














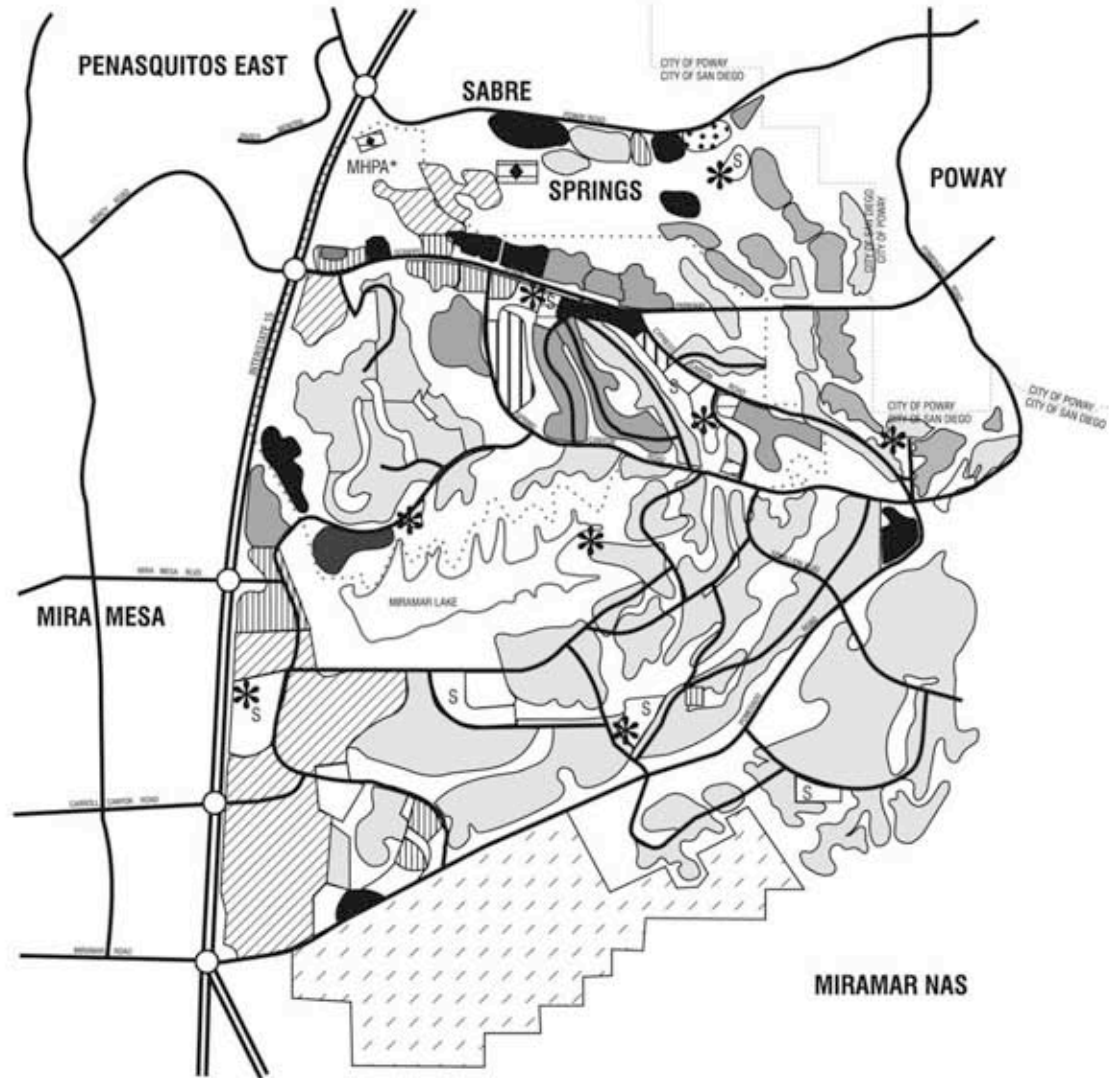
LEGEND:

PLANNING AREA BOUNDARY	
MUNICIPAL BOUNDARY	
RESIDENTIAL	
LOW, VERY LOW	
LOW-MEDIUM	
MEDIUM	
HIGH-MEDIUM	
HIGH	
COMMERCIAL AND OFFICE	
INDUSTRIAL	
INSTITUTIONAL	
UNIVERSITY	
SCHOOLS	
PARK	

NOTES:

Alignment of roads shown may change during final design.

