

DATE ISSUED: September 18, 2002 REPORT NO. 02-202

ATTENTION: Honorable Mayor and City Council
Docket of September 24, 2002

SUBJECT: PACIFIC HIGHLANDS RANCH UNITS 5-11 - PROJECT NO. 1409.
Vesting Tentative Map (with Street and Easement Vacations), Planned
Development Permit, Site Development Permit, and MHPA Boundary
Line Adjustment. Council District 1. Process Five.

REFERENCE: Report to the Planning Commission No. P-02-107, Planning Commission
Hearing of August 1, 2002..

OWNER/
APPLICANT: Pardee Homes

SUMMARY

Issues - Should the City Council approve the Pacific Highlands Ranch Units 5-11 project?

Staff's Recommendation:

1. Certify that the information contained in LDR No. 41-0185 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that the Units 5-11 Project Findings to the Pacific Highlands Ranch Subarea Plan Master EIR (LDR No. 96-7918) reflect the independent judgement of the City of San Diego as Lead Agency; state for the record that said Findings to the Pacific Highlands Ranch Subarea Plan Master EIR have been reviewed and considered prior to approving the project; and, adopt the project-specific Mitigation, Monitoring and Reporting Program (MMRP); and
2. Approve the Pacific Highlands Ranch Units 5-11 project, including Vesting Tentative Map (with Street and Easement Vacations) No. 7248; Planned Development Permit No. 7250; Site Development Permit No. 7251; and an MHPA Boundary Line Adjustment

Planning Commission Recommendation - On August 1, 2002, the Planning Commission voted unanimously (7-0) to recommend City Council approval of this project, and further recommended that the project provide a stronger pedestrian connection to the west between the affordable housing site and the village core. The project has been revised to provide this pedestrian connection.

Community Planning Group Recommendation - There is no City Council recognized Community Planning Group for Subarea III - Pacific Highlands Ranch. For information

purposes, plans for the proposed project were forwarded to the Carmel Valley community Planning Group (adjacent community). On July 17, 2002, the applicant met informally with a subcommittee of the Carmel Valley Community Planning Group to discuss the project.

Environmental Impact - The City of San Diego as Lead Agency under CEQA has prepared and completed Findings to Master Environmental Impact Report (MEIR) No. 96-7918, File No. 41-0185, dated July 18, 2001. Based on an initial study, the City of San Diego has determined that the Pacific Highlands Ranch Units 5-11 project would not cause any significant effect on the environment that was not examined in the previously certified MEIR.

Fiscal Impact - All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - Pursuant to the Housing Chapter of the Pacific Highlands Ranch Subarea Plan, the proposed project will provide 108 affordable housing units. The Housing Chapter of the Pacific Highlands Ranch Subarea Plan requires that 20-percent of the units be provided for occupancy by, and at rates affordable to, families earning no more than 65-percent of the median area income. The proposed project is consistent with the Pacific Highlands Ranch Subarea Plan Housing Chapter (see Housing Impact discussion below).

Traffic Impact Statement - The proposed Pacific Highlands Ranch Units 5-11 project is estimated to generate approximately 10,854 average daily trips (ADT). 3,000 of these trips are estimated to occur on Interstate 5 south of State Route 56, which has an estimated near-term plus project volume of 265,050 ADT. Caltrans is planning to widen Interstate 5 to provide ten additional lanes south of State Route 56 to be completed by 2004-2007. Pacific Highlands Ranch/Subarea III is required to contribute \$7.7 million for the widening of State Route 56 from 4 to 6 lanes and \$7 million for the construction of Interstate 5/SR-56 northerly connector ramps. Construction and occupancy of the homes is expected to occur between 2004 and 2007.

