










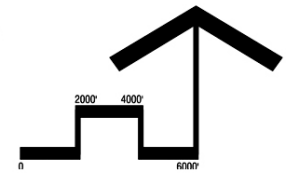
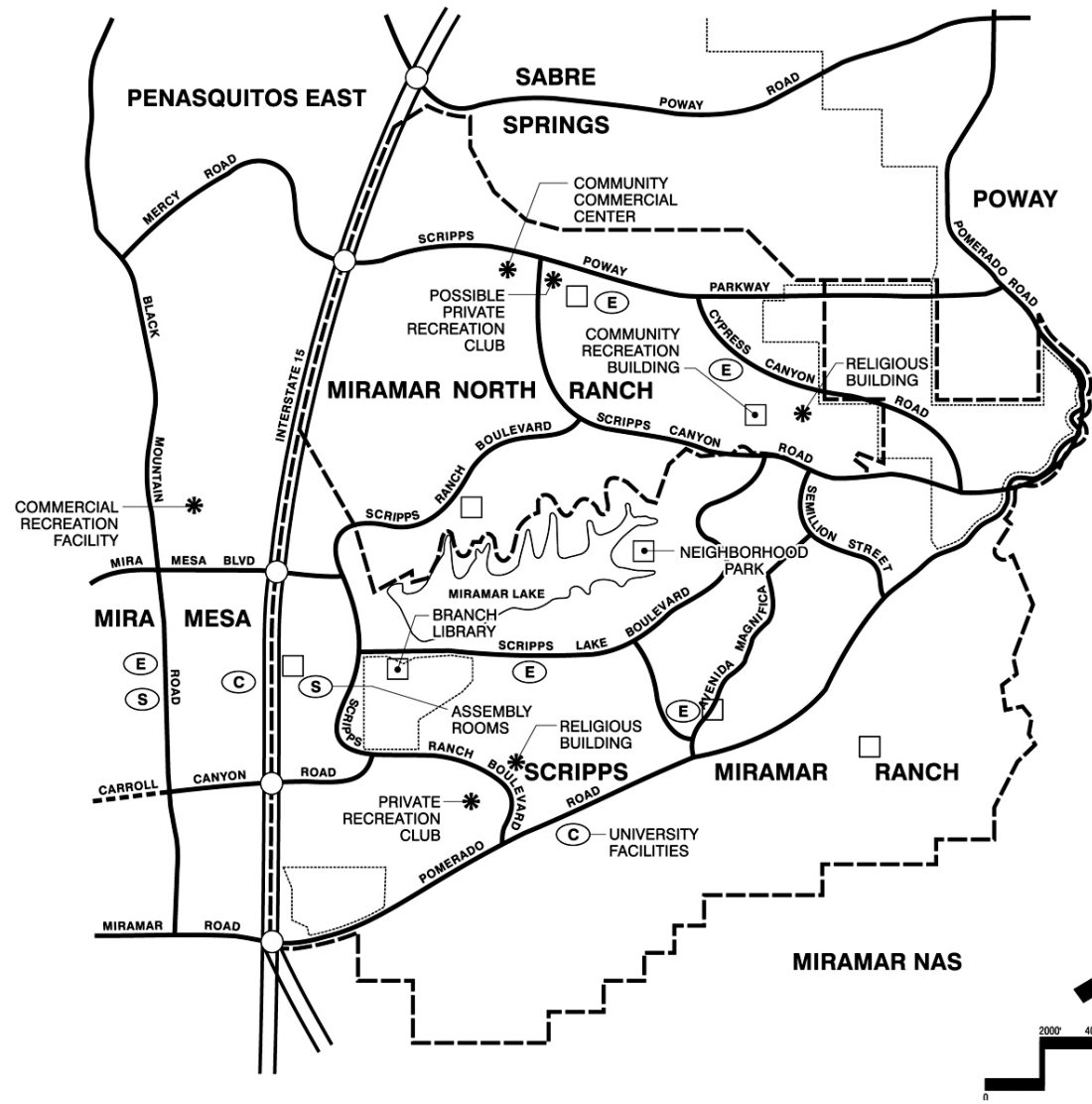
## **Section 10**

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# **Community Social Element**

**LEGEND:**

- PLANNING AREA BOUNDARY 
- MUNICIPAL BOUNDARY 
- PUBLIC FACILITY 
- ELEMENTARY SCHOOL 
- SECONDARY SCHOOL 
- COLLEGE 
- PRIVATE FACILITY 



**Twin Communities Social Facilities**

**Miramar Ranch North Community Plan**

**24**  
FIGURE

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## SECTION 10: COMMUNITY SOCIAL ELEMENT

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**Goal:** Support development of social services, programs and facilities responsive to the changing physical and socioeconomic needs of community inhabitants.

Community social activities and facilities for Miramar Ranch North are in large part tied to Scripps Miramar Ranch. A number of public facilities are proposed for development on a shared basis, such as community recreation facilities, a branch library and a secondary school. In addition, it is anticipated that some private and public facilities originally designed for or in one community will, to some extent, be shared by both, such as elementary schools, neighborhood parks and religious building sites. Beyond facilities, it is expected that persons living and/or working in Miramar Ranch North and Scripps Ranch will participate in a number of shared programs, activities, organizations and institutions.

### 10.1 SOCIAL NEEDS PROVISION

**Objective:** Encourage the development of a range of social activities, programs and institutions to meet individual and community needs.

As Miramar Ranch North develops, it is important that the social needs of residents and working people be adequately met. A range of social activities, programs and institutions should be developed by people in the community and by service organizations and agencies serving the community. Considerable social needs can be met on a community or twin community basis, with activities responsive at the community, neighborhood and industrial area or residential project levels.

**Table 16** summarizes a number of concerns in meeting community social needs. A variety of formal programs and organizations can contribute to social development. These include, for example, educational programs, youth- and senior-oriented services, and recreational activities sponsored by public agencies or by other outside service organizations responsive to community needs. Also, self-organized activities and services can be created and managed by community members to serve their own perceived needs. Examples include religious groups, recreation leagues, civic organizations and cultural activities.

### 10.2 DEVELOPMENT OF COMMUNITY FACILITIES

**Objective:** Provide sufficient area for the development of facilities to house community social activities.

A number of facilities are planned in the community and in Scripps Ranch to accommodate social activities. In addition to the major facilities shown in **Figure 24**, some private developments will have meeting rooms and recreation facilities for their own residents or employees.

Schools should be utilized for recreational activities, meetings, vocational and adult education programs, children's and youth activities and general interest classes.

The establishment of community education programs which would use the schools at night and draw from the varied employment and vocational interests of community residents is encouraged.

Both private and public recreational programs and facilities are encouraged. Meeting and program space in the private recreation club and/or public parks should be developed. Sports leagues for adults, youth, and children, and scout programs are supported. After-school programs in parks and schools for “latch-key children” are useful. Development of senior citizen programs and activity spaces is encouraged.

The development of civic activities and groups is considered highly desirable. In addition to the planning committee, other organizations should be encouraged, such as a town council, homeowner or renter associations and neighborhood groups. Joint civic groups with both Scripps Ranch and Miramar Ranch North members are supported. Civic organizations provide a means by which residents may participate in decision-making for their community. Participation is also sought in the planning and decision-making activities and community relations programs of public and semi-public service agencies, such as the San Diego Unified School District and the San Diego Police Department. Civic groups should be able to meet in schools, the recreation clubs, any park facility building, or in private homes.

**TABLE 16**  
**OBJECTIVES IN MEETING SOCIAL NEEDS**

- |   |
|---|
| 1. Define and achieve a quality of life satisfactory to individual residents and the community as a whole.                      |
| 2. Maximize opportunities for the human development and interaction by residents of both sexes and of all ages and backgrounds. |
| 3. Support programs and activities that assist youth in realizing their potential while learning to be responsible citizens.    |
| 4. Assist the family unit in providing for the physical and social needs of its members.  |
| 5. Support the development of programs, facilities and organizations accommodating senior citizens.                             |
| 6. Promote self-organized and managed establishments and groups to provide community services, programs and events.             |
| 7. Encourage government programs responsive to community input and designed to meet the specific needs of community residents.  |
| 8. Promote awareness and use of social programs, activities and services within the community.                                  |
| 9. Encourage community participation in the formulations, monitoring and evaluation of social service programs.                 |
| 10. Promote the development of joint programs, activities and facilities serving the twin communities.                          |

There are a number of religious groups active in the communities surrounding Miramar Ranch North. It is expected that community residents will join these groups or form new ones. A religious building site is designated along the Cypress Canyon greenway within the planning area, supplementing religious facilities in Scripps Ranch and other nearby communities. Religious facilities are encouraged to offer meeting rooms, develop daycare programs, set up children and teen recreational and educational activities and provide supportive care for individual community members, as well as conduct religious activities.



The establishment and operation of social services funded partially or fully by the government is encouraged when needed by the community. Such services may include emergency hotlines, health and mental health services, senior citizen outreach, youth employment programs, dial-a-ride and carpool matching and other similar services. These programs may use the community facilities outlined above, or rented space in the commercial centers.

Opportunities for self-organized activities and facilities include such things as community gardens, cultural events such as theater, cooperatives, community-wide events, development corporations and youth employment programs. Self-organized activities may utilize space in the schools, any park building or park grounds, private recreation clubs, religious buildings, commercial space or commercial center outdoor areas.

Adequate communications within the community can promote a sense of community identity as well as make residents aware of social and economic opportunities and activities in their community. Kiosks and bulletin boards should be erected and used in prominent locations, such as the community commercial center, public parks, schools and recreation clubs. In addition, the communications media should encourage community participation and provide community coverage for the twin communities.

### **10.3 SOCIAL NEEDS IMPLEMENTATION**

**Objective:** Promote the implementation of the plan proposals concerning community social needs.

Implementation of the social needs proposals requires the cooperation of the community, developers and public and private agencies in both creating programs and constructing facilities. **Table 17** summarizes the actions and responsible parties for development of facilities and programs to meet social needs.

The provision of commercial development, public and private recreational facilities and schools are discussed in the pertinent plan element. Religious buildings may be built in residential zones; construction in R-1 zones will require a conditional use permit. If the religious building sites are not purchased by religious groups by 1995, then a plan amendment may be approved designating the land for another use. Plans for religious building development should provide for adequate landscaping and maintenance, and sufficient parking so as not to disrupt surrounding uses. The architectural style should be appropriate to the community.

**TABLE 17**  
**IMPLEMENTATION OF COMMUNITY SOCIAL ELEMENT**

<b>Proposal</b>	<b>Action</b>	<b>Responsibility</b>
Encourage development of a range of self-organized social activities and groups.	Develop and support programs and activities as needed.	Planning Commission, community residents and working people.
Promote programs developed by outside service organizations and groups responsive to community needs.	Work with public and private social services agencies organizations.	Planning Committee, civic groups.
Provide sufficient facilities to accommodate community social activities and programs.	Develop schools, churches, parks, commercial areas and clubs to accommodate social activities.	School district, church groups, Park and Recreation Department, private developers.
Encourage development of joint activities and facilities in twin communities.	Coordinate programs and facilities serving twin communities.	Planning Committee, evolving civic and social groups.



## **Section 11**

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# **Design Element**

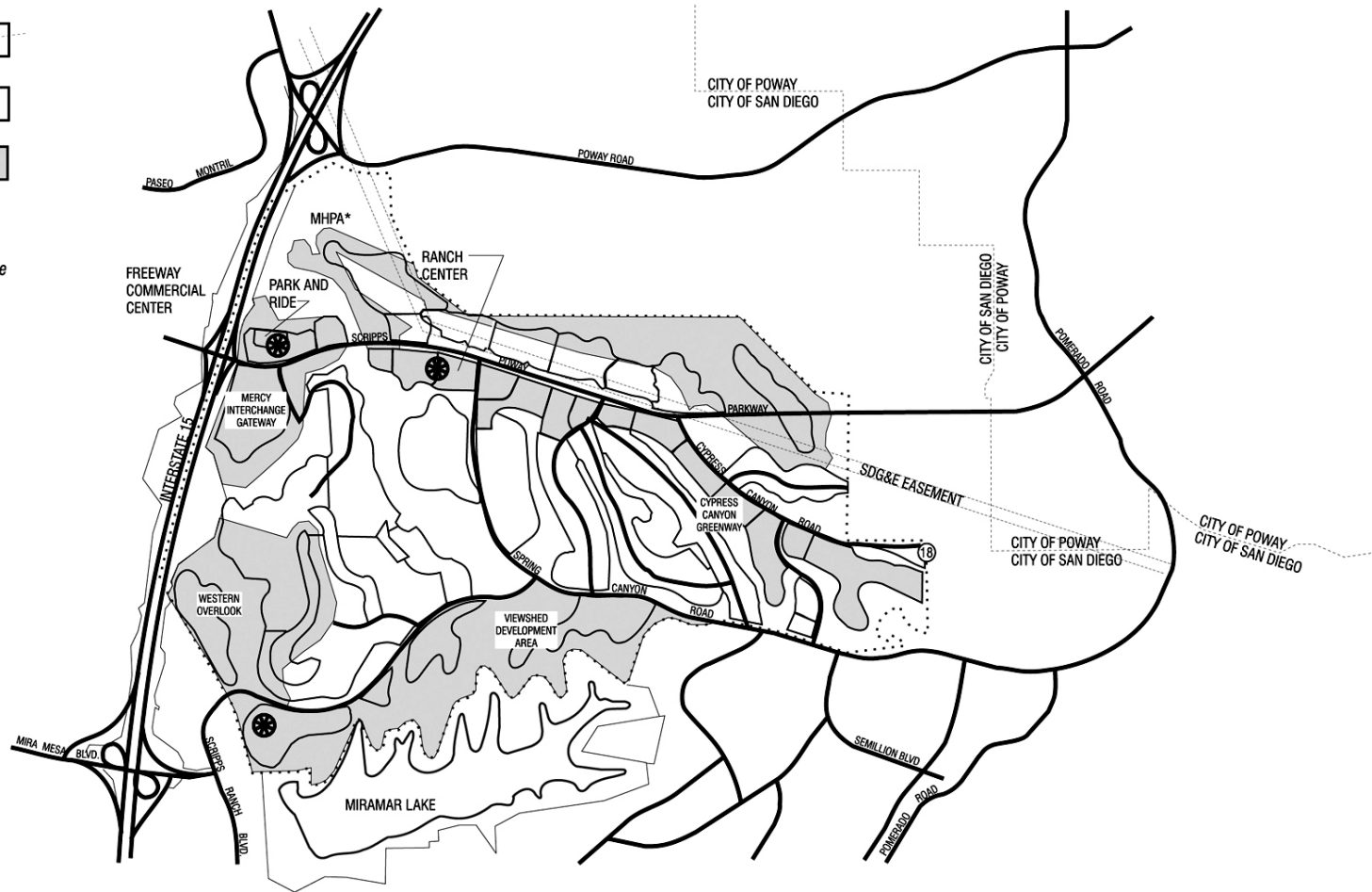
**LEGEND:**

- PLANNING AREA BOUNDARY
- MUNICIPAL BOUNDARY
- ANCHOR PROJECT ●
- SPECIAL DEVELOPMENT AREA

**NOTES:**

*Alignment of roads shown may change during final design.*

*\*MHPA: Multiple Habitat Planning Area*



**Special Design Areas and Projects**

**Miramar Ranch North Community Plan**

**25**

FIGURE

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## SECTION 11: DESIGN ELEMENT

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**Goal:** Promote high quality design throughout the community, with special emphasis on projects and roadways in highly visible areas.

Each land use element includes a development guidelines section with a design checklist. Those guidelines should provide a basis for designing and reviewing individual development projects to ensure a good quality of development. In addition, this section addresses areas of the Miramar Ranch North community which, because of their highly visible location and/or environmentally sensitive nature, require special design attention. Guidelines for these areas are outlined in detail to provide a sense of what is desired in design and construction.

### 11.1 COMMUNITY-WIDE DESIGN INTEGRATION

**Objective:** Promote the utilization of harmonious design features and techniques throughout the community in order to create an overall community atmosphere.

