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## **Appendices**

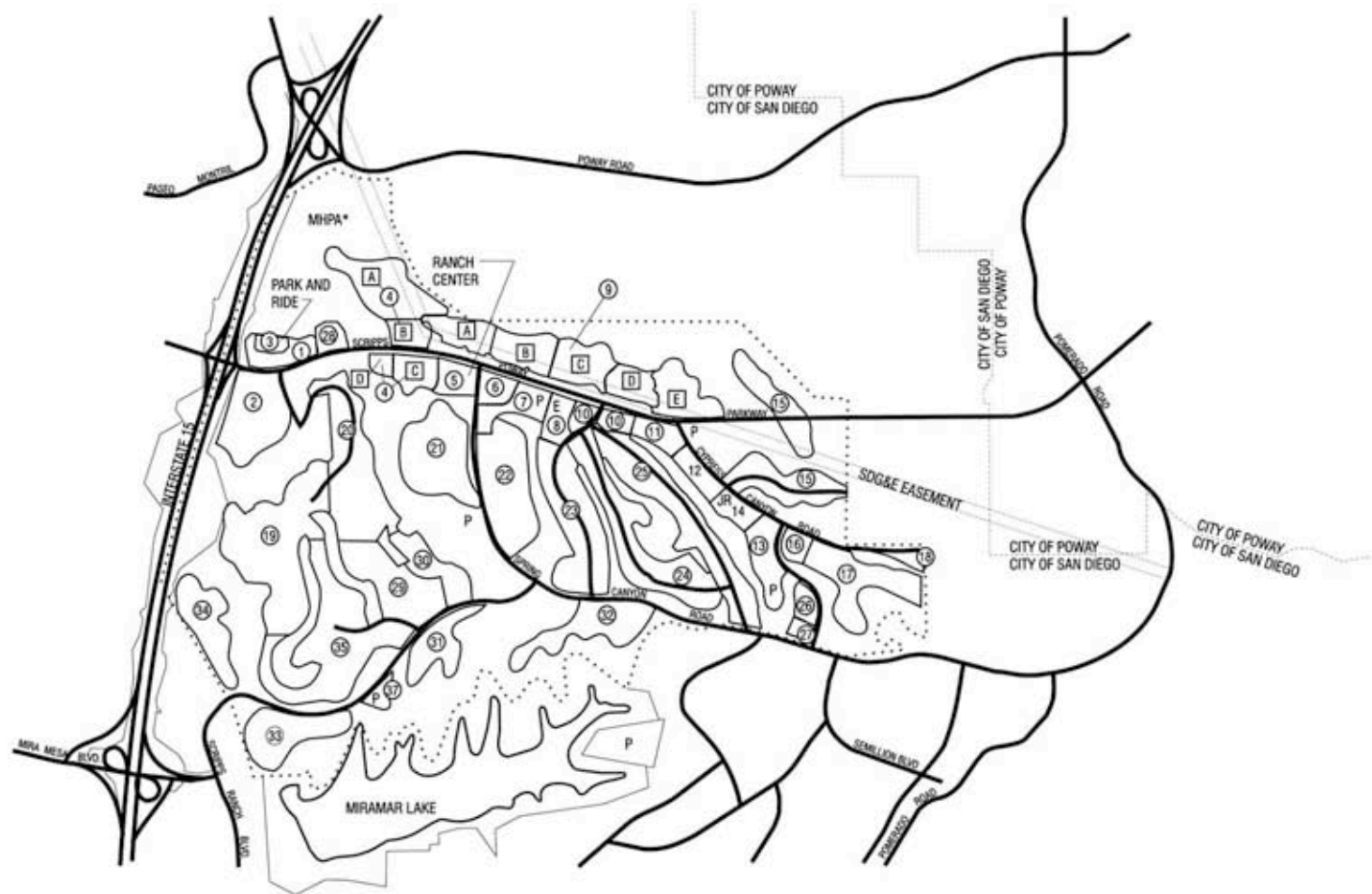
**LEGEND:**

- 1. Freeway Commercial Center
- 2. 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 School
- 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-Medium 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. FOR THE PLAN APPROVED MAY 1987

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William M. Dumka  
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## F. FOR THE PLAN APPROVED APRIL 1991

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## G. FOR THE AMENDMENT APPROVED JUNE 1995

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Timothy Murphy	Teren Correnti

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## H. FOR THE AMENDMENT APPROVED SEPTEMBER 1998

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