Water Quality Impact Statement - The Master Environmental Impact Report identified potential temporary water quality impacts associated with increased sedimentation from grading, and long-term impacts from runoff over impervious surfaces at project buildout. Short-term construction impacts will be mitigated through implementation of a Storm Water Pollution Prevention Plan which requires erosion and sedimentation features such as straw logs, silt fences, and hydroseeding to be placed adjacent to, and in areas being actively graded. Long term discharge of residential urban pollutants such as pesticides, herbicides, fertilizers, heavy metals, grease and oil will be managed via collection into public street storm drains, routing through dissipation devices, and holding water in seven detention basins within the MHPA. The basins would clean the water by allowing settlement of particles and reducing pathogens via solar exposure. Water discharge

(through evaporation or water filtering through the soil bottom) will provide ground water recharge and wildlife habitat enhancement. The detention basins will be owned and maintained privately. Access to these facilities will take place using existing trails. The basins will be monitored and maintained by the applicant using a City approved program. Direct impacts to water quality from erosion, sedimentation, and urban runoff during and after development will be mitigated through these measures to below a level of significance.

BACKGROUND

In October of 1992, the City Council adopted the North City Future Urbanizing Area Framework Plan. This framework plan established 5 subareas comprising 12,000 acres stretching easterly from Interstate 5 and Carmel Valley, to the Rancho Penasquitos and Rancho Bernardo communities. On July 20, 1999, the City Council adopted the Pacific Highlands Ranch Subarea III Plan.

The Pacific Highlands Ranch Subarea encompasses approximately 2,652 acres in the central portion of the North City Future Urbanizing Area (Attachment 1). The Pacific Highlands Ranch Subarea land use plan includes approximately 1,300 acres (48 percent) of MHPA open space, up to 5,470 new residential units, three elementary schools, one junior high school, one senior high school, a community park, two neighborhood parks, a branch library, fire station, employment center, transit center, a private high school/church facility, and a mixed-use core (Attachment 2). Extensive multiple use, equestrian, hiking, biking and walking trails are proposed throughout the subarea to connect the neighborhoods to schools, the town center, and other regional trail systems.

The Pacific Highlands Ranch Units 5-11 project site encompasses 451.6-acres and is centrally located within the Subarea, just north of proposed Carmel Valley Road. The project site is designated within the Pacific Highlands Ranch Subarea Plan for a variety of land uses including an Elementary School, Neighborhood Park, an Urban Amenity, Low Density Residential, and Peripheral Residential.

This proposed land development project implements the Pacific Highlands Ranch Subarea Plan. Units 5-11 represent just one phase of an on-going, long-term development effort to establish a master planned mixed-use community that emphasizes resource protection, pedestrian linkages, community facilities, and residential neighborhoods that provide a mix of housing types.

Previously approved phases include Pacific Highlands Ranch Unit 1 (97 single-family homes) approved on January 20, 2000, and Pacific Highlands Ranch Units 2-4 (287 single-family homes, 92 affordable housing units, and an Elementary School site) approved on July 19, 2001. Other projects previously approved by the Planning Commission include the Kasai Mondeck Property comprised of 74 dwelling units, the Barczewski Property comprised of 132 dwelling units, and the Cathedral High School Project. Pacific Highlands Ranch Units 12-16 and 17-22 have been submitted, and are currently under review by City staff.

On August 1, 2002, the Planning Commission voted unanimously (7-0) to recommend City

Council approval of this project, and further recommended that the project provide a stronger pedestrian connection to the west between the affordable housing site and the village core. Since the Planning Commission hearing, Pardee Homes has worked with staff to strengthen the pedestrian connection from the affordable housing site and the future village on the south side of Carmel Valley Road. Specifically, the applicant has added two (2) walkways (separated from the drive isle) which more directly connect the residents to the Street “B” and Carmel Valley Road intersection. Staff believes this modification addresses the Planning Commission’s request to strengthen the pedestrian connection between the affordable housing site and the village.

PROJECT DESCRIPTION

The Pacific Highlands Ranch Units 5-11 project includes a Vesting Tentative Map (with Street and Easement Vacations), a Planned Development Permit, a Site Development Permit, and an MHPA Boundary Adjustment, to allow for the development of the following project features (see Attachment 4):

- A. 999 single-family dwelling units;
- B. 108 affordable housing units;
- C. A 15-acre elementary school/neighborhood park site;
- D. A 2.6-acre private community recreation center.

