



June 10, 2019
KOA Job # JB82033

Ms. Marina Wurst
Project Design Consultants
701 B Street, #800
San Diego, CA 92101

Subject: Avion VTM in Black Mountain Ranch – SE Perimeter Properties

Dear Marina:

As City staff has requested we have assembled the following information as part of the submittal of a Vesting Tentative Map to Development Services Division for the Avion 84 home project at the west end of Winecreek Drive. The Avion project is located in the Black Mountain Ranch/Subarea 1 plan area, and it is within that portion of the project called the SE Perimeter properties.

CONSISTENCY WITH PREVIOUS EIR TRAFFIC STUDY

The entire Subarea 1 was the subject of a Traffic Impact Study prepared by KOA Corporation on behalf of the Black Mountain Ranch ownership dated April 15, 1998 (see attachment 1 to this memo). This traffic study was the technical basis for the EIR that was prepared for the entire Subarea 1 at that time, and that document has continued to be the guiding technical document for subsequent development of the Subarea.

In the Traffic Impact Study Chapter 4 discussed the planned uses within the project. An excerpt from this chapter is appended. As page 23 from that TIS shows, the SE Perimeter properties were identified for single family residences totaling 397 homes, and at 10 weekday trips per home, and this is equivalent to 3,970 daily trips.

At this time 86 homes have been built of the planned 90 homes in the SE Perimeter south of Carmel Valley Road. These homes take access from Winecreek Dr. and from the adjacent cul-de-sac to the west. In addition, another 171 homes have been approved in a VTM-1193244 for Heritage Bluffs. The Avion proposed VTM consists of 84 homes which when added to the existing and planned homes discussed herein total 345 homes. This is less than the 397 homes in the TIS/EIR. See attached graphic showing the positions of these VTMs.

ADEQUACY OF WINECREEK DRIVE

The roadway that will serve to access the Avion project area and that connects it to Carmel Valley Road is Winecreek Drive. In order to verify that the Design ADT levels are not exceed with



the full buildout of the Avion project plus the two other projects to the north, the following table shows the trips generated and assigned to the two portions of Wine Creek Drive.

| Winecreek Drive - limits of section | Width & Classif.* | Design ADT | East Clusters DU | Heritage Bluffs DU | Avion DU | Total DU | Total Trips |
|--|------------------------------|-------------------|-------------------------|---------------------------|-----------------|-----------------|--------------------|
| Carmel Valley Rd. to Sarah Ridge Rd. | 40/60 collector | 5,000 | 64** | 171 | 84 | 319 | 3190 |
| South of Sarah Ridge Rd. | 34/54 sub-collector | 2,200 | n.a. | 70*** | 84 | 154 | 1540 |

* Note: Winecreek Drive cross sections/design standards previously approved in the adjacent subdivi

** Note: The East Clusters project has 90 homes of which only 64 access Winecreek Dr. n/o Sarah Ri

*** Note: Of the 171 Heritage Bluffs lots only 70 of them would take access to Wine Creek Dr. s/o Sarah Ridge Ct, and the remainder takes access north of this point.

Our conclusion is that the 84 homes in the Avion TM are within the upper limit established in the TIS/EIR, and they are consistent with the Subarea Plan and EIR. No further study should be required.

DENSITY TRANSFER

The Black Mountain Ranch Subarea Plan allows 117 dwelling units on the Avion site including a requirement for 19 affordable units. The project proposes 84 market rate dwelling units on site and the transfer of 19 affordable units and 14 market rate units to parcel 1 of parcel map 21331 in the Black Mountain Ranch North Village Town Center. The project proposes a combined total of 117 dwelling units, including 19 affordable units, on-site and off-site in conformance with the black mountain ranch subarea plan.

The transfer receiving site, parcel 1 of parcel map 21331, is 1.683 acres designated mixed use core (25-45 du/ac) in the Black Mountain Ranch Subarea Plan and is zoned CC-3-5. The site is a vacant graded pad. Adjacent streets are fully improved with utilities to the site.