In creating a sense of community in Miramar Ranch North, it is important to utilize physical design to generate an overall atmosphere or feeling for community residents, employees and visitors. The design of roadways, individual development projects and residential neighborhoods should contribute to the general community atmosphere.

The overall ranch atmosphere should be one of a naturalized environment, punctuated by structured, relatively urban areas. Large areas of the community should be left as undisturbed open space or forested with eucalyptus and other naturalized trees. Cypress Canyon should provide a contrasting structured experience, with relatively intense use of the land and a manicured landscaped effect.

Later sections of this element address particular projects and development areas which are key to setting the overall tone of the community. In addition, the following measures should be considered in creating a coherent, attractive community:

**Street Scene:** consistent signing, street furniture and street lighting, repeated project entrance elements, similar pathway design and paving materials, consistent fencing design and materials, consistent landscaping treatment for entire length of major streets and similar transit stops. Where sound attenuating walls are required, the guidelines contained in **Section 4.6** should be followed.

**Landscaping:** eucalyptus trees in native-appearing or naturalized areas, landscaping motif or selected tree such as cypress in highly maintained urban areas, preservation of native vegetation where possible (see **Section 12.2**).

**Public Art:** statuary, landscape sculptures or other public amenities of an artistic nature should be strategically located within park areas, median strips and other public places to further enhance the community atmosphere and enhance the quality of life in the community planning area.

**Building Design:** compatible architectural styles for buildings, enclosures and fencing; use of woods and other building materials in earth tones or pastels; limiting residential building heights in the viewshed to three stories, with one to two stories preferred on ridgetops.

**Signs:** architecturally attractive signs which contribute to the retention and enhancement of the community's character; size to be in scale with surrounding buildings or, if along pathways, at pedestrian scale.

All signs which can be perceived from public streets and pathways should be in proportion to the buildings or activities they identify. Ground signs identifying neighborhoods and individual development projects should be designed as an integral element within the surrounding landscape, landforms and fencing. Earth tones should be emphasized in signing.

Animated and roof signs should not be permitted. Building or wall lighting should be indirect. A limited number of spotlights may be used to create shadow, relief, or outline effects when such lighting is concealed or indirect.

**Open Space Linkage:** areas of natural open space should be linked to one another via a natural link where feasible or by linear greenways located along the major roads (see **Figures 7, 8, and 9**). The linkages also should provide landscaped buffers between the roads and developed areas which create a more country/rural character to the community, as may be seen in the Scripps Miramar Ranch Planning Area.

## **11.2 SPECIAL DESIGN AREAS**

**Objective:** Designate special development areas and anchor projects for special attention in design, construction and maintenance.

Anchor projects are individual development projects which, because of their location, are important in setting the overall tone of the community. Four anchor projects are designated, as shown in **Figure 25**.

The Miramar Lake residential site, parcel 33, and the freeway commercial centers, parcels 1 and 2A and the Mercy Industrial area, parcel 2B, act as gateway projects into Miramar Ranch North. As projects visible to persons entering the community from I-15, they require special care in presenting a coherent design statement to viewers. The ambience created by these anchor projects should be emulated or reflected in other community developments. Special attention should be given to architectural style, building materials, landscaping, signing, and lighting. The freeway and regional commercial centers are a component of the Mercy interchange gateway (**Section 11.6**).

The community commercial center parcels 4B, 4C, 5 and 6 act as an anchor to a major intersection within the community—Spring Canyon Road and Scripps Poway Parkway. Because of its strategic location, the project should function as a community landmark visible to persons traveling within the community and should structure the aesthetic experience at the transportation junction. In addition, the project is key to creating an identifiable, pleasant

development area. Particular care should be given to the siting of buildings in relation to the intersection, as well as to building design, landscaping, and lighting.

Special development areas are districts of one or more neighborhoods which should function as recognizable units, visually and/or functionally. **Figure 25** identifies special development areas: the Miramar Lake viewshed development area, the Cypress Canyon greenway with Ranch Center, the north slope transition, the Mercy interchange gateway and the western overlook. These special development areas are described in detail in the following sections.

Implementation of the design guidelines and proposals are addressed in **Section 11.8**.

### **11.3 MIRAMAR LAKE VIEWSHED**

**Objective:** Provide for the sensitive development of areas fronting on Miramar Lake, with particular attention to views from and of these areas across the lake.

Miramar Lake is an important aesthetic and recreational asset to the Miramar Ranch North community and to Scripps Ranch across the lake and the City as a whole as well. Development within the viewshed of the lake sets the tone for the entire Miramar Ranch North community. Viewshed development should be sensitive in design, while providing visual and physical access to the lake to Miramar Ranch North community members and the public at large.

To this end, the guidelines set out below apply to development within the Miramar Ranch North viewshed. This viewshed area extends northward from the waterline across City parkland, past the planning area boundary, over property currently privately owned (within the planning area), to the visual horizon as seen from the south side of the lake.

Parcel 33 is a prominent knoll partially overlooking the reservoir and is visible from the freeway, I-15, to the west as well as from the reservoir to the east. The main issues for grading are (1) retention of the natural appearance as a knoll and (2) avoidance of long, angular, flat-sided, graded slope banks where feasible. The following guidelines should, therefore, be incorporated into the grading design for parcel 33.

Manufactured slopes exceeding 30 feet in height shall be contour graded with special visual treatment to model natural landforms. Revegetation should be with naturalized plant material where appropriate. The street system should be minimized as much as is possible within requirements of City standards and policies.

#### **11.3a Planning Status of City Park**

The General Plan designates a substantial area around Miramar Lake as a resource-based park. This includes the existing City parkland, designated public/semi-public open space since it is already in public ownership and areas to the north of this parkland, designated as other open space subsystem because the property is presently in private ownership. The General Plan states that open space not publicly owned will be preserved through regulatory devices and these areas will be permitted to develop in a manner consistent with the zoning that is applied to them.



In accordance with these General Plan principles, this community plan calls for the preservation of the existing City-owned property as a resource-based park. This includes about 117 acres within the Miramar Ranch North viewshed, or around 58 percent of the City's total 202 acres surrounding the lake. The viewshed area is contained within Priority Number 28 out of 141 areas in Category B of the citywide open space retention list. In addition, this Plan calls for the retention and/or dedication of open space areas within the northern viewshed, while permitting development of remaining areas under recommended zoning. As described in **Section 11.3b**, at least 80 acres of external open space below Scripps Ranch Boulevard has been added to the existing parkland within the Miramar Ranch North viewshed.

It is assumed that all the viewshed area cannot be acquired in its entirety for open space under the City's open space acquisition program. The viewshed area is contained within Priority Number 28 out of 141 areas, in Category B, of the citywide open space retention list.

This Plan supports the recommendations for the City lake park contained in the 1978 Scripps Miramar Ranch Community Plan, as drawn from the 1975 City Lakes Recreational Development Plan. Because financial resources are not available, extension of the northern park boundary to the horizon line is not proposed as in the Scripps Ranch plan. In this Plan, primary public access to the City park remains at the southwest corner of the reservoir as recommended in the Scripps plan, with bicycle and pedestrian access proposed on the northern side of the lake.

### **11.3b General Land Uses and Open Space**

The viewshed area should be developed as a combination of residential development and open space. An anchor project is designated within the viewshed, the medium-high density residential site, parcel 33. External open space should consist of open space reserved outside project areas for active or passive use, including transitional slope banks. Project open space should encompass landscaped open areas within developments, excluding landscaped portions within parking lots. Both forms of open space should enhance views of the viewshed from the lake and southern shore.

Of the entire 166 acres of Miramar Ranch North that lie within the viewshed (lands north of the lakeside planning boundary), approximately 70 percent should remain in external open space. At least 80 acres of this external open space south of Scripps Ranch Boulevard have been dedicated at no cost to the City, to bring the total City-owned land within the viewshed to about 48 percent of the designated viewshed area. This addition represents a substantial expansion of the Miramar Lake City Park. In addition to reservation of open space for public use, public visual and physical access (via bicycle and foot) to the lake from northern slopes should be assured in the design of the street system and individual viewshed development projects as described below.

Landscaping within developments is important in creating a pleasing environment as well as softening building lines and paved areas. For project open space within planned residential developments, 15 percent of the total parcel should be placed in landscaped open areas.

### 11.3c General Design Treatment

The transition zone between the developed areas and the natural open space fronting on the lake must be sensitively managed. **Figure 26** is a planting key for transitional planting and **Figure 27** shows a typical transition from developed to undeveloped areas within the viewshed. The heights of manufactured slopes and the number of fill slopes should be minimized. All artificial slopes along the lake should be blended to meet the native terrain, to achieve a natural rather than manufactured appearance. Any fencing should be common to an entire development, should be constructed of natural, non-obtrusive materials and should not exceed five feet in height. Clusters of bushes and trees should offset the tops of slopes and/or fence lines. Landscaping on the slopes should gradually blend into the native vegetation through planting of naturalized stock and/or native seed mix requiring minimum irrigation.

Selective massing of trees to create wooded areas within developments, along paths (**Figure 28**), and on undeveloped slopes is desirable; the tree clusters can add visual interest while providing shade and screening unattractive areas. Landscaping materials within the viewshed, especially below Scripps Ranch Boulevard, should be drought-resistant, native species with little need for fertilizers and pesticides. This should help protect the reservoir from pollutants in addition to proper engineering of drainage and runoff volume. Drainage into the reservoir is discussed in **Section 12.4**.

In the siting and design of viewshed developments, care should be taken to site buildings in a manner reflecting the terrain, rather than in contrast to it. Residential developments should utilize clustering and terracing to produce a non-regimented effect. Clustering can respond to the valley-ridge character of the shoreline by permitting flexible building placement; at the same time, it avoids bulky building masses dominating the shoreline by breaking up structures into aesthetic groupings. Terracing can be utilized to preserve the sense of topography, minimize grading, and give views to as many building users as possible. This technique should be utilized to the extent possible, given the engineering constraints of sewerage and drainage.

The residential building height within the viewshed should be limited to one to two stories at the horizon line. The limitations are designed to minimize visual impacts on the horizon line while encouraging terracing. A flexible interpretation of height limits is encouraged in order to obtain imaginative yet appropriate design solutions within the viewshed.

The building elevations facing the lake should be well detailed and visually interesting. Large expanses of blank wall and extensive flat surfaces are not appropriate. All buildings should have shadow relief, where pop-outs, overhangs, decks and recesses are used to produce effective shadow interest. Special care should be taken in the design of roofs, the selection of roofing materials, and the screening of rooftop utilities. The roofscape should be varied, using roofs differentiated in height, slope and direction. Woods and other building materials in earth tones should be utilized to help create a natural, unobstructed effect in viewshed structures.

Flat to gently sloping, accessible, transition areas conventional plantings with a permanent irrigation system

Street tree plantings constant throughout

Sidewalk

STREET

Developed Pad Area

On manufactured slopes low maintenance, drought resistant hydroseed mix of native and naturalized plants.

Natural Open Space- native vegetation to remain

Transition area with variable slope planting of low water requiring plants

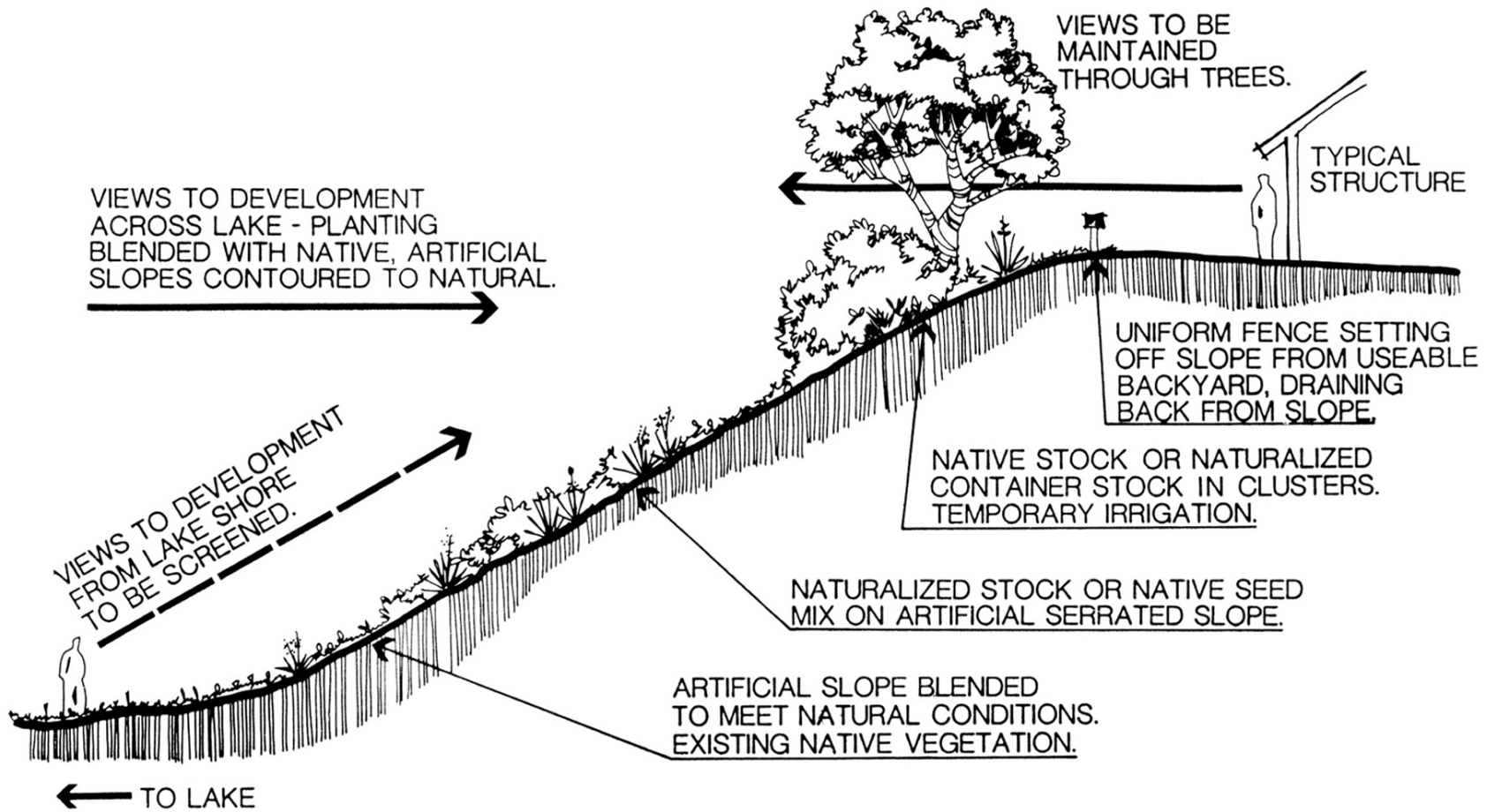


# Transitional Planting Key

# 26

Miramar Ranch North Community Plan

FIGURE



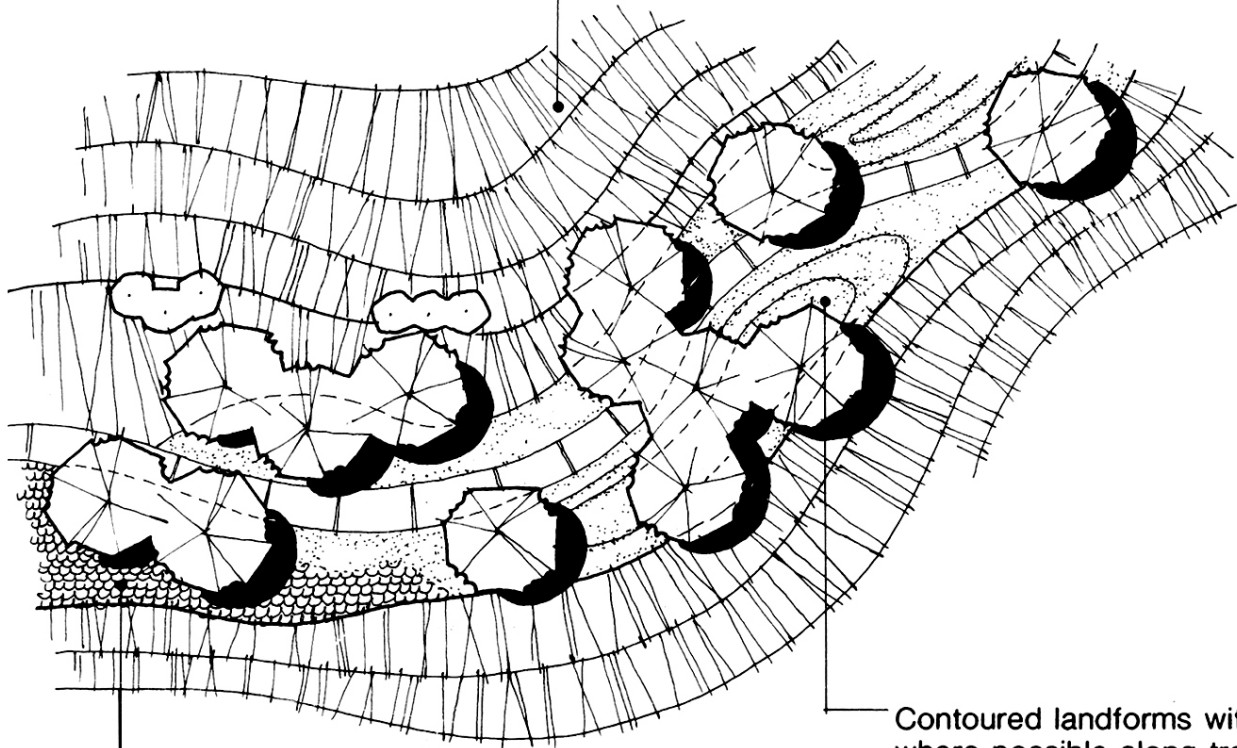
## Typical Transition in Viewshed

Miramar Ranch North Community Plan

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FIGURE

Existing native vegetation



Contoured landforms with trees where possible along trail to serve as rest area

Native plantings on slopes



## Pedestrian Trail

28

### 11.3d Individual Development Projects

If possible, public access to the external open space from community streets should be included, provided the access way does not unduly interfere with the functioning of the project. Parking should be screened by buildings, terraced slopes, landscaping and similar measures. Clustering, terracing and a varied roofscape are very important in creating an aesthetically appealing project to viewers across the lake. The number of dwelling units with views should be as great as possible. If two or more product or housing types are used in the development area, care should be taken to harmonize architectural styles, colors and the overall visual effect to viewers.

For single-family residential areas within the viewshed, the use of variable lot sizes is encouraged. Variable side, back and front yard setbacks are also desirable. These techniques are important in creating visual interest for viewers across the lake, in siting sensitively to the topography and in preserving lake views from individual dwelling units. On the medium-high density parcel 33, special care must be taken with visual design, especially since it is a gateway project which establishes a theme for the rest of the development. On this parcel, two distinct product types will be provided to help assure project diversity.

### 11.3e Street Design

For streets within the viewshed, consideration should be given to preserving views of the lake for automobile users, bicyclists and pedestrians. Any landscaping of medians and roadsides should take views into account. View corridors and viewpoints should be set aside where possible (**Figure 29**).

Scripps Ranch Boulevard should be designed as a collector street and scenic drive into the community. No private individual house driveways should enter directly on the boulevard. Major viewpoints between developments along Scripps Ranch Boulevard should be preserved for visual access. A public access point should be provided at the overlook park on the boulevard to permit car parking, passive viewing and access to a pedestrian path and bicycle trail going down to the lake. At the intersection of Scripps Ranch Boulevard with Spring Canyon Road, a median should be required and planted and the entire intersection should receive special landscape treatment. A bicycle lane and pedestrian path should be provided within the right-of-way along the south side of Scripps Ranch Boulevard.

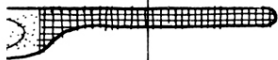
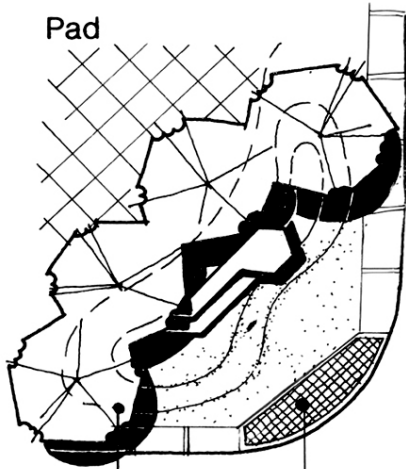
Special care should be taken in the design of an entrance into Miramar Ranch North. A sign or gateway enhanced by landscaping should be placed along Scripps Ranch Boulevard at the entrance into the community.

The upper, unnamed residential road along the northern edge of viewshed should be designed with sensitivity to rare plants and slide areas. Viewpoints developed as visual breaks between groups of residential units along this road or at the end of cul-de-sac are encouraged. Residential streets within the viewshed should not be continuously walled off from vistas by residences and other structures.



Conventional plantings on slopes

Pad

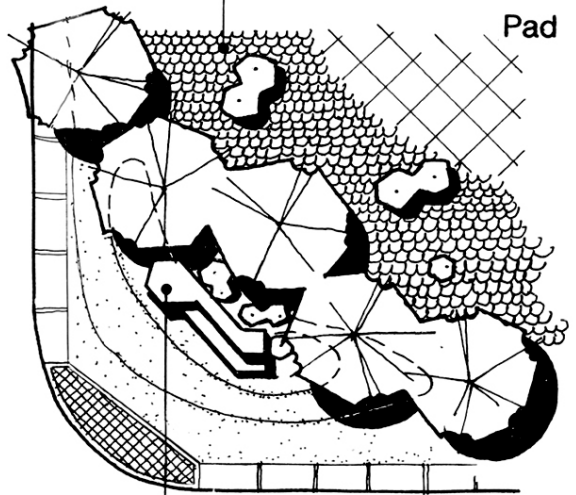


Ramp

Street tree plantings set back at intersections



Pad



Major entry monuments with foreground of mounded lawn



Selective massing of trees in the open space areas within the viewshed north of Scripps Ranch Boulevard is desirable; tree clusters are especially appropriate in areas immediately fronting on the north side of the boulevard at locations where views of the lake from residential areas and streets above are not disrupted.

### **11.3f Recreational Facilities**

The City resource-based park should be developed for recreational uses provided the reservoir function is not interfered with. Seating and picnicking areas are appropriate for ridge top fingers extending into the lake. Naturalistic design utilizing natural materials and plantings is encouraged for paths and seating areas in order to blend into the slopes visually and to minimize vandalism. Responsibility for the maintenance of recreational facilities, paths and access points should be assigned prior to development. Options include maintenance by the City as a park, by the Open Space Maintenance District, and/or by private owners or owner associations.

As described in **Section 7.2**, development of private recreational facilities is especially encouraged at the Miramar Lake multifamily residential project. These facilities should be tied into or directly front on external open space in the viewshed.

### **11.3g Implementation**

The guidelines contained herein should be implemented through project review procedures and follow-up maintenance arrangements. All projects within the viewshed are subject to normal subdivision approval and also planned development controls: PRD for the residential developments. In addition, some projects lie within the Hillside Review (HR) overlay zone and are subject to special review. All viewshed developments should be reviewed in detail by the Miramar Ranch North planning committee or architectural review board thereof. Public review of viewshed projects is important in ensuring a high quality of development.

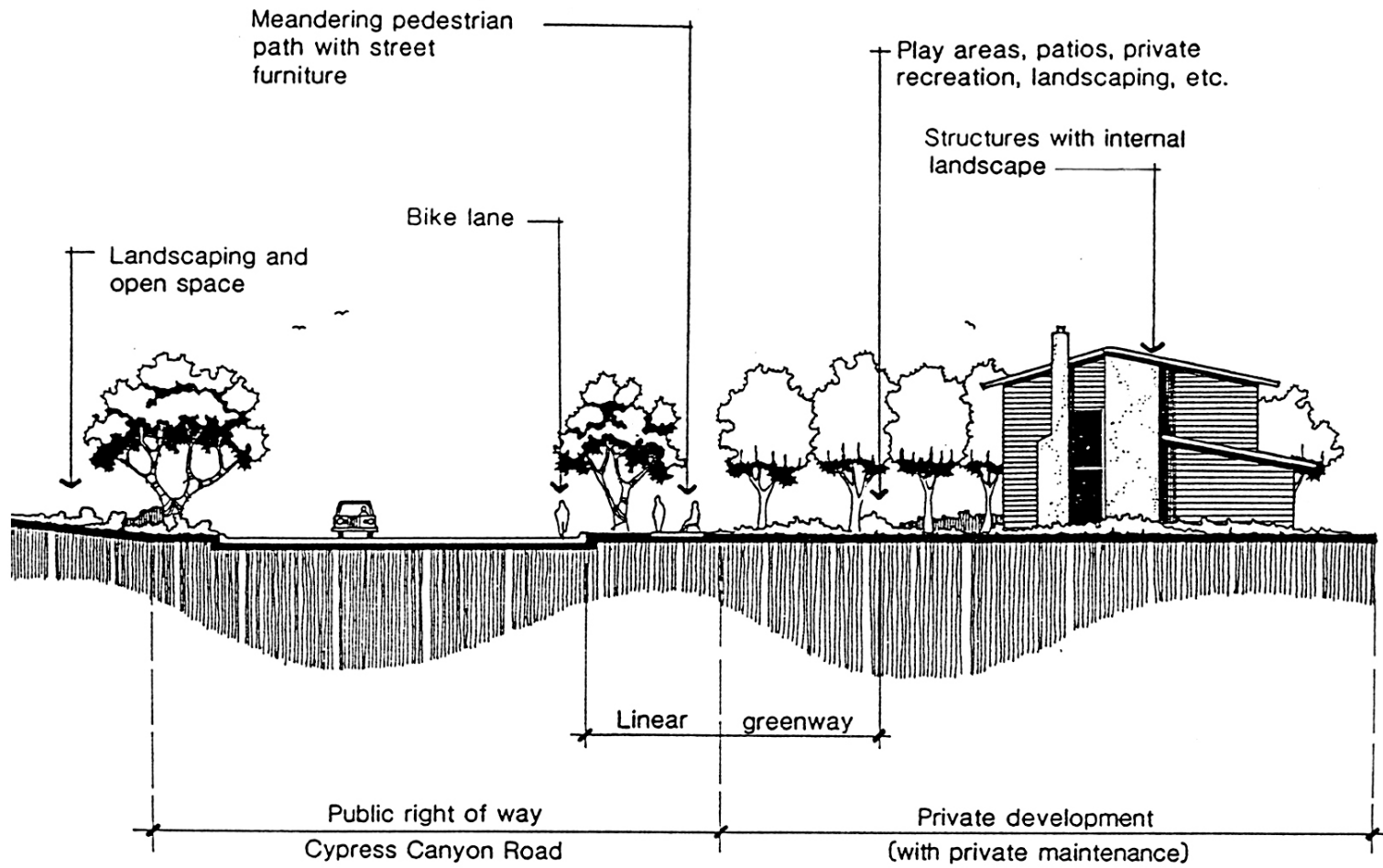
Arrangements for the proper maintenance of structures, landscaping and open space should be made during the project approval process. Private homeowners associations should be responsible for maintenance of residential areas, through association assessment fees and CC&Rs attached to each housing unit. External open space south of Scripps Ranch Boulevard within the viewshed has been dedicated to the City. The Open Space Maintenance District should maintain other external open space within the viewshed, as well as medians, pathways and other public facilities not directly maintained by the City.

## **11.4 CYPRESS CANYON GREENWAY AND RANCH CENTER**

**Objective:** Provide for the sensitive design and development of Cypress Canyon and the Ranch Center, including provision of a continuous greenway.

The Cypress Canyon greenway is a linear park running from near Peñasquitos Creek at I-15, east through Cypress Canyon, to just west of the pond at the head of the canyon near Pomerado Road. Much of this greenway and adjacent area is contained within open space Priority Number 17, in Category B of the citywide open space retention list. The greenway should be designed to provide access to park and recreation facilities along its length.





Typical Section in Cypress Canyon Greenway

Miramar Ranch North Community Plan



In addition, it should tie together a number of community facilities and development areas, in particular in the Ranch Center.

The basic component of the greenway is a pedestrian path. At the western and eastern ends of the planning area, this path moves through designated active open space areas and should be designed for hiking usage. Where the path passes through proposed urban development areas, it should function as a meandering sidewalk connecting into a series of patios/malls, park areas and landscaped lawns. Preservation and maintenance of the active open spaces should be undertaken by the public (via the Open Space Maintenance District), while each individual development should develop and maintain their portion of the urban greenway.

**Figure 30** shows a typical portion of the urban greenway within Cypress Canyon.

The pathway is roughly paralleled by Scripps North Parkway and Cypress Canyon Road in the developed areas of Cypress Canyon. Cypress Canyon Road would function as a low-speed parkway gently undulating through the eastern portion of the canyon. It should rest up against the northern edge of the canyon bottom. No individual house driveways should enter directly on the road; all drives should access a number of dwelling units. Parking areas should be small and screened where possible. Shared parking ought to be considered for facilities such as the community commercial center, recreation club, parks, schools and religious buildings.

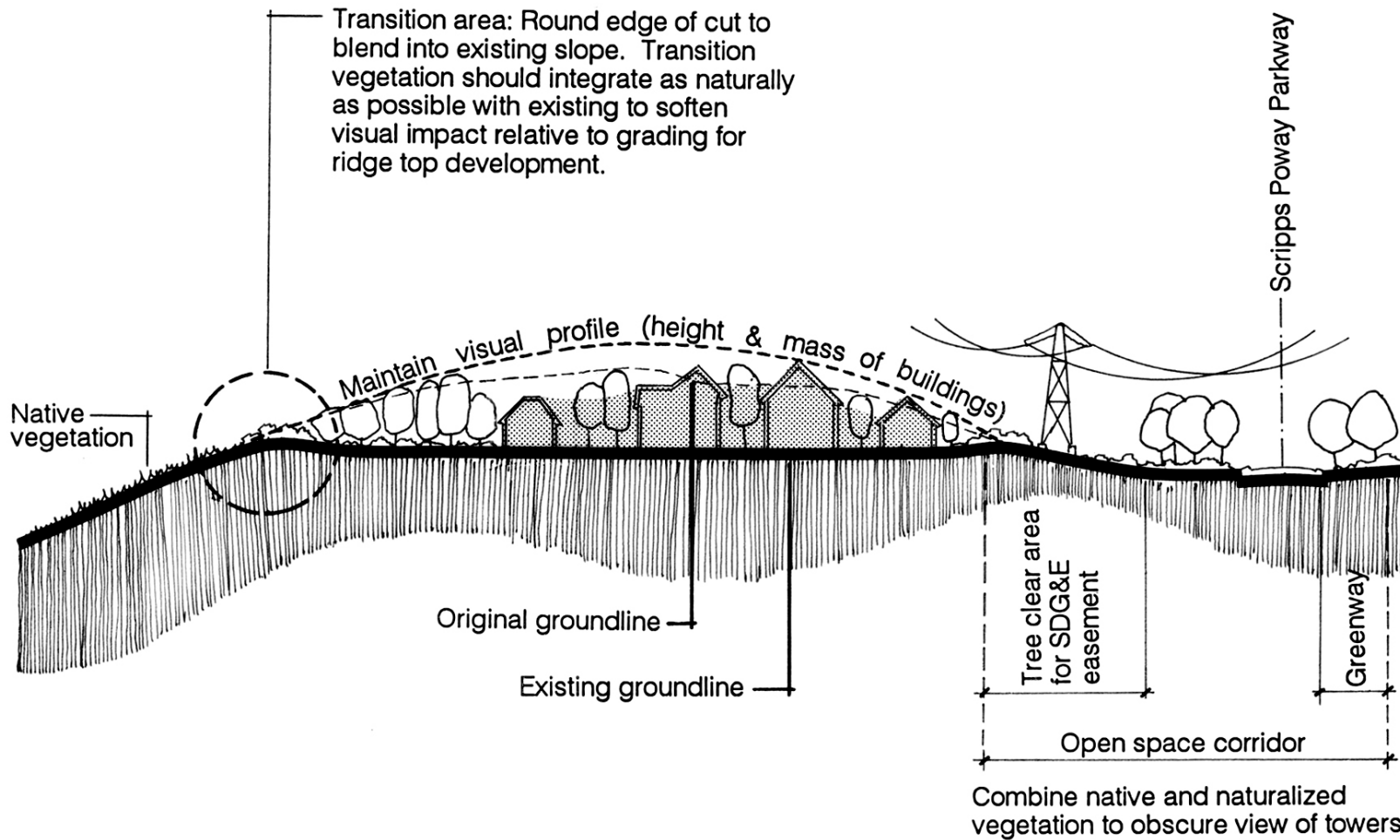
The urban portion of the greenway should be developed in a unified manner, to create an overall atmosphere. Developments in the Ranch Center should set the standard for the remainder of the greenway. Some of the devices which should be considered in developing the greenway follow:

- A consistent material or materials for the pathway and adjoining paved areas
- A landscaping motif or selected tree such as cypress trees
- Uniform signing, street furniture and street lighting
- Harmonious architectural styling for buildings fronting on the greenway

Because the canyon may be very hot and sunny in the summer, providing shade to pedestrians through landscaping, building shadows, walking arcades and similar measures should be considered.