These project features are distributed throughout the 451.6-acre site as follows:

| <u>Unit No.</u> | <u>Acreage</u> | <u>Land Uses</u> |
|------------------------|-----------------------|--|
| Unit 5 | 52 acres | 185 single-family detached homes on lots ranging from 2,600-3000 square feet, with alley access. Unit 5 also includes a 15-acre elementary school/neighborhood park site, and a 4.5-acre portion of the urban amenity. |
| Unit 6 | 35 acres | 147 single-family detached homes on lots ranging from 4,000-5,000 square feet, with alley access being provided for the 4,000 square-foot lots. Unit 6 also includes pocket parks and a 6.5-acre portion of the urban amenity. |
| Unit 7 | 78 acres | 123 single-family detached homes on lots ranging from 6,000-9,000 square feet. Unit 7 also includes a 2.6-acre community recreation center. Over 43-acres set aside as MHPA open space. |
| Unit 8 | 73 acres | 189 single-family detached homes on lots ranging from 6,300-14,000 square-feet. Over 17-acres set aside as MHPA open space |
| Unit 9 | 184 acres | 262 single-family detached homes on lots ranging from 10,000 to 28,000 square-feet. Over 76-acres set aside as MHPA open space. |
| Unit 10 | 21 acres | 93 single-family detached homes on lots ranging from 4,000-9,000 |

square-feet.

Unit 11 8 acres 108 multi-family affordable housing units. 18 one-bedroom, 54 two-bedroom, and 36 three-bedroom units. The Affordable housing project also includes a clubhouse and pool.

The Pacific Highlands Ranch Units 5-11 project also includes a variety of other recreational and pedestrian-oriented project features including the following: a meandering, non-contiguous pedestrian parkway with enhanced landscaping along the entire length of Street A (see Attachments 5 and 8); numerous overlook park sites with views towards native topographical features of the area and small pocket parks within each neighborhood (see Attachment 9); numerous trails throughout the project site with trail-connections to regional open space areas and the community wide trail system. Some of these multi-use trails will include bench seats, theme bollard lighting, information signage, and trailhead plaques. The project also includes an urban amenity feature which is a linear, 150-200-foot wide open space corridor which will include a multi-use trail, paths, and benches within an enhanced landscaped corridor. This urban amenity will provide non-motorized linkage between various neighborhoods, the school and park site, various activity centers, and regional trail connections (See Attachment 10).

PACIFIC HIGHLANDS RANCH SUBAREA PLAN ANALYSIS:

Land Use

The proposed project site is located in the northern portion of the Pacific Highlands Ranch Subarea Plan, immediately north of the future Carmel Valley Road. The project site is designated within the Pacific Highlands Ranch Subarea Plan for residential development at densities ranging from 2-9 dwelling units to the acre. The proposed project covers 451.6-acres of the Pacific Highlands Ranch Subarea Plan. As recommended by the Plan, the project includes a wide variety of housing types and affordability ranges that will be supported by future commercial and mixed-uses. The proposed project includes the development of 999 single-family residences and 108 affordable multi-family residences, for a total of 1,107 dwelling units. The project also includes a 10-acre elementary school site, a 5-acre neighborhood park, and a 2.6-acre private recreation center.

Affordable Housing

Pursuant to the Housing Chapter of the Pacific Highlands Ranch Subarea Plan, the project will provide affordable housing units. The Housing Chapter of the of the Pacific Highlands Ranch Subarea Plan requires that 20-percent (20%) of the units be provided for occupancy by, and at rates affordable to, families earning no more than 65-percent (65%) of the median area income. The proposed project is consistent with the Pacific Highlands Ranch Subarea Plan Housing Chapter and more specifically, the Master Affordable Housing Program entered into by the City, the Housing Commission, and Pardee Homes.

Community Design

Pacific Highlands Ranch is envisioned as a traditional residential community that utilizes pedestrian-oriented development principles. Units 5-11 are true to this planning vision by providing a pedestrian-oriented development pattern that provides alternative modes of travel including sidewalks, neighborhood parkways and trail connections. Based on traditional planning concepts expressed in the Subarea Plan, Units 5-11 will provide a variety of housing options to ensure that residential opportunities are available to a range of incomes. The residential units are organized on a modified grid development pattern that minimizes the use of cul-de-sacs. Each residential unit will be connected to other units and to open space by a system of linked streets, sidewalks, trails, bikeways, and neighborhood parkways. The more traditional and higher density housing is located closer to the future village on smaller lots with alley-loaded garages. Further away from the village core, the density becomes less intense, and housing types are predominantly single-family dwellings located on medium to larger lots. To minimize grading, these housing types follow the natural topography. This sense of hierarchy arrangement of land use allows the project to fulfill the Subarea Plan's objective of preserving resources.

Open Space

As recommended by the Subarea Plan, the MHPA provides the backbone for the proposed development plan of Units 5-11. The development of Units 5-11 will preserve 137-acres for the MHPA. The proposed project includes an 11-acre urban amenity located in the development area that will complement the resource based MHPA while providing visual relief. The proposed project will also provide visual and trail access to Gonzales Canyon and will contribute to the linkage of Gonzales Canyon south to McGonigle Canyon. This linkage will create a wildlife passage between the two canyons.

Circulation

The circulation system for Pacific Highlands Ranch Units 5-11 includes Carmel Valley Road, a four-lane major; Street "A", a two-lane collector; several local streets, and alleys. As recommended by the Subarea Plan, the street system for the proposed project serves in concert with the open space system and pedestrian linkages to frame the community and provide visual clarity and a sense of orientation.

Street "A" begins in the village town center and runs north through the proposed project and provides the main linkage for neighborhood local streets. Street "A" includes a 50-foot wide parkway and a culvert crossing of the urban amenity. The culvert crossing of Street "A" will provide a 10-foot high and 20-foot wide clear pedestrian path below Street "A". As depicted in the Subarea Plan, Street "A" will include a 50-foot parkway.

The 50-foot parkway is sited along eastside of the street and runs the entire length of Street "A" (see Attachment 8). The parkway is a 50-foot wide landscape parkway that includes ten-foot wide trail that will directly connect the neighborhood units to the village town center and the MHPA. As part of the design of Units 5, dwellings will be oriented to front onto the parkway. The design will include direct pedestrian access from the trail to the front porches of the dwellings. Given that the garages are located to the rear of the lots accessed from an alley, this design will facilitate the pedestrian-oriented development pattern.

Controlled Access

The project proposes the use of controlled access to Unit 9 (see Attachment 7). This unit is located at the northern terminus of Street "A" within the northwestern portion of the Pacific Highlands Ranch Community. Largely surrounded by the MHPA, Unit 9 is topographically separated from neighboring units. The proposed controlled access will not impede circulation to surrounding units. The controlled access will allow open access for pedestrians and bicyclists at all times and limit vehicular access with the use of a gated entry. The controlled access has been designed to provide street access to police, fire, and other emergency vehicles. The proposed controlled access will not impede pedestrian access to open space or trail connection opportunities. The controlled access as proposed and conditioned is consistent with the City Council's Policy (Council Policy 600-42) for Controlled Access Development.

Housing Impact

Pursuant to the Housing Chapter of the Pacific Highlands Ranch Subarea Plan, the proposed project will provide affordable housing units. The Housing Chapter of the Pacific Highlands Ranch Subarea Plan requires that 20-percent (20%) of the units be provided for occupancy by, and at rates affordable to, families earning no more than 65-percent (65%) of the median area income. The proposed project is consistent with the Pacific Highlands Ranch Subarea Plan Housing Chapter.

Pardee Homes in conjunction with the Housing Authority and City staff have developed an overall Master Affordable Housing Program for Pardee's ownership within Pacific Highlands Ranch. This Program provides several locations of affordable housing. Rather than a concentration of affordable housing at only one location, the required affordable housing in Pacific Highlands Ranch will be distributed throughout the Subarea. This distribution of affordable housing will create a balanced community.

The Master Affordable Housing Program addresses the affordable housing requirement based on the ultimate build-out of the entire Pardee owned portion of the subarea. As such, the Master Program provides for some flexibility in providing the affordable units at the project-specific level with assurances that full compliance with the affordable housing requirements of the Subarea Plan and the North City Future Urbanizing Area Framework Plan will be achieved.

The proposed project will construct a total of 1,107 dwelling units. The projects overall density of five (5) dwelling units per the acre falls within the density ranges identified in the Subarea Plan. The project will include 999-market rate dwelling units and 108-affordable housing dwelling units. The affordable housing requirement for the project is 190 units. Of the 82 deficit units, 19 units will be met with surplus units from the previously approved Pacific Highlands Ranch Unit 4 project. The remaining deficiency of 63 affordable units will be met with the development of Units 12 through 16 that have been submitted and will be proceeding to Planning Commission shortly.

The on-site affordable housing project will develop within Unit 11. Unit 11 will consist of 108 affordable units developed within 9, two-story buildings with laundry facilities and storage area

in each unit. A Club House consisting of a swimming pool and recreation building will also be provided. Of the 108 dwelling units, there will be 18 one-bedroom, 54 two-bedroom, and 36 three-bedroom units.

OTHER DISCUSSION ITEMS:

MHPA Boundary Line Adjustment

The project proposes an MHPA boundary adjustment, resulting in a net gain of 1.46 acres of Tier I habitat, a net gain of 3.19 acres of Tier II habitat, and a net gain of 2.04 Tier IIIA habitat. A total of 0.09 acres of ruderal/disturbed non-Tier habitat would be removed from the MHPA. The overall net gain to the MHPA would be 6.6 acres.

Street and Easement Vacations

In conjunction with this proposed land development project, several public street and water easements are proposed to be vacated. For very large project sites such as Pacific Highlands Ranch Units 5-11 (451.6 acres), the existence of many old, unused, and unnecessary easements is a common occurrence. City staff have reviewed the proposed street and water easement vacations, and have determined that there is no present or prospective public use for the easements either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated; that the public will benefit from the action through improved use of the land made available by the vacations; that the vacations do not adversely affect any applicable land use plan; and that the vacation will not adversely affect the public facility for which the easements were originally acquired. Implementation of the Pacific Highlands Ranch Units 5-11 project will provide all roadway and water service necessary to serve all anticipated community and regional demand.

CONCLUSION

The Pacific Highlands Ranch Units 5-11 project is consistent with and implements the Pacific Highlands Ranch Subarea Plan by providing a traditional residential community that utilizes pedestrian-oriented development principles. The project provides opportunities for alternative modes of travel including sidewalks on a grid system, enhanced neighborhood parkways, an urban amenity, and numerous trail connections. The project provides significant park and open space areas including 137-acres for the MHPA, a 5-acre neighborhood park, an 11-acre urban amenity, and numerous view overlooks and pocket parks within each neighborhood. Based on traditional planning concepts expressed in the Subarea Plan, Units 5-11 will provide a variety of housing options to ensure that residential opportunities are available to a range of incomes, including 108 units affordable to families earning no more than 65-percent of the median area income.

Respectfully submitted,

Tina P. Christiansen, A.I.A.
Development Services Director

Approved: P. Lamont Ewell
Assistant City Manager

CHRISTIANSEN/MJW:

Note: The attachments are not available in electronic format. A copy is available for review in the Office of the City Clerk.

- Attachments:
1. Vicinity Map.
 2. Community Plan Land Use Map.
 3. Context Map.
 4. Master Site Plan for Units 5-11.
 5. Units 5, 6, and 11 Site Plan.
 6. Units 7 and 10 Site Plan.
 7. Units 8-9 Site Plan.
 8. Pedestrian Parkway.
 9. View Overlooks and Pocket Parks.
 10. Urban Amenity.
 11. Architecture/Elevations.
 12. Draft Permit.
 13. Planning Commission Tentative Map Resolution.
 14. Planning Commission Permit Resolution.