The Avion applicant is the owner of Parcel 1 of Parcel Map 21331, the proposed transfer receiving site. It is bordered on the west by Paseo Del Sur, on the north by Templeton Street, and on the east by Zaslavsky Place. Across the street to the west is the existing Target commercial center (171,500 square feet). Across the street to north is the existing Sprouts commercial center (38,500 square feet). Across the street to the east is the existing Design 39 K-8 school. On the south the project adjoins an existing age restricted affordable housing development. The intent is that the Avion affordable units be an addition to the existing project to the south to facilitate resident programs and management.



Discretionary approvals (VTM & PDP) for the Black Mountain Ranch North Village and the related traffic impact analysis provided for 225,000 square feet of Commercial uses generating 15,750 ADT at 70 ADT per 1000 square feet. As constructed the North Village Commercial Centers total 210,000 square feet. As a result a traffic capacity "cushion" of 1050 ADT (15,000 SF at 70 ADT) exists.

The Avion transfer units are proposed to be developed as 14 multiple dwelling units at 8 ADT per unit and 19 age restricted affordable units at 4 ADT per unit for a total of 188 ADT- well within the 1050 ADT cushion that exists. See the Attached figure showing the location of the transfer.

The requirement for 19 affordable units will be established through typical Housing Commission Conditions of Approval for the Avion VTM as was done in the case of the previously approved VTMs for Camelot and Heritage Bluffs, both of which involved similar transfers. Those transfers resulted in the existing affordable housing development on the lot adjacent to the lot proposed for the Avion transfer. Implementation of the affordable housing on the transfer site will be accomplished through an SCR to the North Village VTM as was done in the case of the Camelot and Heritage Bluffs transfers. The transfer process is established in the adopted Black Mountain Ranch Subarea Plan and the approved North Village Design Guidelines.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Arnold Torma', is positioned below the word 'Sincerely,'.

J. Arnold Torma, T.E.

Senior Engineer

KOA Corporation

California RTE# 1143

Attachments:

- Excerpts from 1998 TIS
- Wine Creek Drive and TMs Superimposed
- Density Transfer Locations



The community mixed-use center will feature 140,000 square feet of retail/office development and 450,000 square feet of industrial, commercial, or office use that will be developed as an employment center. Linkages are provided for open space, roads, and pedestrian systems between Black Mountain Ranch and the 4S Ranch development.

The Resort/Hotel

Covering an area of 26 acres, the resort/hotel will be developed to provide overnight lodging open to the public and ancillary services for golf course, tennis, corporate, and other visitors. Up to 300 rooms are planned. The resort hotel and ancillary retail commercial uses have already been approved in a City election (Proposition C) in 1996. The hotel will include a tennis center, pools, parking and public facilities such as meeting banquet rooms, ballrooms, main restaurant, cocktail lounge, coffee shop, and outdoor terrace areas.

Residential Clusters

A number of residential clusters are proposed within the remaining 349 acres of Black Mountain Ranch. The finger ridges south of the northern village area overlook La Jolla Valley and will be developed for low single-family residential (5-10 dwelling units per acre) and low/medium single-family residential (10-20 dwelling units per acre). The development areas directly fronting La Jolla Valley will have lower density development with higher density transitioning to the northern village core areas. Other single-family residential cluster areas occur along the western boundary of the project (consisting of estate residential and very low residential at two dwelling units per acre or less); estate residential west of the resort/hotel, south of the southern village, and in the southeastern portion of La Jolla Valley. A cluster of low residential (5-10 dwelling units per acre) is located within the eastern panhandle portion of Black Mountain Ranch.

The Perimeter Ownerships

The 515 acres held by owners other than Black Mountain Ranch Limited Partnership are clustered in four areas within Subarea I. Planned development of these areas is limited to residential uses only. These areas would include 1,055 dwelling units, and access would be taken from collector or local streets proposed for Black Mountain Ranch.

Southwest Perimeter

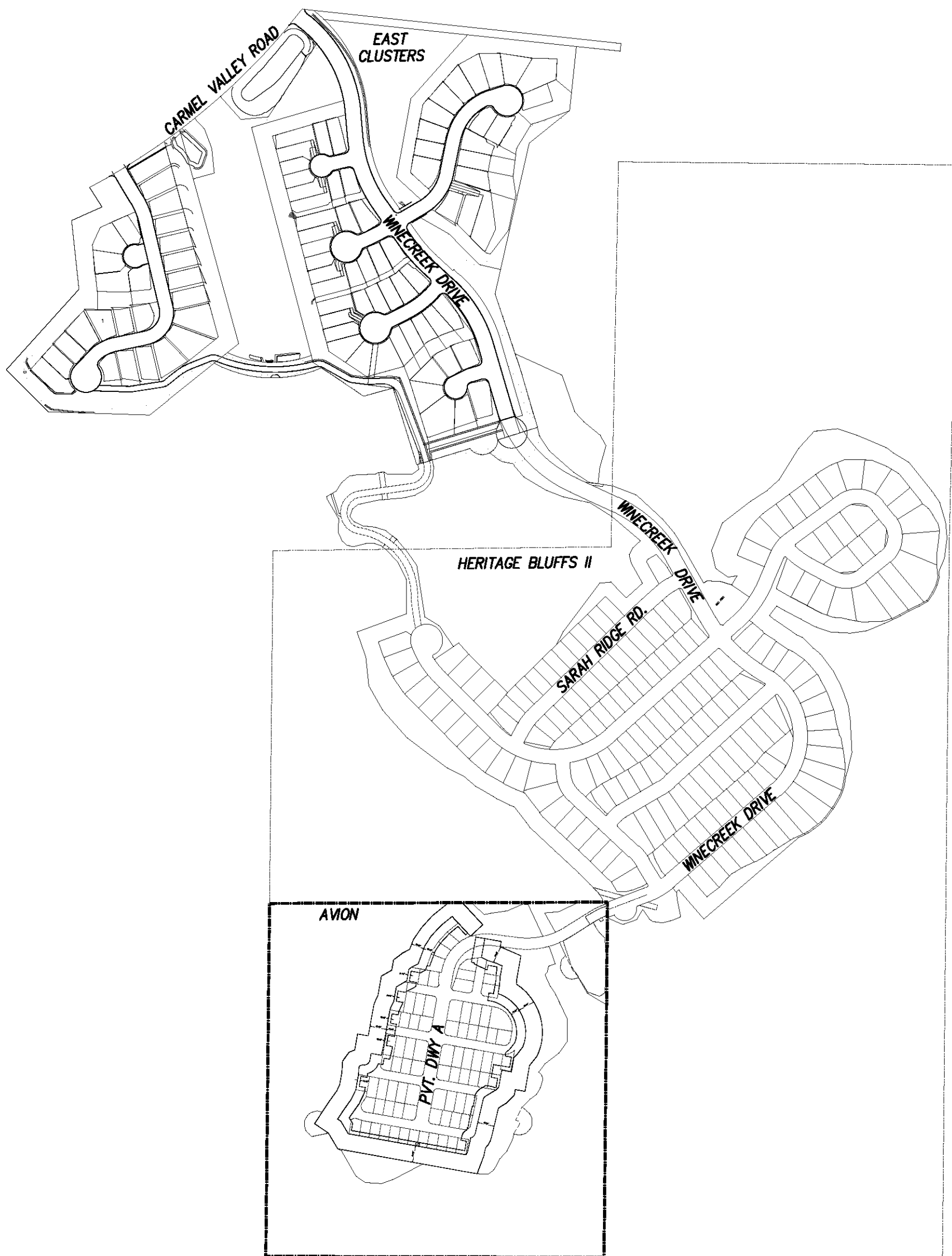
Located along the southwest perimeter of the Subarea are five ownerships totaling 165 acres. Up to 330 dwelling units are planned within a development area of 160 acres. All southwest perimeter parcels are designated moderately-low residential, for an overall density of two dwelling units per acre, which will yield development compatible with the adjacent Rancho Santa Fe Farms area.