Landscaping should emphasize low maintenance, drought resistant plants for trees, shrubs and ground covers. Park areas and informal play areas will likely require grasses resistant to intense use. A sign or gateway enhanced by landscaping should mark the entrance into the community at the western end of the urban portion of the greenway. Transitions to the hiking portions of the greenway should not be abrupt, but instead gradual in the change of slopes, paving materials and landscaping.

Buildings along the greenway should be sensitively massed to create visual interest. Long, narrow structures and tall building blocks are inappropriate to the canyon setting. Buildings in the Ranch Center should be carefully designed to create a common aesthetic effect; this includes the recreation club, park and school, as well as the community commercial center which is an anchor project.



## North Ridge (Utility Corridor)

Miramar Ranch North Community Plan

**31**

FIGURE

## 11.5 NORTH SLOPE TRANSITION

**Objective:** Provide for the careful design and development of the ridge following the northern plan area boundary, with particular attention to views of the ridge from surrounding areas.

The northern ridge which follows the northern plan area boundary should be sensitively developed to create or preserve good views and to respond to existing environmental conditions. The following guidelines are set out to guide development along the northern perimeter of the planning area.

Preliminary geological investigations north of the northern ridge (outside the planning area) indicate large areas of landslides. Development along the ridge within the Plan should contemplate topping the ridge, with as little disturbance to the slide areas below to the north as possible. The use of fill slopes should be minimized.

Development along the northern ridge should be sensitive to the visual impacts on surrounding areas created by structures, landscaping and other improvements. Ridge-top development will be distinctly visible along the horizon line to viewers from the north, northwest and northeast. Buildings should be carefully massed. Elevations of buildings facing out over the ridge should be well detailed and visually interesting. Special care should be taken in the design of roofs, the selection of roofing materials and the screening of rooftop utilities (see **Figure 31**).

Ridge roads and pedestrian paths may directly abut native slopes. In such instances, road and pedestrian path design should provide for parking or viewing areas to enjoy views and for landscaping which enhances rather than inhibits viewing.

## 11.6 MERCY INTERCHANGE GATEWAY

**Objective:** Promote the sensitive development of the Mercy interchange area as an attractive gateway into the community.

The Mercy interchange area is important as the major entrance into the community, both visually to I-15 travelers, and physically and visually to persons entering the ranch. Developments in this area should reflect the atmosphere of the rest of Miramar Ranch North. Of special importance are the freeway and regional commercial site, which are designated anchor sites as described in **Section 11.2**.

Because of the topography, three separate, isolated sites are clustered near the interchange. Each site has been designated a different land use: industrial/business park and regional commercial (Mercy site), freeway commercial, and multifamily residential. Under these conditions, it is particularly important to strive for continuity in design among the separate projects. Continuity can be achieved by design that is similar in character or explores different concepts that respect and complement the natural and built environment. Otherwise, the gateway area will take on a disorderly, incoherent appearance.

The key to developing the gateway in a harmonious fashion is the careful design of the individual projects in relation to Scripps North Parkway. A similar relationship between the project and the road should be established for all projects. For example, buildings could be placed near the roadway, offset by a wide landscaped strip, with parking largely tucked behind and out of sight. Additional measures to achieve a harmonious appearance could include a consistent landscaping motif or selected tree, standard signing, street furniture and street lighting, harmonious building and paving materials, a selected architectural style and a similar building height or massing of different heights. Roofscapes on all projects should be as clean as possible, since they are visible from other developments above.

To ensure continuity in the Mercy Interchange area, each project should be reviewed carefully for its design quality and contribution to the overall area atmosphere. All three sites are proposed for development as planned developments. The first site submitted for approval may be viewed as context for the remainder of the projects and should be reviewed carefully with the entire Mercy area in mind. Later developments should be reviewed for their general consistency with the previous projects as well as explore distinctive and signature design components that complement and enhance the community. The regional commercial site is of sufficient size to allow the creation of a coherent design statement at this community gateway.

At Mercy interchange, accessways to the institutional site, freeway commercial, park-and-ride, and Mercy regional commercial/industrial site should be pushed back from the freeway interchange and ramps to the extent possible. Access points, turn lanes and signals should be engineered to permit as easy traffic flow as possible. The park-and-ride facility should be attractively designed and screened and its interface with transit carefully designed.

## **11.7 WESTERN OVERLOOK**

**Objective:** Encourage sensitive design of the western escarpment of the planning area which overlooks the mesas to the west.

The western escarpment of the planning area should be developed to maintain views from the community to the ocean while providing a high quality visual experience to onlookers from the mesas below to the west. This area is visible from Mira Mesa, I-15 and Miramar Naval Air Station, as well as from University City at a greater distance. The escarpment area acts as a foreground rising above the mesas with taller mountains beyond in the distant background.

Three design situations for the escarpment overlook can be distinguished: the western Miramar Lake residential site mound, parcel 33; the horizon line and ridge extending to the freeway cut bank; and the treed hollow area falling off below the ridge. While these three areas lie within the Miramar Ranch North planning area, the northwest corner of the Scripps Ranch planning area also impacts the escarpment area. All development design in this western overlook area should bear in mind projects proposed in both plans.

For the western Miramar Lake residential site, the profile created by the housing, landscaping and grading is important to onlookers from the west. A clustered effect horizontally, with terracing vertically, is appropriate. The design of this anchor project must also take into

account its role as a gateway into the community. Two nearby existing structures should be adequately considered in design of the site: the straight horizontal line of the dam (which may be offset by future residential development) and the new buildings at the Mira Mesa interchange, particularly the strong design statement of the Navy Credit Union building. Landscaping should be emphasized in softening the intensity of development in the Mira Mesa interchange area. Trees should be utilized to differentiate the industrial site from areas below by adding height and greenery. At the same time, tree groupings should be carefully located to maintain views to the ocean and lake from the industrial site buildings and grounds. Any signing should match the scale and color palette of the buildings; internally lit signs are undesirable.

The north trending ridge in the escarpment area runs from the residential lake site to the freeway cut bank, with a lower area to the west following its flow. This entire area will be highly visible when developed, in particular the horizon line following the ridge. The proposed low-density residential in this area can and should respond to views from and of the property, as well as to the rocky geological conditions revealed by preliminary geotechnical investigations. This land use designation permits creative treatments of slope conditions as well, such as special foundations and flexible siting in hillside areas. Eucalyptus forestation is highly recommended within this area to give an overall wooded effect. Special care should be taken in the design of roofs and overall profiles for structures at the horizon line. Mitigation of freeway noise for the area above the freeway cut bank is discussed in **Section 4.6**.

Below this ridge area lies a hollow following the freeway. This area is designated for medium-high density residential development. Design of this area should focus on a terraced effect, with well-detailed elevations facing the freeway. A wide greenbelt should be preserved between this lower area and the ridge area development above. In addition, treed open space areas should be included internal to the residential development, to soften the building lines and break-up the relatively high visual density of the project. A scheme following the natural contours of the terrain is preferred to a rectilinear layout.

## **11.8 DESIGN IMPLEMENTATION**

**Objective:** Provide for the implementation of the design proposals set out in this Plan.

The design guidelines proposed in this section should be implemented through the review of individual roadway and project proposals by appropriate government agencies and citizen groups. Each development project should be examined for its consistency with and contribution to the overall physical sense of community. In addition, anchor projects and individual projects within special development areas should be studied for their conformance to the siting, building, circulation and urban design guidelines set out in this section.

As noted in individual land use elements, planned developments are required for all proposed residential, industrial and commercial areas. Planned development review, in addition to regular subdivision review and, in some areas, hillside review, should ensure study of individual projects by City staff and citizens for conformance to this Plan. It is particularly important that the Miramar Ranch North planning committee, or architectural review

subcommittee thereof, participate in the review of proposed projects. This committee should act as a major vehicle of public participation in design decisions, especially for community residents, workers and landowners.

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


## Section 12

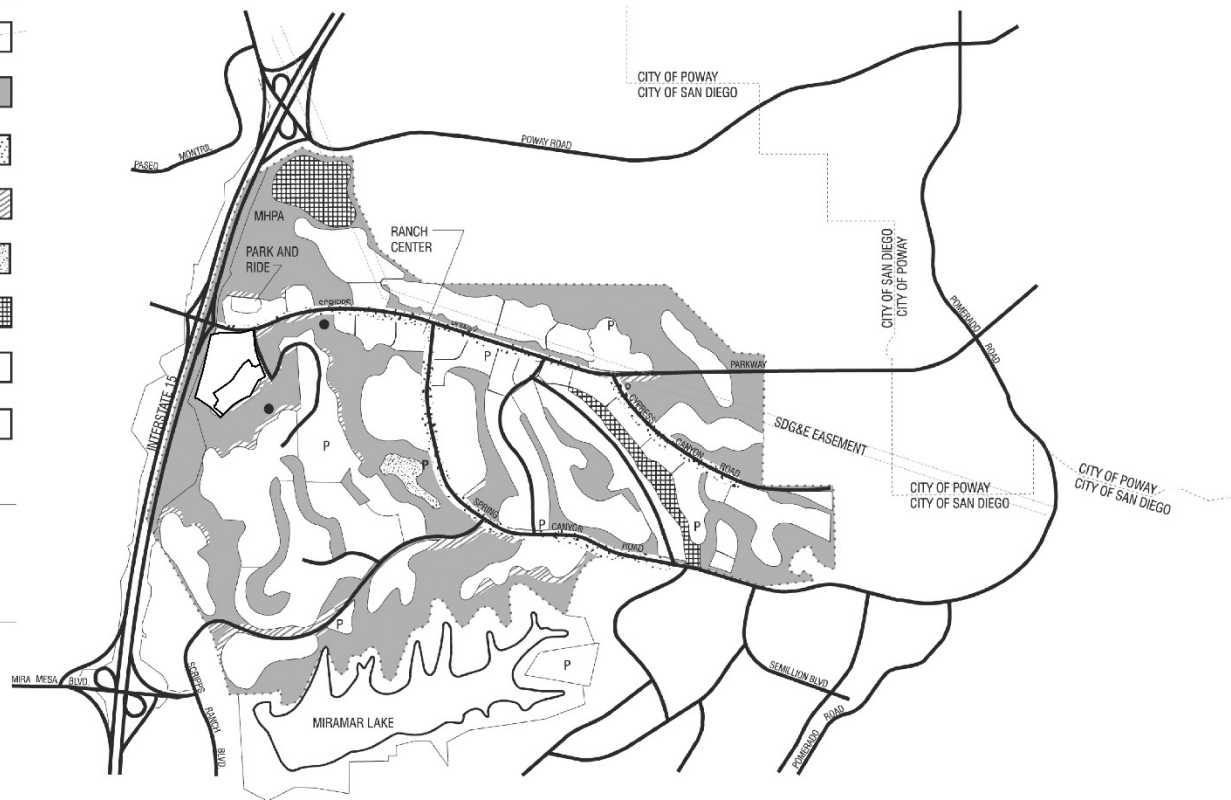
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# **Sensitive Lands/ Open Space Element**

**LEGEND:**

- PLANNING AREA BOUNDARY 
- MUNICIPAL BOUNDARY 
- NATURAL OPEN SPACE 
- TRANSITION 
- SLOPES > 30° 
- SPECIAL OPEN SPACE RESERVE 
- SPECIAL BIOLOGICAL STUDY 
- OPTIONAL WILDLIFE CATCHMENTS 
- PARK AND PARK OPEN SPACE 

ACRES OF OPEN SPACE	
NATURAL:	671
TRANSITION:	129
SLOPES > 30°:	110
PARKES/FIELDS:	41
TOTAL:	951



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## SECTION 12: SENSITIVE LANDS/OPEN SPACE ELEMENT

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**Goal 1:** Encourage the careful management of community environmental resources through preservation of a passive open space network and support of environmentally sensitive development.

**Goal 2:** Provide broad areas of natural open space with linkages to one another and with adequate buffers to active use areas.

### 12.1 SENSITIVE LANDS AND OPEN SPACE PROTECTION

**Objective:** Encourage the preservation of significant environmental resources and minimize impacts on environmentally sensitive areas through the creation of special open space preserves and a passive open space network.

Prior to any development, if needed, additional biological surveys may be required over the subject property as part of the environmental review process. Appropriate mitigation measures of impacts on environmental resources should be undertaken in accordance with recommendations of the Environmental Quality Division of the City of San Diego.

Approximately 52 percent of the total planning area is designated as open space; acreage and general locations are indicated in **Figure 32**. To the extent possible, open space areas should create a community-wide passive open space system. Connections between large open space areas are especially important in maximizing the overall network as a wildlife habitat. The open space system should connect into the network in Scripps Ranch where feasible. At least one at-grade crossing for wildlife should be provided along the western portion of Spring Canyon Road, the Ranch Center.

The importance of the Miramar Ranch North area to the citywide open space system has long been recognized by the City. As previously mentioned, the Cypress Canyon and Lake Miramar viewshed areas are contained in Priority Numbers 17 and 28, respectively, of the citywide open space retention list. In addition, the area adjacent to the Scripps and Oceanview neighborhoods (see **Figure 12**) is contained within Priority Number 53, while the northwest portion of the Oceanview neighborhood is contained within Priority Number 95.

**Definitions:** *Natural open space* is land which is not altered by development. *Natural vegetation* is preserved and no seeding or irrigation will occur. *Transition area* is land which has been graded or otherwise altered by development but is not planned for buildings, streets, or lawn areas. *Transition* is also along the boundary of developed areas with natural open space. The transition areas should be landscaped (1) to enhance the community visually, (2) to provide buffers between developed areas and natural areas and (3) to provide community and neighborhood separation and identity. In some areas, greenways and pedestrian paths should be incorporated as part of the transition area. Slopes over 30 feet are graded major slope areas found in several areas of the Plan. Slopes should be revegetated to lessen the visual impact of these major slope areas.

As depicted in **Figure 32**, two wildlife water catchments shown in the western portion of the community may be provided. The annual maintenance of these catchments should be provided through the Open Space Maintenance District.

Several special open space preserves are designated. The preserves are designed to protect existing high-interest biological species and/or transplanted species. Special care should be taken to preserve not only the natural habitat itself, but the conditions such as drainage and sunlight creating the habitat. No landscaping should be undertaken in special open space preserves. Preservation of the existing conditions is especially important for the riparian area next to I-15.

Two areas are designated for special study in regard to biological resources, as shown in **Figure 32**. The Poway interchange corner includes Peñasquitos Creek and surrounding vegetative habitat, while the northeast-facing slope in the east-central portion of the planning area may support extensive Del Mar Manzanita. Further biological reconnaissance should be undertaken prior to development in or near these two areas. Appropriate mitigation, such as designation of a special open space preserve, should be included in the pertinent project EIRs.

During design, construction and maintenance of developments, areas designated as natural open spaces should be left as intact as possible. Dumping of fill and garbage should be prohibited and trampling of vegetation on foot and by vehicles should not be permitted. Control measures may include signing, fencing and close supervision of construction. To control the use of off-road vehicles, appropriate design layouts, fencing, signing and landscaping should be employed at open space access points and in open space areas where preservation of particular natural features is desired. Any planting in passive open space areas should utilize drought-resistant, native species. Hydroseeding with a eucalyptus mix is desirable except in special open space preserves.

## **12.2 LANDSCAPING PROGRAM**

**Objective:** Provide for the planting and maintenance of landscaped areas appropriate to creating the overall community character and to local environmental conditions, with emphasis on eucalyptus forestation.

Landscaping should contribute to the creation of an overall aesthetic quality for the community. A planting program is proposed combining extensive forestation with eucalyptus trees and landscaping of individual development areas with clusters of trees, shrubs and ground covers. Landscaping should be viewed in the context of the passive open space system, that is, native vegetation punctuated by eucalyptus stands should together act as a backdrop for designed and maintained landscaped areas. This landscaping concept should produce an overall effect similar to that of the twin community of Scripps Ranch. The landscaping program is summarized in **Table 18**.

If possible, transition areas located along streets and within parcels should be planted with eucalyptus trees prior to any community development, in order to create an early visual impact. Hydroseeding is acceptable. A mix of eucalyptus varieties should be utilized, emphasizing clean, noninvasive, drought-resistant types.

The transition areas located along the boundary of developed areas that are adjacent to open space will serve as brush management areas and will be planted with a mix of native vegetation.

Overall, tree planting patterns should be of a naturalized grove character rather than in definitive formal designs. Tree planting should respond to topographic features and accentuate the differences between canyons and ridges. Special planting of trees and shrubs should occur in active open space areas (along pathways). The use of trees and landscaping in transition zones is discussed in **Section 11**; the planting density along ridgetops, in particular the density of trees, should ensure views are preserved. Where possible, existing stands of trees should be preserved.

Landscaping is important in creating the street scene, especially along the major streets. An informal quality utilizing eucalyptus is sought for the length of Spring Canyon Road. Scripps Ranch Boulevard is discussed in **Section 11.3** and **Section 11.4** speaks to Scripps North Parkway/Cypress Canyon Road. Mounded lawn and ground cover areas should be emphasized in the street medians.

Aside from its aesthetic function, landscaping should be used to minimize runoff on slopes. Areas disturbed by grading should be landscaped expediently, with planting done in sequence with grading rather than on a project-wide basis. Landscaping should be utilized as a visual and/or noise screen to separate disparate land uses.

To the extent practicable, all landscape materials and seed mixtures should have low water requirements and should be native species or equivalent. On artificial slope banks, landscape materials should be deep-rooted species. Native seed mixes should be planted with “punched-in” straw on fill slopes or serrations on cut slopes. The landscape architect should consider the soils engineer’s reports as to the watering of artificial slopes and determine a watering program to set a plant establishment period.

In the design and maintenance of native vegetation and landscaped areas, consideration should be given to potential brush fires. The use of fire retardant plant materials is encouraged. In addition, sprinkler systems and other watering methods should be available to control fires as needed.

### **12.3 LANDFORM AND GRADING**

**Objective:** Permit reasonable grading for development while ensuring the overall landform is retained and the graded areas blend into the natural terrain.

Site planning should maintain the topographic relief of the existing terrain and preserve significant views from and of development areas as shown on the 1-inch = 400-foot scale concept grading plan which may be found at the end of the Plan. The ridge-canyon relationship should be maintained and not obliterated. While hilltops and valleys may be graded to permit development, the sense of distinctive landform should remain to the maximum extent possible.

**TABLE 18**  
**SUMMARY OF LANDSCAPING PROGRAM**

<b>Area or Condition</b>	<b>Landscaping Approach</b>
Passive Natural Open Space	Native vegetation
Special Open Space Preserves	Rare plant species preserved, no landscaping
Pedestrian Paths	Special planting of trees and shrubs, highlighting pathway (as differentiated from surrounding natural open space)
Street Scene on Major Streets	Consistent landscaping program along length of street emphasizing tree planting, bermed medians. Twenty-foot-wide open space linkages along major roads
Transition Areas adjacent to Open Space, all Streets and in parcels	Native vegetation in areas adjacent to open space. In all other transition areas, naturalized planting blended into existing native, trees permit views from ridge yet screen view from below as needed.
Parks and Cypress Canyon Greenway (urban portion)	Selected lawn areas permitting intensive recreational use, trees for shade and intimacy, drought resistant ground covers and shrubs
Individual Development Projects	Planting of open space and parking areas, blended to surrounding conditions; landscape screens as needed

The technique of topping narrow ridges and filling sharp canyons by daylight cut and fill methods should prevent the destruction of entire hillsides, as shown in **Figures 33** and **27**. The use of artificial slope banks should be discouraged.

The height difference between ridges and canyons should be retained to the greatest extent possible. In single-family residential areas, grading in canyons and on ridges should be limited to the minimum area necessary to install streets, prepare house pads and create usable outdoor living areas. Hillsides between canyons and ridges should be retained in their natural state. All graded areas should be blended with the native hillside terrain to achieve a natural effect.

It is recognized that in some portions of the proposed Plan, substantial cuts and fills are required, even utilizing the topping-and-filling grading technique. These cut and fill areas arise where important streets must meet City engineering standards, such as for grades and curve radii. Three cases in point are Scripps Ranch Boulevard at the western entrance to the community, Spring Canyon road along the ridge between Scripps Ranch and Miramar Ranch North and the north-south road passing by the eastern elementary school site, through Cypress Canyon and northward across the power easement. In the detailed engineering of important roads in the plan area, care should be taken to minimize the cuts and fills to the extent feasible while meeting City road standards. Significant cuts may also be anticipated on narrow ridges in order to create even a minimum developable acreage.

In engineering design, the heights of manufactured slope banks should be minimized. For artificial banks over 30 feet in height, slopes should be blended, tops of slope banks should be rounded and contoured or landform grading should be utilized. Both horizontally and vertically, all artificial slopes should be blended to meet native terrain. Use of variable slope ratios is encouraged. The overall effect desired is a “natural” undulating terrain rather than a manufactured appearance.

In those instances where manufactured slopes exceed 30 feet in height, a landscaping and maintenance plan should accompany development plans. Those 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. The plant material used to cover the slopes is to be fire resistant, self-sufficient and drought resistant and should reduce erosion potential. An irrigation system, if needed, should be designed as part of the development plans and should be in place for as long as needed by the selected species to initiate and develop.

Both horizontally and vertically, all artificial slopes should be blended to meet native terrain. Use of variable slope ratios is encouraged. The overall effect desired is a “natural” undulating terrain rather than a manufactured appearance. Grading should minimize disturbance to natural landscape on slopes adjacent to natural canyon areas.

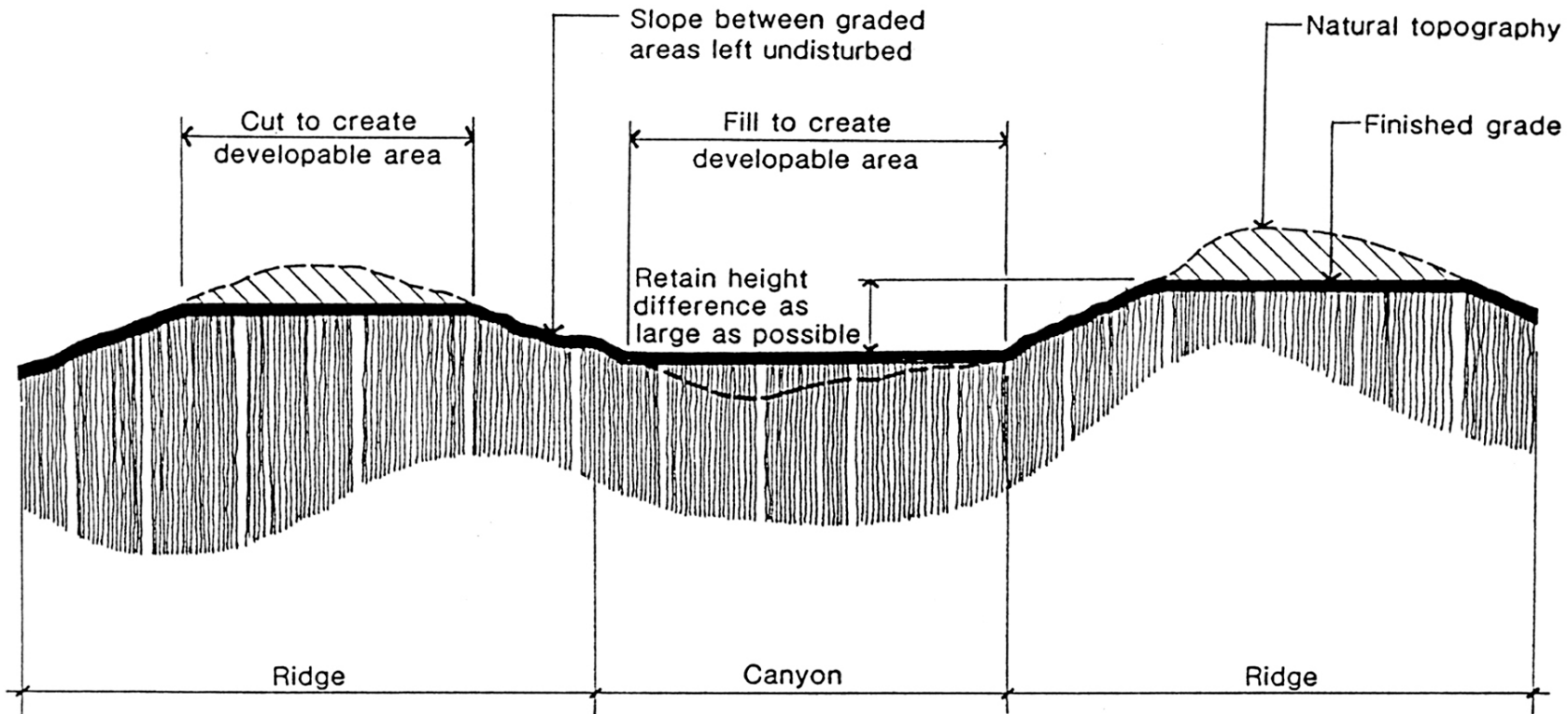
All grading operations should take into account the potential for erosion and settling. Earth moving should be accomplished in phases to avoid clearing of ground cover far in advance of grading. Grading should be limited to what is necessary, such that spillovers into natural areas are avoided and native vegetation to be preserved is not trampled. The final earth surface should be watered and rolled to form a hardened, compacted cap of soil which will minimize dust and erosion. Construction control should pay attention to soils compaction and avoid an over-concentration of rocks and cobbles in the outer area of fills, pursuant to the soils engineer’s recommendations.

Drainage facilities should be constructed concurrently with earth moving activities, with runoff directed away from slope banks. Any grading activity undertaken during the rainy season should have adequate safeguards against erosion and damage to adjacent property, as determined by the City Engineer. Grading operations should be avoided during the rainy season if possible. Any earth moving activity should be followed by construction and landscaping as soon as practicable.

## **2.4 DRAINAGE**

**Objective:** Provide an adequate drainage system for the collection and control of surface water.

In planning developments and siting buildings, water flows and the natural drainage patterns ought to be considered. Efforts to limit the amount of surfaced ground should be made, especially in hillside areas. Impervious surfaces such as foundations, driveways and patios should be integrated into the natural drainage systems.



## Typical Section Showing Grading Concept

Miramar Ranch North Community Plan

**33**

FIGURE



The provision for the collection of sediment and control of erosion on manufactured slopes should be the responsibility of the developer as outlined in the City Code. During construction, runoff ought to be channeled to prevent erosion. Drainage facilities should be constructed concurrently with all grading activities, including artificial slopes. Runoff should be directed toward planned drainage facilities and away from artificial and natural slopes to the extent feasible. Access to drainage systems should be provided such that cleaning and maintenance are facilitated. Drainage directed into the Peñasquitos Creek system should be non-erosive.

As described in **Section 12.2**, this Plan calls for the retention of about one-half the planning area in natural ground cover and native plants, supplemented by eucalyptus forestation. Because these species are adapted to the soils, water and climate of the site, this landscaping approach should reduce both the volume of water necessary for irrigation and the requirements for fertilizers and pesticides. This would have the effect of decreasing runoff volume and pollutant concentrations. Similarly, the landscaping program requires the use of native or naturalized plant stock in heavily planted areas to the extent practicable, for the same reasons.

Runoff containing chemical pollutants will not be permitted to contaminate the public water supply in Miramar Lake. All runoff containing contaminants such as fertilizers, pesticides, detergents and petroleum products are diverted from the reservoir into a City-approved drainage system.

## **12.5 CONSERVATION PRACTICES**

**Objective:** Promote conservation concerns in the design, construction and use of buildings and developments.

Conservation practices should be utilized in the development of residential, commercial and industrial areas and in public and community facilities. Conservation concerns should be taken into account not only in design and construction but also for long-term maintenance and usage.

Site planning and building design should take into account energy conservation practices in heating, air conditioning, water heating, window treatments, insulation and weather stripping and lighting. Building design and selection of equipment should consider lifecycle costs rather than short-term capital and installation costs. Individual projects should respond to state regulations and guidelines in regard to energy conservation.

Of special interest is the utilization of passive and active solar energy design principles and equipment. Projects developed under this Plan should conform to any mandates of the City of San Diego in regard to solar use and should consider solar accommodation where encouraged by the City. Possible City policies could include utilization of solar facilities and techniques, provision for solar easements guaranteeing the right to receive sunlight and shade control to limit landscaping which interferes with solar collection. Additional measures might include required documentation of life cycle costs on projects and economic incentives to build solar projects.

Water conservation should be considered in the selection of mechanical equipment and plumbing fixtures. Landscape design and choice of plant materials should emphasize low water requirements and the capacity to reduce water runoff. Consideration should be given to a water recycling program for the community if feasible.

## **12.6 SENSITIVE LANDS MANAGEMENT IMPLEMENTATION**

**Objective:** Arrange for the adequate implementation of the resources management proposals set out in this Plan.

The development guidelines proposed in this section should be implemented through the review of individual and community development proposals by appropriate government agencies and citizen groups. Items reviewed should include environmentally sensitive areas, grading, drainage, landscaping and conservation practices. Planned industrial, commercial and residential developments are required in special sensitive areas. In addition, most developments in the planning area are subject to hillside review (HR). The environmental review process should be utilized to ensure the mitigation measures proposed in this Plan and accompanying EIR are followed in each development project.

The designated open space system should be preserved through dedication of large open space areas to the City as part of the subdivision process. Additionally, open space may be retained through negative or positive easements. In the western escarpment area, in particular for the very low-density residential areas, passive open space may be lotted out, provided construction on steep slopes is prohibited. Active open space areas and special open space preserves should be dedicated through the subdivision process or held by homeowners associations as common land.

The five pocket parks should be developed as part of the subdivision process and be maintained by the Open Space Maintenance District. These areas will be minimally landscaped to blend into the transitional landscaping. Facilities will be limited to a few benches and equipment to provide a rest stop along the trail along with par-course elements.

Landscaping of individual projects is the responsibility of private developers or institutions. Active open space should be landscaped in conjunction with private projects or as part of public facilities benefit assessments or fees. The assessment or fee (or assessment district) should finance landscaping of street medians, public rights-of-way along major streets and possibly eucalyptus forestation.

Maintenance of open space and landscaping should be ensured during the review of individual and community projects. Individual projects should be maintained by private owners or tenants, condominium associations, or a combination thereof. Codes Covenants & Restrictions (CC&Rs) should detail maintenance responsibilities where possible. The grounds at community facilities and within public rights-of-way along major streets should be maintained through a community-wide Open Space Maintenance District administered by the City. Special open space preserves and active open spaces should be maintained on a private basis, depending on location.

**Table 19** summarizes the actions and responsible parties for implementation of the resources management proposals.

**TABLE 19  
IMPLEMENTATION OF SENSITIVE LANDS/OPEN SPACE ELEMENT**

<b>Proposal</b>	<b>Action</b>	<b>Responsibility</b>
Create special open space preserves and retain passive designated open space system.	Secure open space through dedication of easement.	City of San Diego.
Provide for planting of community landscaped areas and private developments.	Plant eucalyptus trees and landscape community areas and major streets, monitor development proposals.	Financing plan, Open Space Maintenance District.
Permit reasonable, sensitive grading to allow development as outlined in this Plan.	Monitor development proposals and grading plans, such as through hillside review and planned development review.	Planning Commission, Planning Department, City Engineer, Planning Committee.
Provide adequate drainage in developing the community, with special attention to Miramar Lake.	Monitor development proposals.	City of San Diego, Health Department, Regional Water Quality Control Board.
Promote conservation practices in public and private developments.	Monitor development proposals.	Planning Committee, Planning Department.
Provide for maintenance of landscape areas and open spaces.	Assign maintenance responsibility during project review and monitor maintenance activity, create Open Space Maintenance District.	Planning Committee, Planning Department, City of San Diego, owners associations.

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## **Section 13**

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# **Implementation Element**

**Figure**

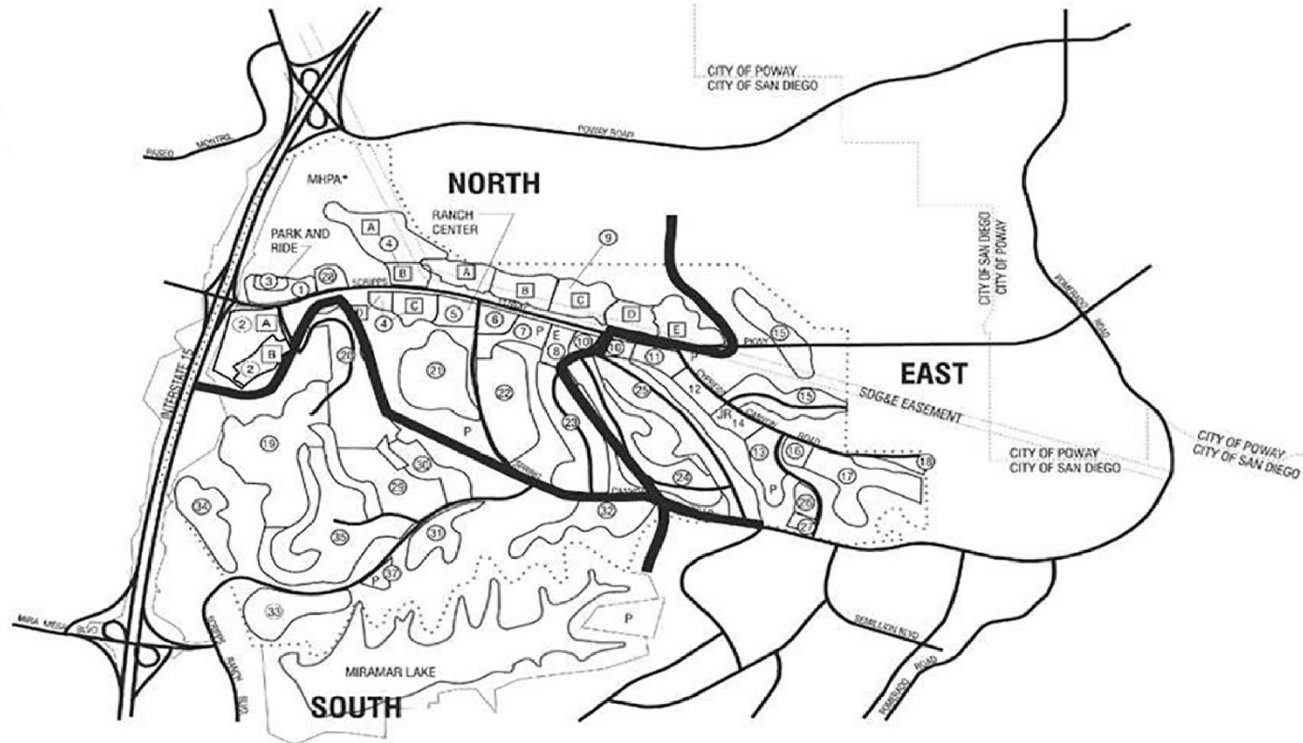
**LEGEND**

1. Freeway Commercial Center
2. A. Regional Commercial  
B. Mercy Industrial Site
3. Mercy Park and Ride
4. A. Industrial  
B. Commercial  
C. Commercial  
D. Commercial
5. Community Commercial
6. Commercial Recreation
7. Spring Canyon Park
8. Ranch Center Elementary Schools
9. A. Medium-High Residential  
B. Medium-High Residential  
C. Low-Medium Residential  
D. Low-Medium Residential  
E. Low-Medium Residential
10. Medium-High Residential
11. Medium-High Residential
12. Medium Residential
13. Scripps Community Park
14. Eastern Elementary School
15. Low Residential
16. Religious Building Site
17. Low-Medium Residential
18. Low Residential
19. Low Residential
20. Low Residential
21. Medium Residential
22. Medium Residential
23. Low-Medium Residential
24. Low-Medium Residential
25. Low Residential
26. Low Residential
27. Fire Station
28. Medium-High Residential
29. Low Residential
30. Low Residential
31. Very Low Residential
32. Very Low Residential
33. Medium-High Residential
34. Medium-High Residential
35. Low Residential
37. Lakeview Park
38. Special Open Space Preserve

**NOTES:**

*Alignment of roads shown may change during final design.*

\*MHPA: Multiple Habitat Planning Area



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## SECTION 13: IMPLEMENTATION ELEMENT

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**Goal:** Ensure the provision of adequate public and private facilities and services to meet community needs concurrently with residential and industrial growth and provide for the ongoing maintenance of community facilities and open space.

The purpose of this element is to ensure that support facilities are provided during the course of private development in Miramar Ranch North. It is assumed that the timing of development will be dictated by the marketplace, provided that adequate public facilities are financed and constructed in a timely fashion. This element also summarizes the recommended rezoning and other physical planning controls required for implementation.

When tentative maps are processed, the best methods to use for preserving sensitive lands shall be determined. Dedication, easements for public use, or private lot easements with no provision for public access may all be used in accordance with Council Policy 600-23 in order to implement the intent of this element. Planned development permits shall set down open space maintenance responsibilities. A landscape maintenance district will be formed to care for designated areas, while homeowner's associations and private landowners will maintain open space not covered by the district.

### 13.1 DEVELOPMENT PHASING

**Objective:** Phase development in the community in a rational manner.

The major reasons for setting out phasing guidelines are to:

- Ensure adequate public and private facilities and services during the course of development.
- Encourage coherent, orderly buildout of the community (as opposed to scattered, uncoordinated development).

#### 13.1a Guidelines

It is assumed that the buildout rate and order in which projects are developed are primarily a function of market and economic conditions. Development should be phased in accordance with the following guidelines:



Ensure adequate utilities, roadways, schools, recreational facilities and convenience commercial in the initial stage of community development.

Provide adequate access and utilities to individual development projects by locating development along or near the backbone street system in the early stages, in the central area in the intermediate stages and in the east and relatively inaccessible western escarpment areas in the final stages.

**TABLE 20  
PLAN PHASING AREA**

<b>Plan Area</b>	<b>Number of Dwellings</b>	<b>Areas of Commercial</b>	<b>Areas of Industrial</b>
North	1,797	66	45
South	1,699	0	0
East	1,093	0	0
<b>Total</b>	<b>4,589</b>	<b>66</b>	<b>45</b>

<b>Plan Area</b>	<b>Parcels (Figure 34)</b>
North	1, 2A, 2B, 3, 4, 5, 6, 7, 8, 9, 10, 21, 22, 23, 28
South	19, 20, 29, 30, 31, 32, 33, 34*, 35, 37
East	11, 12, 13, 14, 15, 16, 17, 18, 24, 25, 26, 27*

\*Parcel 27, the fire station, and parcel 34, medium residential, as well as the school and park sites, parcels 7, 8, 13, and 14, may be developed at any time when adequate facilities and services are available.

Balance residential and industrial development, to maintain counterflow of traffic at the freeway interchanges and to provide employment along with housing.

Provide a range of housing opportunities, at a variety of densities, as the community develops.

Phase private and public facilities, utilities and services realistically to meet real demand. For example, development of convenience commercial in the Ranch Center commercial center is expected prior to buildout of the general commercial at the freeway site, as described in **Section 6**.

Develop design anchor projects and Ranch Center facilities relatively early in the community building process where possible, to set the image of the ranch and build a sense of community.

Fire station construction should be phased as early as is feasible when adequate access and utilities become available to the designated site.

### **13.1b Phasing Sequence**

Development will occur in an orderly manner starting in the west portion of the planning area. Critical utilities and regional circulation access are in the west area; hence, a west start is necessary.

Construction may begin either in the northwest, at the Mercy crossing on I-15, or in the southwest via Mira Mesa Boulevard and Scripps Ranch Boulevard. The sequencing of improvements will assure adequate public services for the amount of development permitted.

**Table 20** defines three major areas of the Plan used in the phasing sequence and **Table 21** outlines the phasing sequence of development for the backbone facilities with unit thresholds where applicable.

## **13.2 CONDITIONS OF DEVELOPMENT**

**Objective:** Ensure the provision of adequate public facilities and services to serve residential and industrial projects in a timely manner.

Approval of individual development projects should generally match the phasing guidelines, such that developments are adequately provided services and facilities. In addition, residential and industrial developments should be tied to the condition of the phasing plan presented in **Table 21**.

### **13.2a Conformance with Council Policy 600-19**

Council Policy 600-19 calls for balanced community, with housing accessible to all economic, racial and ethnic groups.

An area and number of dwellings for moderate-income families is included and designated in the Plan. The timing, nature, design and pricing of such housing will depend upon later market conditions, availability of funds and public policy. This Plan specifies that backbone facilities will be built at the outset of community development so that such moderate-income housing need not wait on public facilities.

Moderate income is defined as 80 to 120 percent of median county family income, as computed by HUD based on the U.S. Census. Moderate-income housing can include any of the following, or equal, types of housing or programs:

- HUD Section 8.
- Mobile home park (for families within the moderate-income range).
- Public-owned housing.
- Privately subsidized.
- Any housing selling for five times the median annual county family income, or the rental equivalent.

In addition, the City and planning committee should examine residential projects as they come in, in order to ensure that a number of product types satisfying a range of housing needs are provided. The varied terrain and access situations in the community encourage a diversity of housing options.

### **13.2b Conformance with Council Policy 600-10**

All residential projects should conform to City Council Policy 600-10.

Before an applicant is granted approval for a tentative map, use permit, or rezoning, it must be shown that all necessary public facilities will be furnished at the time of need. Proof of such provision may take the form of letters from public agencies, such as San Diego Unified School District, written offers by the applicant which are then incorporated in the approvals as voluntary but absolute requirements of development or participation in the assessment district or other pertinent financing mechanism.

### **13.2c Conformance with Council Policy 600-28**

Council Policy 600-28 specifies the requirements for approval and financing development in the planned urbanizing area. The policy limits overall density to that called for in the Plan, requires there be adequate supporting facilities and services based on an approved financing plan and requires a school facilities master plan. In addition, a phasing and implementation plan is required for new communities. This plan, together with a PFFP, must be completed and adopted by the City Council prior to development to satisfy conditions of Council Policy 600-28.

### **13.2d Precondition of Public Facilities Financing Plan**

The basic tool to ensure the provision of public facilities and services should be creation of the PFFP.

Prior to the contracting of work for an improvement/assessment district or the recordation of any final subdivision map, the PFFP for Miramar Ranch North must be approved by the City Council. The components of the PFFP are described in **Section 13.3**.

## **13.3 PUBLIC FACILITIES FINANCING PLAN (PFFP)**

**Objective:** Provide for the timely financing of public facilities, streets and utilities, for both capital improvements and maintenance.

The possible components for the PFFP for Miramar Ranch North are described below and summarized in **Table 22**.

### **13.3a Assessment District**

An assessment district may be formed over the planning area, in order to provide complete backbone facilities for the community early in development, with an equitable distribution of costs.

Assessments would be created against the land within the City to generate funds to finance major facilities: the backbone streets in the City, the accompanying public utilities and drainage facilities, and major sewer, water, power and drainage facilities. In addition, the enlarged neighborhood park site and improvements and the school site recreation facilities in the Ranch Center may be financed through the assessment district. The park-and-ride facility and/or fire station may be financed by this means, provided they can be equitably included.

**TABLE 21**  
**PUBLIC FACILITIES TIMING AND PHASING COORDINATION**

<b>Facility Improvement Required</b>	<b>Phasing Requirements<sup>2,3</sup></b>
1. Scripps North Parkway: Construct a four-lane major road extending east from Mercy interchange to the east boundary of BCED property.	Shall be condition of the first subdivision map. Construction shall start prior to 120 days after the recordation of the first subdivision map. Construction shall be complete to be within one year thereafter.
2. I-15/Mercy Road interchange: Increase width for four lanes plus left-turn pocket for westbound to southbound onto I-15.	Same as 1, above.
3. Scripps North Parkway	
a. Increase from four-lane to six-lane primary from the east side of I-15/Mercy Road interchange to Spring Canyon Road.	Facilities 3a. and 3b. shall be a requirement of approval of the first subdivision map which would bring the total of recorded land uses up to 2,700 equivalent dwelling units (EDU). The facilities shall be open and usable by the public prior to occupancy of any structure which brings the community total to 2,700 (EDU). <sup>1</sup>
b. I-15 Mercy interchange: westbound to southbound improvements shall be those required in the CALTRANS project study report due in January, 1988.	
c. Construct a two-lane collector from Scripps Poway Parkway southerly along the eastern edge of parcel 2, across open space, and through the northern half of parcel 20.	Shall be a condition of the final map for parcel 20, and shall be open and useable to the public prior to the occupancy of the first structure within said map.
4. Spring Canyon Road: Construct a four-lane collector from Scripps North parkway easterly to the existing segment of Spring Canyon Road.	Shall be a condition of the first residential subdivision map and shall be open and usable to the public prior to occupancy of the first structure within said map.
5. Scripps Canyon Boulevard: Modified four-lane collector from existing Scripps Ranch Boulevard to the east boundary of development area 33.	Shall be a condition of the final map for development area 33 and shall be open and usable to the public prior to occupancy of the first structure within said map.
6. Scripps Ranch Boulevard: Modified four-lane collector extended from existing Scripps Ranch Boulevard to Spring Canyon Road.	Shall be a condition of approval of the first final subdivision map Phase 3 which would bring the total of recorded equivalent dwelling units up to 600 shall be open and usable by the public prior to occupancy of the 600 <sup>th</sup> EDU within awarding the contract for the off-site work.
7. Contribution of \$2,100,000 cash of irrevocable letter of credit for construction of offsite portions of Scripps North Parkway.	Shall be a condition of first subdivision map and payment be assured with the first map to the satisfaction of the City. Payment of contribution is due

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simultaneously with the awarding the contract for the off-site work.

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**TABLE 21**  
**PUBLIC FACILITIES TIMING AND PHASING COORDINATION (cont.)**

<b>Facility Improvement Required</b>	<b>Phasing Requirements<sup>2,3</sup></b>
<b>PARKS</b>	
8. West Park site (Development Area 7, 13 acres)	Development of the park shall be a condition of the first residential subdivision. The park shall be open for public use within 18 months following occupancy of the first residential unit.
9. East Park site (Development Area 13, 20 acres)	Development of the park shall be a condition of approval of the first residential subdivision map which would bring the total of recorded dwelling units up to 2,700. The park shall be open for public use prior to occupancy of the 2,700 <sup>th</sup> residential unit.
10. Lakeshore Park	Development of the park shall be condition of approval of the first final residential subdivision map in Phase 3 which would bring the total of recorded dwelling units up to 600. The park shall be open for public use prior to occupancy of the 600 <sup>th</sup> residential unit.
<b>SCHOOLS</b>	
11. Initiate a Mello-Roos Community Facilities District.	<ul style="list-style-type: none"> <li>a. Schools will be constructed by San Diego Unified School District (SDUSD) in accordance with the Long Range Facilities Master Plan: 1986-2000 adopted by SDUSD, dated January, 1987.</li> <li>b. Prior to recording of the first residential subdivision, the San Diego Unified School District shall have created a Mello Roos Community Facilities District, which district shall have issued bonds covering no less than 1,100 acres of the Miramar Ranch North Planning Area.</li> <li>c. The westerly school site, Development Area 14, shall be graded and public improvements installed at the time Scripps North Parkway is constructed.</li> <li>d. The easterly school site, Development Area 14, shall be improved at the time Cypress Canyon Road is constructed or, in the event the District desires the site earlier, then the easterly site along the road and utility extensions shall be provided through the school district.</li> </ul>
12. Contribution of \$1,000,000 towards the design of Scripps Ranch Secondary School and to develop playgrounds on the site.	Amount will be available concurrent with recording the first residential final map.
13. The School District will construct second school upon need.	The Long Range Facilities Master Plan: 1986-2000 adopted by the SDUSD Board in January, 1987, does not forecast any need for a second school in Miramar Ranch North through the year 2000, well beyond the buildout horizon of this community plan. However, the school site will be reserved by this Plan until the District indicates that no reservation is necessary, at which time an amendment to this community plan may be proposed to change the land use designation.





**TABLE 21  
PUBLIC FACILITIES TIMING AND PHASING COORDINATION (cont.)**

<b>Facility Improvement Required</b>	<b>Phasing Requirements<sup>2,3</sup></b>
<b>LIBRARY</b>	
14. Contribution of \$2,360,580 to Scripps Ranch Library. (McMillin/BCED portion is \$2 million)	Shall be a condition of the first residential final map. Money shall be assured by a means acceptable to the City prior to occupancy to the first residential unit. The money is due within 30 days of demand once the City is ready to award the contract for construction of the library building. The library will be open and usable upon the occupancy of the 4,560 <sup>th</sup> residential unit unless otherwise directed by the City Council in the PFFP.
<b>FIRE PROTECTION</b>	
15. Construct fire station in development area 27 upon need	Funded via the FBA for Miramar Ranch North and the FBA for Scripps Miramar Ranch; year of construction is set forth in the FBA as considered and adopted by the City Council. The fire station shall be open upon occupancy of the residential, commercial, or industrial building corresponding to 4,500 equivalent dwelling units unless otherwise directed by the City Council in the PFFP.

**Notes:**

1. Commercial acreage may be converted at a rate of one acre to 50 equivalent dwelling units (EDU) and industrial land may be converted at a rate of one acres to 20 EDU. EDU may be converted to average trips per day (ADT) by using a multiplier of 8.5 ADT per EDU.
2. Transportation improvements shall be completed or under contracts or bonded or scheduled in the City Capital Improvements Program for the current year or programmed in the STIP for the current year to satisfaction of the City engineer before exceeding the allowable levels of development. Unless otherwise noted, improvements required by this phasing plan for approval of a final map are expected to be in place or under construction when building permits are issued under the final map. The City may, based on need, cease the issuance of building permits from the approved or subsequent final maps until the improvements are in place and open to traffic.
3. For fire protection, industrial uses may be converted to EDU at a rate of 6.7 EDU per acres and commercial uses at a rate of 9.3 EDU per acre.

Only facilities which are needed in a reasonably early time should be included in an assessment district. Otherwise, the burden of maintenance and exposure to vandalism would outweigh any advantage in using the district device. Items which could be included in the district or deferred by paying impact fees (as described below) are traffic signals, street lights and street scene landscaping.

The assessment district, if this method is used, should be formed prior to recording any subdivision map. The distribution of costs should be based on benefit. Improvements should be constructed at the outset of development of the community and financing would be through local bond issues. The probable methods will be the 1913 Act assessment district combined with the 1915 Act bond, with the City of San Diego conducting the process.

### **13.3b Public Facilities Benefit Assessment/Developer Agreement**

A public facilities benefit assessment or developer agreement could finance facilities which are related to the entire planning area but which may not be included in the assessment district. A public facilities benefit assessment or development agreement fees should include consideration of the following:

- Benefit fees or assessments for facilities which already exist outside Miramar Ranch North, but which require additions or expansions to facilities to meet the requirements of the community. These may include police and public works.
- Benefit fees or assessments for facilities within the planning area which are intended for the use of residents. These facilities may have to be built or provided in stages. This includes traffic signals at major street intersections and street scene improvements including landscaping of the medians and rights-of-way along major streets. As noted in **Section 13.3a**, the assessment district mechanism may possibly be utilized to finance any or all of these facilities.
- Benefit fees or assessments for facilities whose service and benefit area encompasses not only Miramar Ranch North but also Scripps Miramar Ranch and possibly additional areas. This includes the fire station, the library branch, the park-and-ride facility and the community recreation facilities and/or community park improvements. The financing of these facilities is subject to further negotiation because these are public facilities serving more than the Miramar Ranch North community.

It should be recognized that this Plan supports the development of joint usage facilities where possible, in order to provide needed community services and facilities more economically. Of particular importance is the development of adjoining school and public facilities, which offer opportunities in dual use of facilities for school and community purposes. The objective of this Plan is to provide adequate public and school facilities, including necessary public park and recreation facilities and school sports and recreational facilities. Where it is possible to provide these facilities on a joint public-school basis at no loss to either public or school programs, joint facilities should be pursued.

It should also be noted that this Plan recognizes the responsibility of both Scripps Ranch and Miramar Ranch North in developing “community” recreational facilities designed to serve their combined population and service area. The contribution by Scripps Ranch to joint recreational facilities is set out in the Scripps Miramar Ranch Community Plan and includes acquisition and site improvements of the lakeside community park. The actual decision as to the type and location of joint usage recreational facilities provided through development of Miramar Ranch North will have to be made prior to approval of the PFFP. These facilities may be provided in conjunction with school facilities, as discussed above. Possible options are described in **Section 7.1c**.

For implementation of the PFFP, waiver of the citywide park fee ordinance is required. Neighborhood parks will be provided via assessment district or benefit assessments or fees as stated above, while community joint recreational facilities may be constructed through the public facilities benefit assessment or fee mechanism. The contribution of Miramar Ranch

North to joint recreational facilities should be comparable to that of Scripps Miramar Ranch, adjusted for inflation to the time of construction.

The amount of the public facilities benefit assessment or fee will be a cost per dwelling unit, or equivalent, based on an estimate of the cost of the facilities as approved by the City Council. Industrial and commercial developments should be included in the calculations as equitable. The assessment or fee will be subject to periodic review and adjustment as needed by the Council. It will be paid at the issuance of a building permit for any private structure within the planning area. A single trust fund will be established for all of the FBA funded facilities, to be administered by the City Manager.

The assessment or fee-built public facilities should be identified in the PFFP as capital improvements to be funded through the trust fund. However, it may benefit the community if developers are permitted to donate land use and build facilities in lieu of fees, subject to City approval. This Plan encourages this procedure due to problems with providing adequate facilities through fees in an inflationary economy. Also, there is some indication that developers working in the planning area or vicinity may be able to provide facilities at a lower cost than through the City procedure of collecting fees and awarding building contracts as part of the PFFP.

### **13.3c School Financing**

School buildings should be provided concurrently with development through school fees paid to the San Diego Unified School District.

The amount of the fee is established by state law and will be collected upon issuance of a building permit for residential, industrial and commercial uses. A Mello-Roos community facilities financing district will be set up based on repayment with the state mandated fees, so the amount of the fees will be available to the school district at the outset of construction. The net proceeds from the Mello-Roos district should equal the cash value of the mandated fees so start up costs and interest should be borne by the developers.

The school sites should be conveyed to the school district as part of a land trade for other lands owned by the district and which have been declared surplus or by direct purchase by the district.

**TABLE 22**  
**PUBLIC FACILITIES FINANCING**

1. Assessment District (optional).
2. Public Facilities Benefit Assessment or Fee.
3. Developer Agreements.
4. School Fees or Other Financing Mechanism.
5. Conventional Subdivision Financing.
6. Open Space Maintenance District.
7 PFFP Advisory Committee (Planning Committee).

It is the declared preference of this Plan to build a secondary school east of I-15 on the presently designated site as soon as possible, in accordance with the district's Long Range Facilities Master Plan. It is further the intent of this Plan that joint use to the maximum feasible degree be made of school and City facilities and staff—including gymnasium, sports facilities, assembly buildings and library facilities in accordance with the limitations and provisions outlined in Sections 7.1.b, 7.1.c, and 7.1.d.

### **13.3d Conventional Subdivision Financing**

Any on-site municipal facilities and any off-site connections to the backbone facilities will be provided by sub dividers under conventional bonded subdivision agreements. These municipal facilities may encompass streets, sewer, water, gas and electric, telephone and cable and storm drain improvements, as traditionally included in subdivision construction.

These improvements should not be tied to the City's Capital Improvements Program, since they are dependent on individual project plans. They are the responsibility of individual developers on a project basis.

### **13.3e Maintenance and Operations**

Provisions for the maintenance and operations of public facilities and amenities should be made prior to construction or preservation. The measures to maintain and operate public facilities include:

- City budget, to operate public parks, the library and optionally the park-and-ride; and provide fire protection, police protection and public works.
- School district budget, to maintain and operate secondary and elementary public schools.
- User fees, to maintain City facilities and public school facilities, but only as adopted on a citywide or school district-wide basis.
- Service charges, to maintain and operate privately owned public utilities (gas, power, telephone, cable television).
- Community-wide assessment district, to maintain median strips and right-of-ways on major streets, special open space preserves, active open space areas not maintained by other means and at least a portion of the enlarged neighborhood park. The vehicle would be an Open Space and/or Lighting Maintenance District, encompassing the entire planning area.

### **13.3f Community Input into PFFP**

The Miramar Ranch North planning committee should review the draft PFFP and make recommendations during preparation of the Plan.

## **13.4 PHYSICAL PLANNING IMPLEMENTATION**

**Objective:** Provide for the implementation of the physical planning proposals and design guidelines set out in this Plan. Below are outlined the tools and processes to be utilized in the implementation of the physical planning recommendations proposed in the Plan.

### **13.4a Planning Committee Participation**

The key element in implementation is the government/developer/property owner/resident partnership structured through the Miramar Ranch North planning committee. The practice of the Planning Department has been that both developers and government agencies should seek input from the planning committee in the review of proposed projects and programs. The planning committee has an ongoing responsibility to remain active in the planning and development process in order to achieve the goals and objectives set out in this Plan.

Given the importance of participation by the planning committee, the Planning Department should inform the committee of project proposals and pertinent City actions under consideration as early as possible in the review process. Means should be established to ensure the committee may adequately review proposed projects and actions in a timely manner. It is recommended that developers review proposed projects early in the planning stages with the committee, in order to save time and effort in the long term.

Because of the detailed review required to meet the design guidelines proposed in the Plan, the planning committee may establish an architectural review board or subcommittee to review project proposals and monitor development.

### **13.4b Progress Guide and General Plan**

The Miramar Ranch North community is designated a “planned urbanizing” area. As a new community, Miramar Ranch North is subject to special guidelines outlined in the 1979 General Plan, and incorporated into this Plan.

The General Plan designates land uses and open space areas for the planning area based on the current Miramar Ranch North Community Plan. Implementation of this Plan requires amendment of the General Plan to reflect the proposals and land uses contained in this document.

### **13.4c Boundary Changes**

Those portions of the planning area currently lying within the county of San Diego, as shown in **Figure 2**, should be annexed into the City of San Diego, in order that these lands may be rationally developed.

Also, the present park service district boundaries should be adjusted, subject to variance/interpretations, to incorporate the whole planning area into one district and to exclude portions of any other community. This is discussed in **Section 7**.

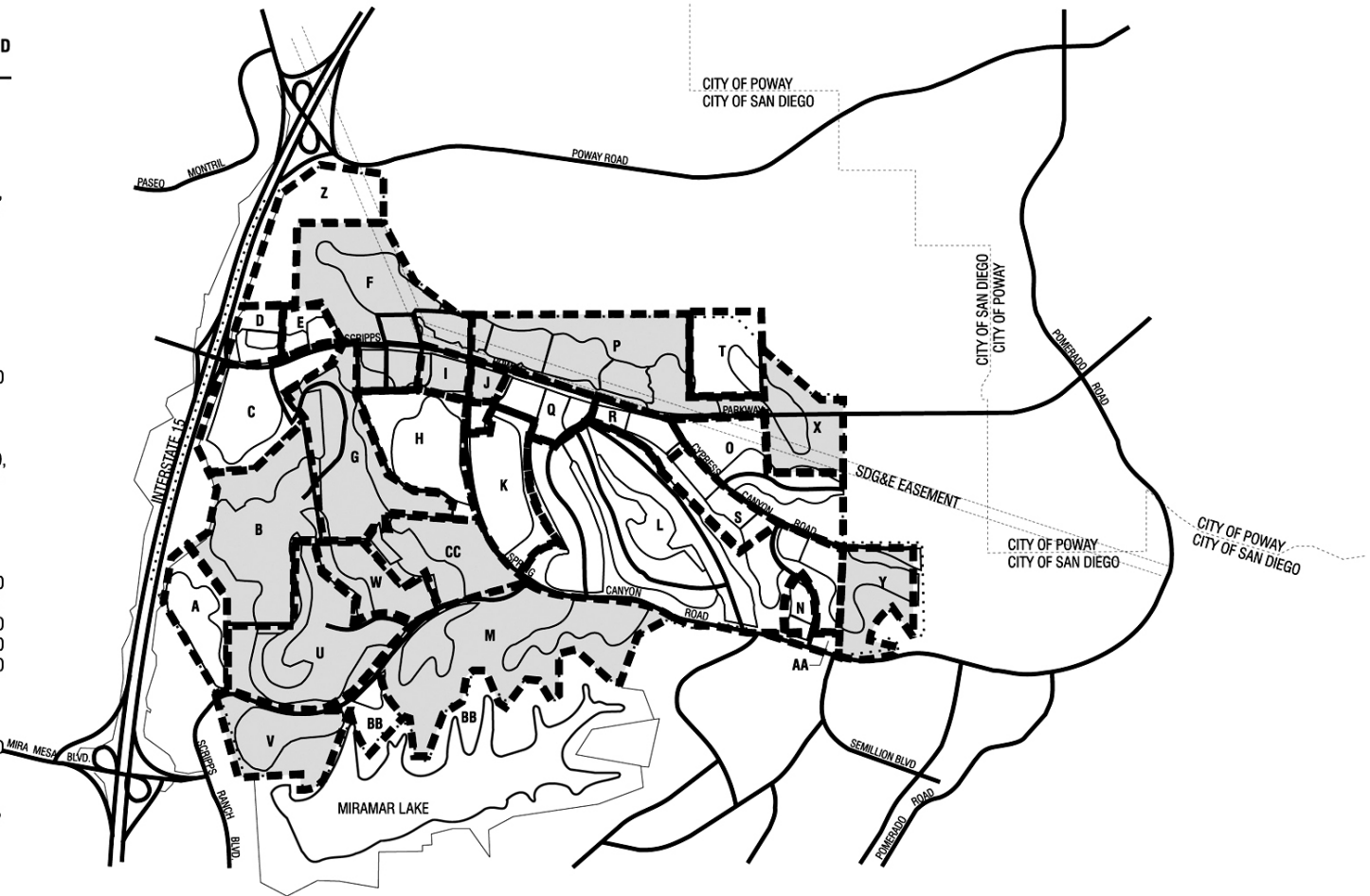
**LEGEND:**

PROPOSED  
ZONE CHANGE

LOT	ACRES	EXISTING ZONE	PROPOSED ZONE
A	45.5	R-1500	
B	110.3	R1-10,000	
C	59.4	M-IP	
D	11.9	CA	
E	18.9	R-1500	
F	130.8	M-IP	M-IPCA, R-1500
G	114.6	R1-8000	
H	83.2	R-3000	
I	16.4	CN,CR	CA
J	10.7	CR, R1-5000	
K	51.7	R-3000	
L	279.9	R1-5000	
M	151.0	A-1-10 R-3000	R1-8000
N	10.1	R1-6000	
O	63.3	R1-6000	
P	138.1	M-IP	R1-5000, R-1500
Q	29.9	R1-5000	
R	18.9	R1-5000	
S	15.4	R-3000	
T	24.3	R1-6000	
U	105.0	A-1-10	R1-6000
V	61.0	M-LI	R-1500
W	35.0	A-1-10	R1-5000
X	38.5	S-87	R1-6000
Y	54.0	A-1-10	R1-6000
Z	74.0	A-1-10	
AA	4.0	A-1-10	
BB	17.0	A-1-10	
CC	54.0	A-1-10	R1-6000

**NOTES:**

Alignment of roads shown may change during final design.



