

(R-95-1458)

RESOLUTION NUMBER R- 285687

ADOPTED ON MAY 02 1995

WHEREAS, on June 19, 1987, Parkview Development Company, a California corporation, submitted an application to the Planning Department to adopt a Precise Plan for Carmel Valley Neighborhood 10; and

WHEREAS, public hearings were conducted by the Planning Commission and by the City Council for consideration of the Carmel Valley Neighborhood 10 Precise Plan; and

WHEREAS, on September 20, 1994, the City Council adopted Resolution No. R-284659 approving the Carmel Valley Neighborhood 10 Precise Plan; and

WHEREAS, Resolution No. R-284659 specified that approval of the precise plan would not become effective until such time as the California Coastal Commission considered and similarly approved the Neighborhood 10 Precise Plan; and

WHEREAS, on February 9, 1995, the California Coastal Commission considered and approved the Carmel Valley Neighborhood 10 Precise Plan, with modifications; and

WHEREAS, these coastal modifications require consideration and corresponding approval by the Council of The City of San Diego; and

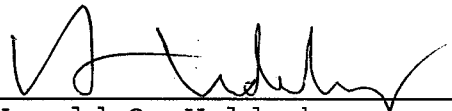
WHEREAS, these coastal modifications, which are shown on Attachment 1 hereto, are consistent with the goals and objectives of the Carmel Valley Neighborhood 10 Precise Plan, as well as

with the goals and objectives of the related Carmel Valley Community Plan and the Progress Guide and General Plan of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council hereby approves said modifications to the Carmel Valley Neighborhood 10 Precise Plan, a copy of which is on file in the office of the City Clerk as Document No.

RR- 285687 .

APPROVED: JOHN W. WITT, City Attorney

By   
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Harold O. Valderhaug  
Chief Deputy City Attorney

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MODIFICATIONS TO THE CARMEL VALLEY NEIGHBORHOOD 10 PRECISE PLAN  
APPROVED BY THE STATE COASTAL COMMISSION ON FEBRUARY 9, 1995.

(New language to be added to the precise plan is underlined.  
Obsolete language to be deleted crossed out.)

1. Page 33, Section 3, SEWER.

Carmel Valley Neighborhood 10 is within the service area of the Metropolitan Sewage System (Metro). The site flows by gravity within three major basins that ultimately feed to Pump Station 65.

The area north of Carmel Mountain flows northerly into the Carmel Valley trunk by a line in Carmel Country Road and a line through a tributary Shaw Valley. Figure 10 indicates the proposed sewer system. This Precise Plan ~~proposes two alternatives for the portion of the project located south of Carmel Mountain Road. Either alternative may be implemented subject to the necessary approvals. The first alternative provides gravity sewer lines flowing through laterals that will combine into two main trunk extensions that connect into the Penasquitos Trunk Line. A second alternative proposes that flows from the southerly portion of the site could will connect to the Carmel Mountain Road sewer main via the use of force mains and strategically located pump stations. No connection to the Penasquitos Trunk Line is required in the second alternative.~~ Development area 20 may develop with one residence on a septic system (subject to the necessary City and Health Department regulations and approvals), or use a pump station to tie into the local sewer system planned in development area 1.

The City of San Diego Water Utilities Department has monitored flows in the Penasquitos Trunk Line and included a parallel line in the Capital Improvement Program (CIP). However, the proposed line has not received final approval by the City, nor has a timeframe for construction been established. At this time, planning is underway for a sewer trunk line in Mira Mesa Boulevard; this trunk line has been included in the CIP.

2. Page 43, Figure 16A.

Delineate the trail running south from Carmel Mountain Road to Penasquitos Canyon, as both a pedestrian and an equestrian trail.

3. Page 52, Grading and Hillside Standards.

- Applicants for coastal development permits for projects located in the watershed of Los Penasquitos Lagoon shall, in addition to meeting all other requirements of the North City segment of the City of San Diego Local Coastal Program, enter into an agreement with the City of San Diego and the State Coastal Conservancy as a condition of development

approval to pay a Los Penasquitos watershed restoration and enhancement fee to the Los Penasquitos Lagoon Fund for restoration of the Los Penasquitos Lagoon and its watershed.

- For areas within the Coastal Zone, development shall comply with the Coastal Zone Regulations of the HR (Hillside Review) Overlay Zone in effect on February 9, 1995, and steep slope/open space areas remaining undisturbed shall be conveyed to the City of San Diego as permanent open space.
- For areas within the Coastal Zone, development shall comply with the Erosion Control Measures for North City Areas Draining into Los Penasquitos or San Dieguito Lagoons, as required by Section 62.0419 of the Municipal Code and City Clerk Document No. 00-17068 in effect on February 9, 1995.
- In addition, to the extent applicable, all new development within the coastal zone shall be designed to be consistent with multi-species and multi-habitat preservation goals and requirements as established in the statewide Natural Communities Conservation Planning (NCCP) Program, shall comply with the city of San Diego MSCP Interim Habitat Loss Permit Process, or shall obtain an incidental take permit under Section 4d, Section 7 or Section 10a of the Endangered Species Act related to the California Gnatcatcher. Compliance with these goals and requirements shall be implemented in consultation with the United States Fish and Wildlife Service and California Department of Fish and Game.

4. Page 93, Section B, Precise Plan Amendments.

Any modifications to this Precise Plan shall take place in accordance with the process described in this section. Amendment proposals are divided into two basic categories: Administrative and Formal. All amendments must be consistent with the goals and objectives of the General Plan, the Carmel Valley Community Plan, the Carmel Valley Planned District Ordinance and the Carmel Valley Facilities Benefit Assessment, the Master School Facilities Agreement and the general goals of this Precise Plan. Any amendments which affect properties within the coastal zone must also be consistent with the Coastal Act and with the goals and objectives of the City of San Diego certified Local Coastal Program, and are not effective within the coastal zone until certified by the Coastal Commission. In addition proposed amendments should follow the criteria described below: