements, and the other eight miles would lie within areas proposed for open space acquisition. A portion of this trail system lies within Neighborhood 5 of Carmel Valley and was originally envisioned to utilize the SDG&E easement. However, since 1975, Carmel Valley Road has been designated as a future freeway with a grade elevation precluding the construction of a horse crossing at the point where the easement meets the future freeway. In order to accommodate this horse trail, it is proposed to bring its alignment next to Carmel Country Road to allow the horses to cross the future freeway by utilizing the future Carmel Country Road overpass. This alignment is illustrated on Figure 4.

The 8 acre equestrian center of Neighborhood 4 will have access to the trails in Neighborhood 4. Also, every effort will be made to connect to the proposed trail system planned for the areas to the south, north and east, via:

- the connection north from the northern boundary of the phase 5 area to the San Dieguito River Park
- the connection east to the proposed trail system in the NCFUA Subarea III, Subarea IV and onto the regional trail system
- the connection south to the Penasquitos Preserve.

Design standards contained within the 1975 Plan for Equestrian Trails and Facilities suggest that ten feet should be the designated trail width and where fencing is desirable or mandatory, the distance between the parallel fences should be fifteen feet. Accordingly, a fifteen foot distance is proposed for the horse trail adjacent to Carmel Valley Road and Carmel Country Road southeasterly of the SDG&E easement within Neighborhood 5. A total of twenty feet dedication behind the curb on the southerly side of Carmel Country Road is proposed. The first five feet would be taken up by a contiguous five foot foot pedestrian sidewalk. A rail fence would be constructed, leaving 15' between the rail fence and the rear property line walls of abutting property for the equestrian trail. Maintenance of the Equestrian Trail will be accomplished by the Carmel Valley Lighting and Open Space Maintenance District.

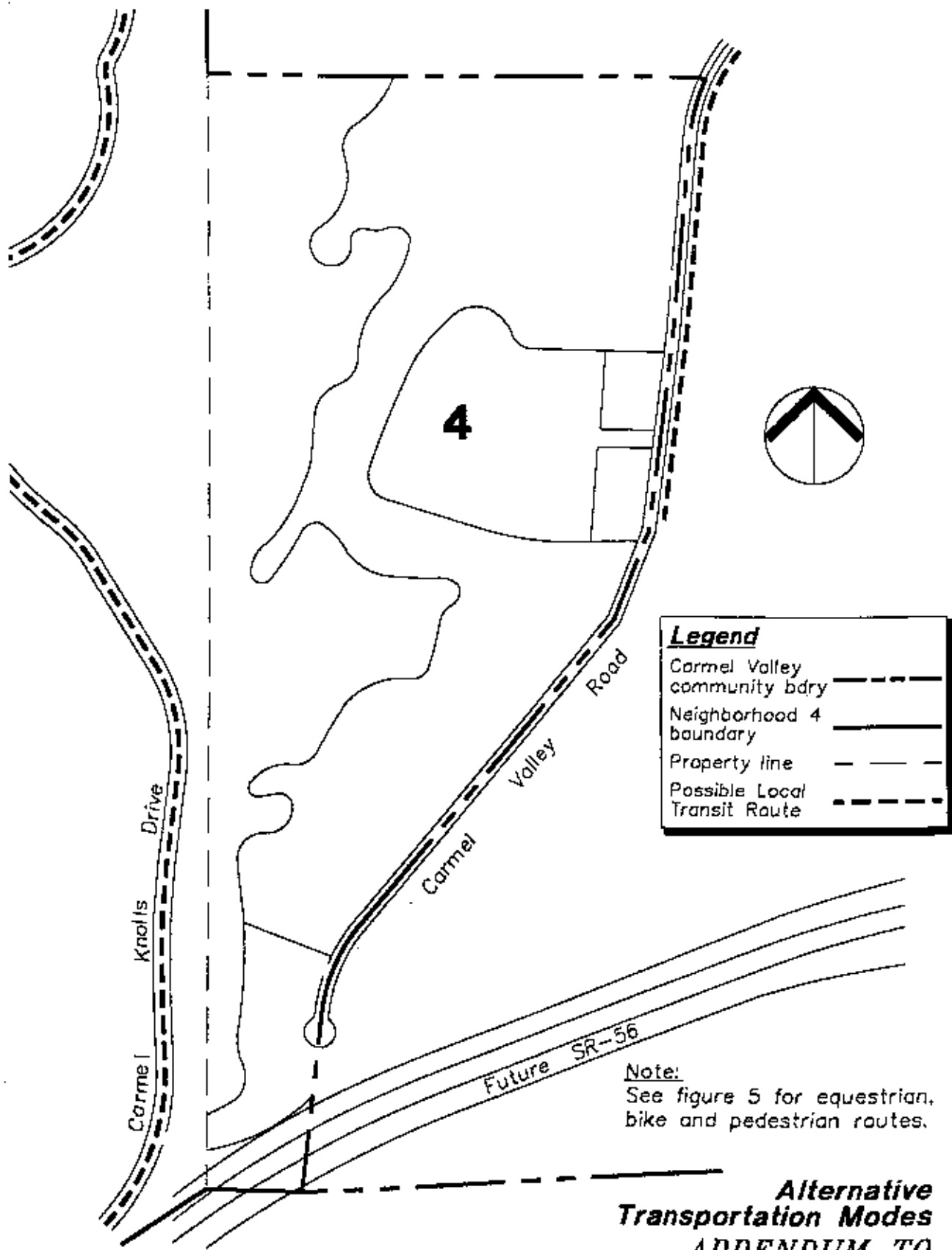
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Legend

Carmel Valley community bdr	-----
Neighborhood 4 boundary	—————
Property line	— — — —
2 lane collector	— · · · —

**Circulation Network
ADDENDUM TO
CARMEL VALLEY PRECISE PLAN
NEIGHBORHOOD 4
JULY 19, 1996
FIGURE 24A**



Note:
See figure 5 for equestrian, bike and pedestrian routes.

Alternative Transportation Modes
ADDENDUM TO
CARMEL VALLEY PRECISE PLAN
NEIGHBORHOOD 4
 JULY 19, 1996
 FIGURE 31A

TABLE 6

Land Use Summary

Item	Acres	#Dwelling Units	Estimated Population
NEIGHBORHOOD #4			
Multi-Family	4.00	55.00	125.00
Single Family Detached	215.02 250.02	951 1171.00	2760 3396.00
Open Space	49.44 74.44		
Neighborhood Commercial	5.00		
*Recreation Center	(1.80)		
Elementary School/Park Site	16.10		
Major and Collector Streets	52.31 52.31		
Equestrian	8.00		
Totals	337.87 409.87	951 1226.00	2760 3521.00
NEIGHBORHOOD #5			
Single Family Detached	125.59	663.00	1923.00
Duplex (Paired Single Family)	29.52	234.00	585.00
*Open Space	(10.74)		
*Detention Basin	(1.44)		
Elementary School/Park Site	18.18		
Tennis Club	10.77		
Religious Facility	15.02		
Major and Collector Streets	43.57		
Totals	242.65	897.00	2508.00
NEIGHBORHOOD #6			
Lot 9 (13-22 du/ac)	10.75	192.00	355.00
Lots 7,8,10 (7-15 du/ac)	52.66	550.00	1018.00
Lot 6 (7-15 du/ac)	10.40	100.00	185.00
Lots 11, 12 (13-22 du/ac)	25.98	422.00	781.00
Lot 13 (7-15 du/ac)	37.03	518.00	958.00
*Renaissance Parks	(3.87)		
*Open Space	(60.97)		
*Detention Basin	(1.90)		
Employment Center	52.54		
Visitor Commercial	9.59		
Retail Commercial	13.10		
Major and Collector Streets	29.41		
Totals	241.46	1782.00	3297.00
Total Planning Area	821.98 893.98	3630 3905.00	8565 9326.00

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TABLE 6 (Continued)

Acreage Summary

Land Use	Acres	% of Planning Area
Residential	506.95 545.97	61.7 61.1%
Open Space (Neighborhood 4)	49.44 74.44	6 8.3%
*Detention Basins	(3.34)	(0.8%)
*Open Space (Neighborhood 5)	(10.74)	(1.2%)
*Open Space (Neighborhood 6)	(60.97)	(1.2%)
Elementary School/Park Site	34.28	3.8%
Employment Center	52.54	5.9%
Visitor Commercial	9.59	1.1%
Retail Commercial	13.10	1.5%
Major and Collector Streets	125.29	14.0%
*Renaissance Parks	(3.87)	(0.6%)
Religious Facility	15.02	1.7%
Tennis Club	10.77	1.2%
Equestrian	8.00	0.9%
Totals	893.98	99.4%

* included within residential acreage

TABLE 7
SEABREEZE FARMS TRANSPORTATION PHASING PLAN

Improvement Number	Facility	Location	Required Improvement	
			Description	Responsible Party
Phase One: 20 DU's - Equestrian				
1	South Connection	Southwest of project to Carmel Knolls Dr.	Construct 2 lane collector	SB
Phase Two: 100 DU's - Equestrian				
1	South Connection	Southwest of project to Carmel Knolls Dr.	Construct 2 lane collector	SB
2	SR-56 Expressway	Western SR-56 terminus to Elk. Mtn. Rd.	Construct 4 lane expressway	Others (a)
Phase Three: Project Buildout (300 du's) - Equestrian				
3	Carmel Valley Rd.	Project access to Del Mar Heights Rd.	Improve and widen roadway and intersection to 40', add signal if warranted	SB
4	Del Mar Heights Rd.	From western terminus to east end of Lansdale.	Construct 6 lane major	Others (a)
5	Del Mar Heights Rd.	Carmel Valley Rd. to Carmel Valley community boundary	Build half of the ultimate roadway (44') widen to 50' at intersection	SB (b)
6	Del Mar Heights Rd.	Landsdale to Carmel Valley community boundary	Construct 6 lane major	Others (a)

Note: "Responsible Party" shown in table are preliminary. A process of determining exact fair-share contributions to needed improvements shall be completed during the development phase.

- (a) Funding shall be provided by Transnet/FBA/City/Others as appropriate.
- (b) Seabreeze Farms shall construct and seek reimbursement from others as appropriate

SB= Seabreeze Farms