**MHPA: Multi-species Habitat Preservation Area*



Location of Twin Communities

Miramar Ranch North Community Plan

3

FIGURE



SECTION 2: SUMMARY OF THE PLAN

2.1 COMMUNITY IDENTITY

Miramar Ranch North is planned as a new community surrounded by other developing new towns in the I-15 corridor. The major emphasis of the Plan is to develop an identifiable community, contributing positively to the overall quality of urbanization along the corridor. To this end, this Plan is based on certain planning concepts and utilizes particular design features in arriving at proposals and recommendations to meet community goals.

The topography and geology of the planning area, as well as the existing circulation network, set the development framework for the Plan. The two important natural features are Miramar Lake with its adjoining ridge to the north and Cypress Canyon traversing nearly the length of the planning area. A number of ridges and canyons run north-south connecting these two features. Along I-15, a rocky escarpment limits development in the western portion of the planning area. Most development is proposed on relatively flat areas generated by topping ridges and filling canyons, preserving steep slopes where feasible.

In terms of the overall circulation pattern for the North City subregion, a backbone road system is required within the planning area, linking the South Poway Arterial via Scripps North Parkway to I-15 and linking the two existing freeway interchanges. The Plan proposes Spring Canyon Road running west between Scripps Ranch and Miramar Ranch North, north down to the head of Cypress Canyon, and west to the Mercy interchange via Scripps North Parkway. Scripps Ranch Boulevard is planned to run east from the Mira Mesa interchange up to above the lake, completing a loop with Spring Canyon Road. In addition, proposed roads in Cypress Canyon are paralleled by a greenway connecting several parks and active open space areas.
















Overall, then, the topography and soils limit the developable acreage available, while the circulation system dictates reasonable land uses in terms of access. The Plan places higher intensity uses in relatively level areas along Scripps North Parkway, Spring Canyon and Cypress Canyon Roads. Lower intensity uses are planned in rocky areas and along narrow ridges and canyons.

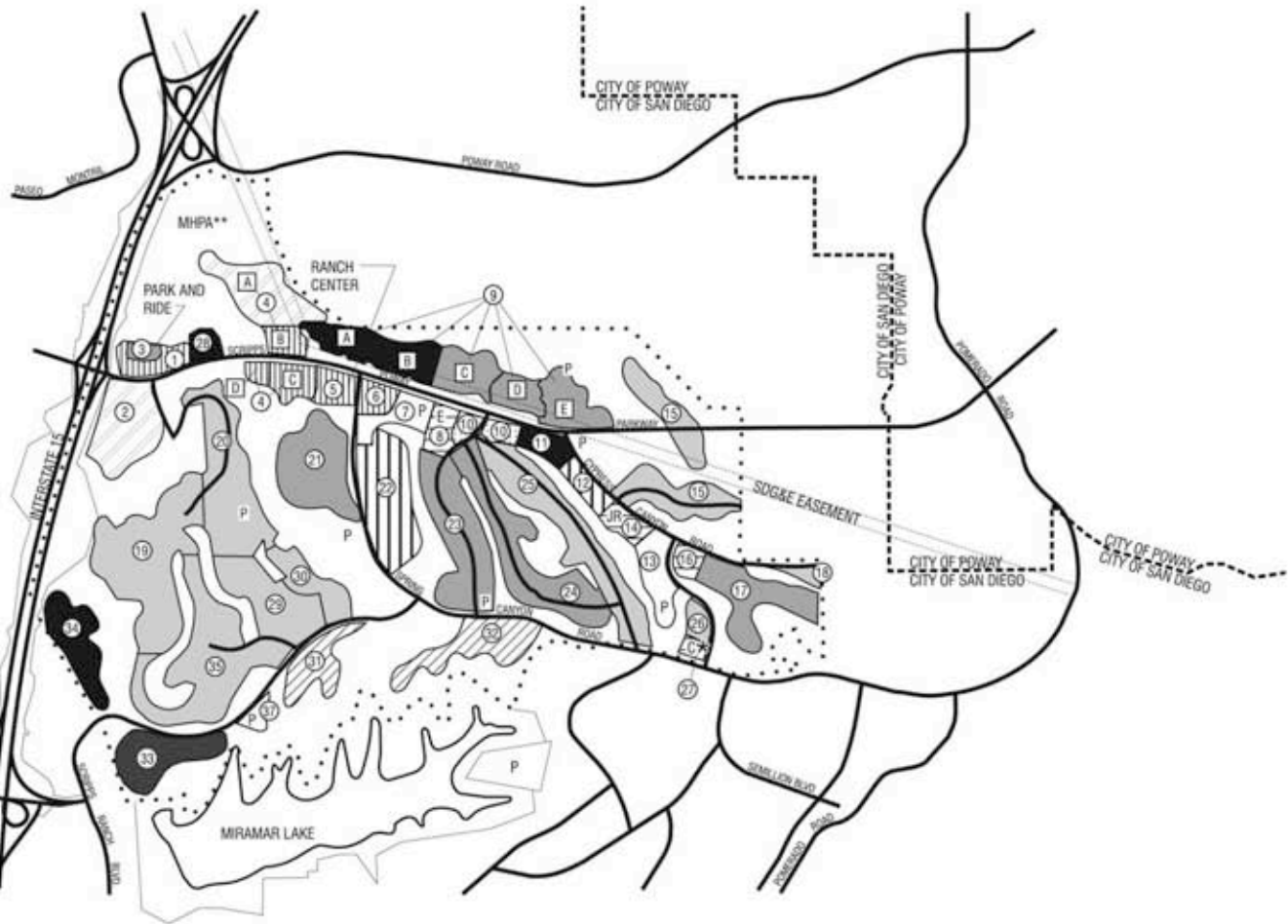
Key features of the Plan include provision for both industrial and residential development, clustering of community facilities in the Ranch Center and development of residential areas in distinctive neighborhood units. The open feeling created by maintaining about half of the planning area in open space is complemented by an extensive eucalyptus planting program.