Southeast Perimeter

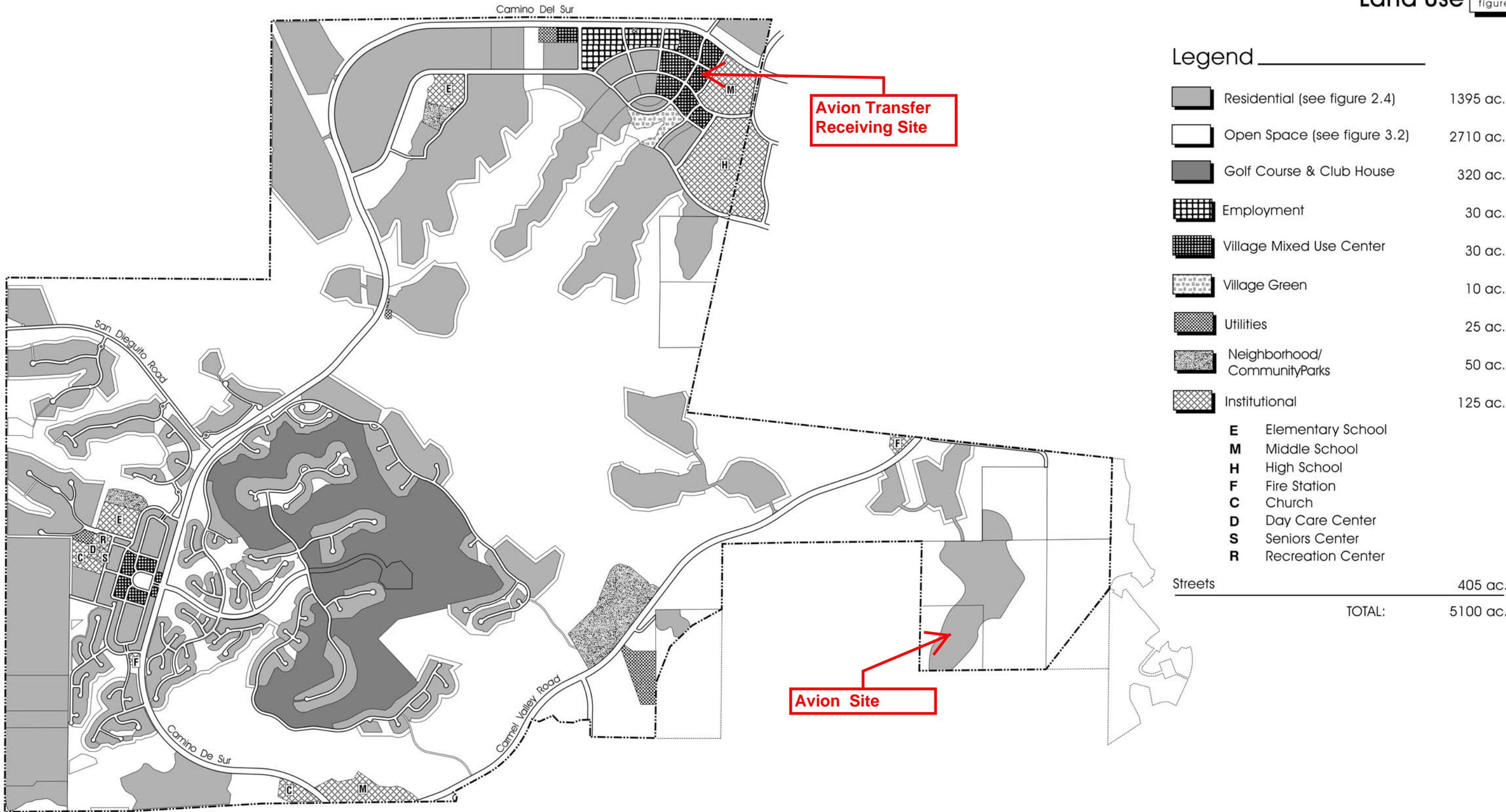
Along the southeast perimeter of the Subarea are four adjoining ownerships and an isolated property along the southern boundary totaling 283 acres. Up to 397 dwelling units are planned. This area connects to existing Rancho Penasquitos residences.

Northeast Perimeter

Along the northeastern perimeter of the Subarea is a single ownership totaling 67 acres. Up to 300 dwelling units are planned within a development area of 20 acres. This property should develop at densities compatible with the adjacent northern village and, ultimately function as an integral element of the village.



EAST CLUSTERS, HERITAGE BLUFFS II AND AVION SITES



Note: Streets shown represent Collector and above (North Village area)