#### **13.4d Land Use Controls**

This Plan designates land uses for the planning area under development. These land use proposals should be implemented through rezoning from the existing zoning where required. Similarly, the land use proposals for the current county lands should provide the basis for City rezoning prior to annexation and ultimately for City rezoning after annexation.

In addition, some conditional use permits (CUPs) are required for Plan implementation. The CUPs, for example, are necessary for the following: community identification signs, religious buildings in R-1 zones, daycare or nursery school facilities in industrial zones and elementary schools in R-1 zones.

**Figure 35** shows the rezoning proposed for the planning area and possible areas requiring CUPs.

#### **13.4e Development Guidelines**

This Plan outlines development guidelines for each land use type. Design guidelines are provided for designated anchor projects and special development areas in **Section 11**. In addition, a number of resources management proposals are set forth in **Section 12**. All these guidelines are intended to encourage high quality design and construction responsive to community needs.

These guidelines should be implemented through enforcement of the Subdivision Map Act and Local Subdivision Ordinance. In addition, the Hillside Review (HR) Permit process and the planned development processes should be utilized in the implementation of this Plan.

#### **13.4f Environmental Review**

Under the terms of the California Environmental Quality Act (CEQA) and the City Code, all rezonings, subdivisions, use permits, hillside permits and other discretionary acts required for implementation of this Plan are subject to environmental review. This review includes City staff analysis of the project and related impacts, as well as a public review period.

The environmental review for specific projects should ensure implementation of the proposals outlined in the **Sensitive Lands/Open Space Element (Section 12)**. These proposals reflect the analysis and mitigation measures presented in the master Environmental Impact Report (EIR) accompanying this Plan.

#### **13.4g Codes, Covenants and Restrictions**

Although codes, covenants and restrictions (CC&Rs) lie outside City enforcement procedures, this Plan encourages the use of CC&Rs to enforce design guidelines and maintain open space and improvements on a project basis. Consideration should be given to the preparation of a standard for CC&Rs for use in residential projects. All proposed CC&Rs should be reviewed by the planning committee during the tentative map process.

All CC&Rs should be in conformance with the design guidelines contained herein, such as prohibition of aerial antennae and recreational vehicle parking in streets. In addition, provision for the maintenance of fencing, landscaping, drainage facilities and active open space areas within projects should be set out in the CC&Rs.

To the extent possible, CC&Rs should detail the responsibilities of the owner association and the mechanisms available to the association for enforcement of the CC&Rs. Codes, covenants and restrictions (CC&Rs) should guarantee that new buyers of property are notified of assessments due to any owner association and are provided copies of the CC&Rs by the seller, by tying these requirements to the title search.





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# Appendices

**Figure**

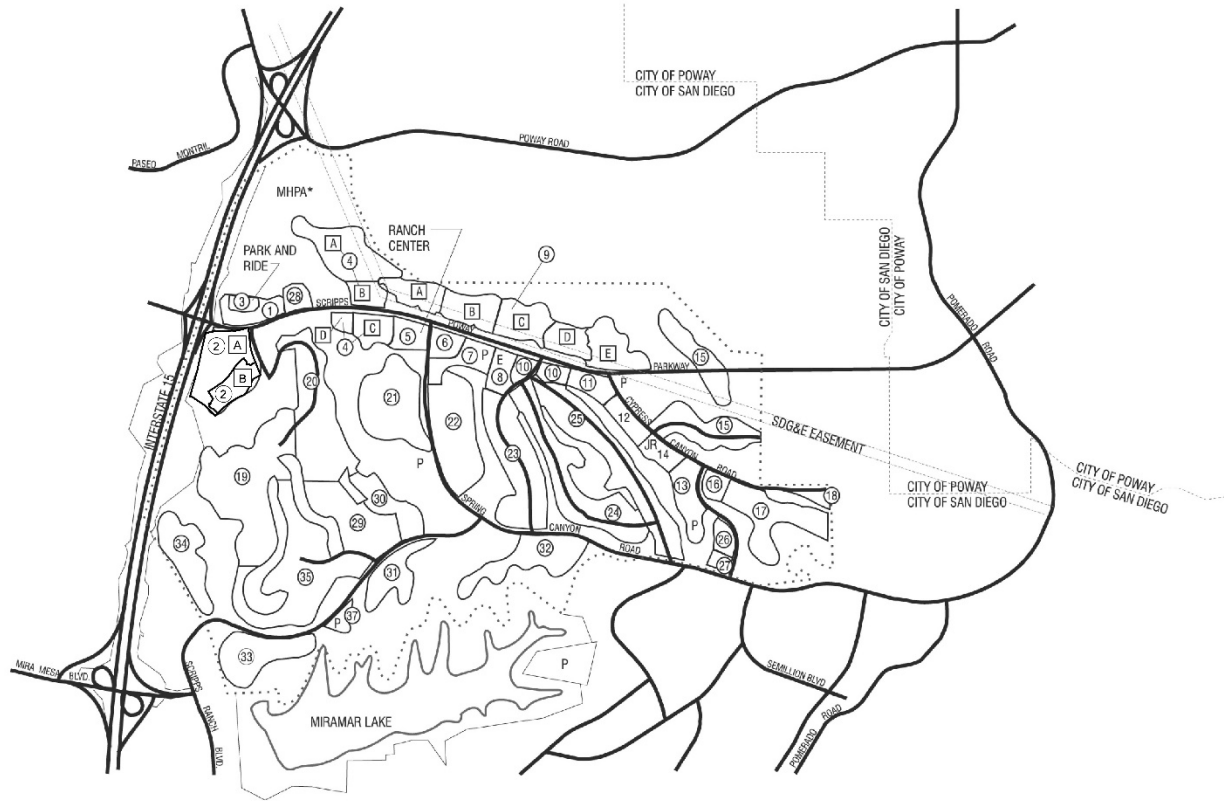
**LEGEND**

1. Freeway Commercial Center
2. A. Regional Commercial  
B. Mercy Industrial Site
3. Mercy Park and Ride
4. A. Industrial  
B. Commercial  
C. Commercial  
D. Commercial
5. Community Commercial
6. Commercial Recreation
7. Spring Canyon Park
8. Ranch Center Elementary Schools
9. A. Medium-High Residential  
B. Medium-High Residential  
C. Low-Medium Residential  
D. Low-Medium Residential  
E. Low-Medium Residential
10. Medium-High Residential
11. Medium-High Residential
12. Medium Residential
13. Scripps Community Park
14. Eastern Elementary School
15. Low Residential
16. Religious Building Site
17. Low-Medium Residential
18. Low Residential
19. Low Residential
20. Low Residential
21. Medium Residential
22. Medium Residential
23. Low-Medium Residential
24. Low-Medium Residential
25. Low Residential
26. Low Residential
27. Fire Station
28. Medium-High Residential
29. Low Residential
30. Low Residential
31. Very Low Residential
32. Very Low Residential
33. Medium-High Residential
34. Medium-High Residential
35. Low Residential
37. Lakeview Park
38. Special Open Space Preserve

**NOTES:**

*Alignment of roads shown may change during final design.*

*\*MHPA: Multiple Habitat Planning Area*







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## **A. DESCRIPTION OF THE 1987 PLAN AMENDMENT**

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The Miramar Ranch North Community Plan was originally adopted and incorporated into the General Plan in 1980. The original plan proposed a balanced community of 4,100 homes, industrial and commercial uses, along with public facilities to support the community. The 1987 amendment, which was adopted on May 21, 1987, contains a number of changes but still proposes a balanced community. The number of permitted residential units has been increased as well as the amount of industrial and commercial uses. An important element which was added to the plan in 1987 is a clear phasing plan to assure the provision of the expanded public facilities concurrent with or prior to actual need. Also, the 1987 amendment significantly expanded usable park acreage, partly to offset the lack of an adequate community park site within the twin community of Scripps Miramar Ranch.

There are several differences between the current planning area boundary and the boundary approved in 1980. On the north, the planning area has been enlarged to include lands located between the present boundaries of the Sabre Springs and Miramar Ranch North Community Plans. The planning area has been reduced to exclude lands covered by the Scripps Miramar Ranch community plan amendment currently in City process. The southern boundary of the planning area reflects a land trade which has occurred between the City of San Diego and DAON. The new boundary follows the alignment of a drainage interceptor swale which protects the Miramar Reservoir from surface runoff originating in the planning area. There is a net area reduction within the planning area of 115 acres as a result of the boundary adjustments.

A total of six tentative maps have been approved subsequent to the adoption of the community plan in 1980. These maps cover a portion of parcel 4 and parcel 33 for industrial uses and parcels 29, 30, 31, 34, 35, and a portion of 19. A total of 1,138 residential units and 86 acres of industrial are covered by these tentative maps. All of the maps are consistent with the plan amendment and are not affected.

The amendment makes the following changes to the Plan:

1. Redesignates parcel nine from low-medium residential to industrial.
2. Permits property development to begin in the northwest part of the planning area with access from the Mercy Interchange.

3. Permits development of an additional 660 residential units within land use designations as defined in **Table 3**, on an ownership basis. On parcels located in the viewshed, no increase in density is permitted.
4. Modifies the planning area boundary.
5. Imposes new requirements for public improvements including a greater scope of improvements and dedications as well as changes in the timing of improvements and methods of funding so that adequate public services are assured at all stages of development.

6. Revises the Circulation Element to incorporate a new east-west arterial in the northern portion of the Plan, called Scripps North Parkway which alignment is known as Alternative 8A.
7. Requires an amendment to the General Plan to reflect the community plan changes.



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## **B. DESCRIPTION OF THE 1991 PLAN AMENDMENT**

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Following the comprehensive amendment of the Miramar Ranch North Community Plan in 1987, interest was expressed in limiting the visibility of Miramar Ranch North development within the Miramar Lake viewshed. After a series of public meetings, community planning group meetings and discussions with the City Planning Department, a community plan amendment was prepared primarily to reduce the visibility of the Miramar Ranch North development as seen from Miramar Reservoir. The resulting community plan amendment affected only the southernmost portion of Miramar Ranch North, an area described in the Implementation Element of the Plan as “Phase 3” of the development.

The Miramar Ranch North viewshed area extends northward from the Miramar Reservoir across City parkland, past the planning area boundary, to the visual horizon as seen from the south side of the lake. The viewshed area encompasses 166 acres of Miramar Ranch North and, in order to significantly reduce development, the use, location, and/or geographic configuration of seven parcels were amended (parcels 29, 30, 31, 32, 33, 35, and 37) along with the relocation of a major road. Some of the key results of the Plan amendment were that 68 *net* acres of previously-designated development were transferred to open space use, another 14 *net* acres of roadways were eliminated and shifted into open space, 248 dwelling units were eliminated from the Plan, the use of one parcel and the density of five others were changed, the physical configuration of all seven parcels was altered, and the alignment of Scripps Ranch Boulevard was shifted northerly so that it was almost entirely out of the viewshed. More specifically:

1. Residential Location and Density - Of the seven parcels directly affected in limiting development from within the Miramar Reservoir viewshed, parcel 33 changed from industrial to residential use, and parcels 29, 30, 31, 32, and 35 gave up or absorbed units from abandoned or reconfigured parcels. The configuration of all these parcels changed, and the location of the Lakeview Park, parcel 37, moved westerly.
2. Scripps Ranch Boulevard - The major east-west road traversing the Phase 3 area was realigned along a more northerly route taking all but a small portion of Scripps Ranch Boulevard out of the Miramar Reservoir viewshed. The realignment caused additional signalization on Scripps Ranch Boulevard, involved a road reclassification, and altered several local road connections.

Making these major changes to seven parcels and Scripps Ranch Boulevard had a ripple effect throughout the community plan. As a result, numerous minor changes resulted, including the total acreage devoted to various land uses, the ratio of single-family to multifamily housing, the number of employment opportunities generated, the number of average daily trips and the location of water lines.

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## **C. DESCRIPTION OF THE 1995 PLAN AMENDMENT**

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At the time the Miramar Ranch North Community Plan was adopted in 1987, there was limited industrial land available in the I-15 Corridor. Since adoption of the Plan, major areas of industrial areas were opened, including 650 acres in the Poway Industrial Park. This circumstance was the background to a proposal to change 68 of the 145 acres of industrial acres land in Miramar Ranch North to other uses: 52 acres to residential and 16 acres to commercial.

While a recommendation to change a seven-acre recreational commercial site to Area Commercial was subsequently withdrawn by the applicant, the community plan text indicates that any proposal for such a change—if it occurs after the year 2000—will not require a community plan amendment.

Finally, the amendment increased the number of dwelling units in the community from 4,402 to 4,589 units, a gain of 187 units.

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## **D. DESCRIPTION OF THE 1998 PLAN AMENDMENT**

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The 1998 amendment to the Miramar Ranch North Community Plan made a series of changes to the Scripps Gateway portion of Miramar Ranch North. Scripps Gateway is an area that lies to the north and south of Scripps Poway Parkway immediately east of I-15. Specifically, the changes involved: modification of the physical configuration, size, and density of three residential parcels (parcels 19, 20, and 28); modification to the physical configuration and size of commercial, industrial and park-and-ride parcels (parcels 1, 2, and 3, respectively); addition of a two-lane collector road where a local road was previously anticipated and a change of the map designation of parcel 4D from industrial to commercial, as authorized by the adopted text of the Plan.

Modifications affected the amount of residential, commercial, industrial and open space acreage. There was no change in the number of residential units. Also included were a series of consequent changes to employment figures and student generation totals. Several technical errors in the existing Plan were also corrected, e.g., accurate parcel acreages were provided when known, land use categories were renamed based on the standards in **Table 4**, roads alignments were corrected, etc.

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## **E. DESCRIPTION OF THE 2013 PLAN AMENDMENT**

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The 2013 amendment of the Miramar Ranch North Community Plan made a change to the Scripps Gateway portion of Miramar Ranch North, Scripps Gateway is an area that lies to the north and south of Scripps Poway Parkway immediately east of I-15. Specifically, the change involved the redesignation of a portion of the Mercy Site (parcel 2A) from Industrial to Regional Commercial, as authorized by the adopted text of the Plan.

Modifications affected the amount of commercial, retail and office that could be developed on the site, as well as the overall Community Plan area acreage. There was no change in the number of residential units as residential use is prohibited at this location. Also included were a series of consequent changes to employment figures.

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## E. FOR THE PLAN APPROVED MAY 1987

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Maureen O'Connor

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### ***CITY MANAGER***

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### ***RICK ENGINEERING COMPANY***

William B. Rick, Principal  
William M. Dumka  
Mark LaBree  
Stephen Silverman

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## F. FOR THE PLAN APPROVED APRIL 1991

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Richard Slayter

Patricia Barlow

Karen Whetstone

Maureen Duncan

Dee Weber

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## G. FOR THE AMENDMENT APPROVED JUNE 1995

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Rocko Grecko  
Dan Gray

### ***RICK ENGINEERING COMPANY***

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Stephen H. Silverman	Timothy DeWitt
Timothy Murphy	Teren Correnti



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## H. FOR THE AMENDMENT APPROVED SEPTEMBER 1998

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Chris Jacobs, Project Planner

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Steve Goyette	Kark Treffinger

### ***RICK ENGINEERING COMPANY***

Lyle F. Gabrielson, President  
Stephen H. Silverman  
Dann L. Mallec  
Timothy Murphy





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## **J. FOR THE AMENDMENT APPROVED MONTH 2013**

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Tony Kempton, Project Planner

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Cheryl Tannenber

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### ***Andrew Hull Stevenson Architects***

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Marcelo Alberti