2.2 TWIN COMMUNITY

Although Miramar Ranch North is planned for development as an identifiable community, it is also designed as a twin community with Scripps Miramar Ranch. As shown in **Figure 3**, these two communities lie on the north and south sides of Miramar Lake and share the reservoir as an aesthetic feature and recreational resource. In addition, the communities are logically located topographically and in relation to I-15 to share a range of community facilities and together function as a distinguishable service area and aesthetic unit.

LEGEND:

- PLANNING AREA BOUNDARY 
- MUNICIPAL BOUNDARY 
- VERY LOW RESIDENTIAL 0-3 DU/NET ACRE 
- LOW RESIDENTIAL 3-6 DU/NET ACRE 
- LOW-MEDIUM RESIDENTIAL 6-9 DU/NET ACRE 
- MEDIUM RESIDENTIAL 9-12 DU/NET ACRE 
- MEDIUM-HIGH RESIDENTIAL 12-24 DU/NET ACRE 
- MODERATE INCOME HOUSING 12-24 DU/NET AC. 
- INDUSTRIAL/BUSINESS PARK 
- COMMERCIAL DEVELOPMENT 
- ELEMENTARY SCHOOL 
- JR. HIGH SCHOOL 
- OTHER PUBLIC OR COMMUNITY FACILITY 
- ACTIVE AND PASSIVE USE PARKS 
- OPEN SPACE 



NOTES:

- Alignment of roads shown may change during final design.*
- *Fire Station*
- **MHPA: Multiple Habitat Planning Area*



Land Use Plan

4

Miramar Ranch North Community Plan

FIGURE

Given the opportunities for functional and aesthetic integration with Scripps Ranch, this Plan gives a number of proposals for development of Miramar Ranch North that facilitate ties between the twin communities. These include:

- Integration of the circulation systems, including roads, bikeways and pedestrian paths.
- Development of joint usage public and community facilities, supporting a service area encompassing both communities and distributing facilities between the two communities for adequate access.
- Guidelines for creating a community atmosphere similar to Scripps Ranch, emphasizing a wooded, naturalized landscape, the eucalyptus tree motif, earth, pastel and wood tones in construction and a similar grading concept.
- Treatment of Miramar Lake as both a public resource for the City and as a community asset for local residents and employees.

This Plan was prepared with the support of Scripps Ranch residents who participated through the Miramar Ranch North planning committee. Also, Scripps Ranch residents were kept informed of the community planning process as it progressed. The Scripps Miramar Ranch participated directly in development of the conditions of approval and voted to support the Plan. Therefore, the proposals in this Plan reflect and reinforce the recommendations of the Scripps Miramar Ranch Community Plan.

2.3 SUMMARY OF COMMUNITY GOALS

A number of goals for guiding the development of Miramar Ranch North through 2000 have been generated. The overall goal is to *develop an identifiable community of balanced land uses, which meets the needs of residents and working persons, complements the Scripps Ranch community and makes a positive contribution to the quality of life in the San Diego region*. The goals subsumed under this overall goal are outlined below.

Transportation: Construct and maintain an adequate system for vehicular, future transit, bicycle and pedestrian circulation within the community, while providing adequate access to the larger San Diego region.

Housing: Accommodate a substantial amount of residential development in the community, providing a diversity of housing options while enhancing the physical environment.

Industry: Promote industrial and business park development which provides employment opportunities while enhancing the physical environment of the community.

Commercial: Encourage attractive accessible commercial development meeting the community shopping and services requirements of the ranch.

Public Services: Guarantee a range of public services tailored to local requirements and accessible to the community, and as needed, to Scripps Ranch.

Parks and Recreation: Provide adequate park development, recreational facilities and active use open space as needed for the community, while ensuring access to nearby regional parks.

Schools: Support the development and maintenance of educational facilities and programs meeting the needs of the community, in both the community itself and surrounding areas.

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

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

Resources Management: Encourage the careful management of community environmental resources, through preservation of a passive open space network and support of environmentally sensitive development.

Implementation: 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.

2.4 LAND USE LOCATIONS

Figure 4 depicts the locations of land uses in the planning area.

As shown, industrial park uses are limited to the western and northern portions of the community, with good access to I-15. Residential uses are shown on most of the remaining developable acreage. Community facilities supporting the primary industrial and residential uses are largely sited along the Cypress Canyon greenway, with particular emphasis on the Ranch Center at the head of the canyon. The support uses include commercial centers, active recreation facilities, schools and religious buildings.

Developed areas are intertwined with open space areas. Special open space preserves are designated to preserve particular biological resources. The northwestern corner of the planning area is shown as future institutional, subject to detailed study at a later date.

The areas shown in **Figure 4** represent approximate developable or preserve areas. The actual outlines of these areas will be determined on a project basis, during detailed planning, engineering and environmental review.

The conceptual grading plan included at the end of the Plan further defines the areas shown in **Figure 4** and is intended to represent a *worst case* grading situation. Grading design for subsequent tentative maps should preserve no less natural open space than is shown on the conceptual grading plan. When future tentative maps and development plans are prepared, the location and configuration of grading could change, but the amount and quality of natural open space should not be reduced. Any reduction in the amount or quality of natural open space would require a community plan amendment.

2.5 LAND USE ACREAGE AND DENSITY ALLOCATIONS

The planning area encompasses approximately 1,835 acres in total. About 882 acres, or 48 percent, are developed, while around 953 acres remain in some form of open space.

Tables 2 and 3 summarize the land use acreage and density allocations in the planning area. Approximately 628 acres, or 71 percent, of the development acreage is allocated to residential development. The other major land use is industrial/business park, which constitutes about 60 acres, or seven percent, of the development acreage. The remaining buildable property is devoted to support uses such as commercial, recreation, community institutional facilities and roadways.

The 953 acres of parks, recreation, and non-building area is broken into 673 acres of natural open space, which is 74 percent of the open space area. Additionally, there are 110 acres of open space in slopes over 30 feet high; 41 acres in parks and sports fields, which includes five acres of joint community-school use in parcel eight; and 129 acres in improved landscape transition areas. The transition-restricted area includes land which is graded then replanted. The net area for residential, industrial and commercial uses includes area for landscaping in accordance with standard development requirements and policies of the City.

2.6 SUMMARY OF RESIDENTIAL AND EMPLOYMENT OPPORTUNITIES

The General Plan calls for the development of balanced communities in planned urbanizing areas. This means there should be provision for a range of housing types for a range of socioeconomic groups. It also means employment centers should be provided as well as residential development.

Table 4 summarizes the residential and employment opportunities estimated to be created by this Plan's proposals. A total of 4,589 dwelling units are proposed which represents the summation of the maximum density range in dwelling units per acre authorized by the land use category. These are in five density ranges. An estimated 1,740 positions are generated by the planned industrial and commercial areas and community facilities.

The 4,589 dwelling units constitute approximately five percent of the total dwelling units within the City of San Diego, estimated for the north I-15 corridor by 1995.

2.7 REVIEW OF PLAN IMPLEMENTATION

This Plan provides for the implementation of the development proposals and design guidelines contained herein. Each land use element contains a section on required actions and responsible parties for implementation. In addition, the **Implementation Element (Section 13)** presents development phasing, conditions of development, physical planning implementation and the public facilities financing program. Below, the implementation program is briefly summarized.

Development should be phased to provide adequate community and public facilities in phase with residential and industrial development. This includes facilities such as schools, public parks and recreation programs, community commercial, fire and library services and the

circulation system. In addition, development phasing should balance industrial and residential growth and different residential types.

The financing of public facilities and amenities should occur through a combination of financing mechanisms with City monitoring. Capital improvements should be funded through an assessment district over the planning area, public facilities benefit assessment or fees charged on a dwelling unit basis, school fees or other school financing and conventional subdivision agreements. Maintenance and operations should be provided through the City budget, school district budget, user fees, service charges and/or an Open Space Maintenance District encompassing the entire community.

The physical planning implementation includes rezoning and planned development. In addition, a General Plan amendment, boundary changes, environmental review and Codes, Covenants and Restrictions (CC&Rs), are elements of physical implementation. Plan implementation should entail citizen participation, including the active role of the Miramar Ranch North planning committee in project review. Actual developments within various residential areas may be mixed. For instance, areas with R-3000 zoning may have single-family detached, duplexes and multifamily products in order to create a balance of housing types in the planning area. All residential maps shall be accompanied by a PRD application to ensure an appropriate level of review.

TABLE 2
LAND USE ALLOCATION SUMMARY

Land Use	Density DU/Acre	Net Acres	Percent of Area
Residential			
Very Low	0-3	50	2.7%
Low	3-6	280	15.2%
Low-Medium	6-9	169	9.2%
Medium	9-12	46	2.5%
Medium High	12-24	83	4.5%
Sub-total		628	34.2%
Commercial		44	2.4%
Industrial		60	3.3%
Facilities and Services			
School		10	0.5%
Park-and-Ride		2	0.1%
Institutional		6	0.3%
Fire Station		1	0.1%
Parks		41	2.2%
Sub-total		60	3.3%
Other (Future Institutional)		47	2.6%
Community Roads¹		84	4.6%
Non-Building Areas²			
Natural Open Space		673	36.7%
Replanted Areas		129	7.0%
Slopes over 30 Feet High		110	6.0%
Sub-total		912	49.7%
Total		1,835	100.0%

1. Community Roads - Roads shown in the community plan map, **Figure 4**.

2. Non-Building Areas - Of land within the Non-Building Areas, approximately 31 acres fall within the SDG&E easement that both crosses and runs parallel to Scripps Poway Parkway.

**TABLE 3
LAND USE BY PARCEL**

Parcel	Land Use Category	Density Range DU/AC	Usable¹ Acreage	Unit Limit
	Future Institutional		47	
1	Commercial		6	
2	Industrial		27	
3	Park-and-Ride		2	
4A	Industrial		33	
4B	Commercial		4	
4C	Commercial		11	
4D	Commercial		5	
5	Commercial		11	
6	Recreational Commerce		7	
7	Park		18	
8	School		5	
9A	Medium-High	12 - 24	9	133
9B	Medium-High	12 - 24	9	133
9C	Low-Medium	6 - 9	12	80
9D	Low-Medium	6 - 9	13	73
9E	Low-Medium	6 - 9	12	74
10	Medium-High	12 - 24	12	288
11	Medium-High	12 - 24	6	144
12	Medium	9 - 12	6	72
13	Park		20	
14	School		5	
15	Low	3 - 6	44	244
16	Institutional		6	
17	Low-Medium	6 - 9	24	224
18	Low	3 - 6	3	17
19	Low	3 - 6	63	250
20	Low	3 - 6	50	199
21	Low-Medium	6 - 9	39	264
22	Medium	9 - 12	40	382
23	Low-Medium	6 - 9	35	235
24	Low-Medium	6 - 9	34	200
25	Low	3 - 6	37	174
26	Low	3 - 6	4	18
27	Fire Station		1	
28	Medium-High	12 - 24	8	135
29	Low	3 - 6	29	158
30	Low	3 - 6	7	30
31	Very Low	0 - 3	19	55
32	Very Low	0 - 3	31	102
33	Medium-High	12 - 24	20	300
34	Medium-High	12 - 24	19	410
35	Low	3 - 6	43	195
37	Lakeview Park		3	
Total			839	4,589

1. Usable Acreage - Pad areas less any roads shown in **Figure 4**.

TABLE 4
RESIDENTIAL AND EMPLOYMENT OPPORTUNITIES

Housing Categories	DU/Net Developable Acre	Approximate DU	Percent Total
Very Low	0-3	157	3%
Low	3-6	1,285	28%
Low-Medium	6-9	1,150	25%
Medium	9-12	454	10%
Medium-High	12-24	1,543	34%
Total		4,589	100%

Employment Types	Employees/Gross Developable Acre	Approximate Employees	Percent Total
Industrial/Business Park	18	1,080	62%
Community Commercial	10	370	21%
Freeway Commercial	20	140	8%
Community Facilities	Varies	150	9%
Total		1,740	100%