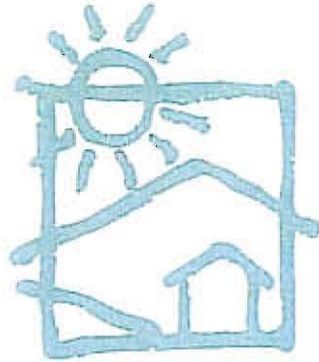


**Proposed CPA-Palomar Pomerado Health**

**Attachment Two**



**Rancho Peñasquitos**

---





COMMUNITY PLAN

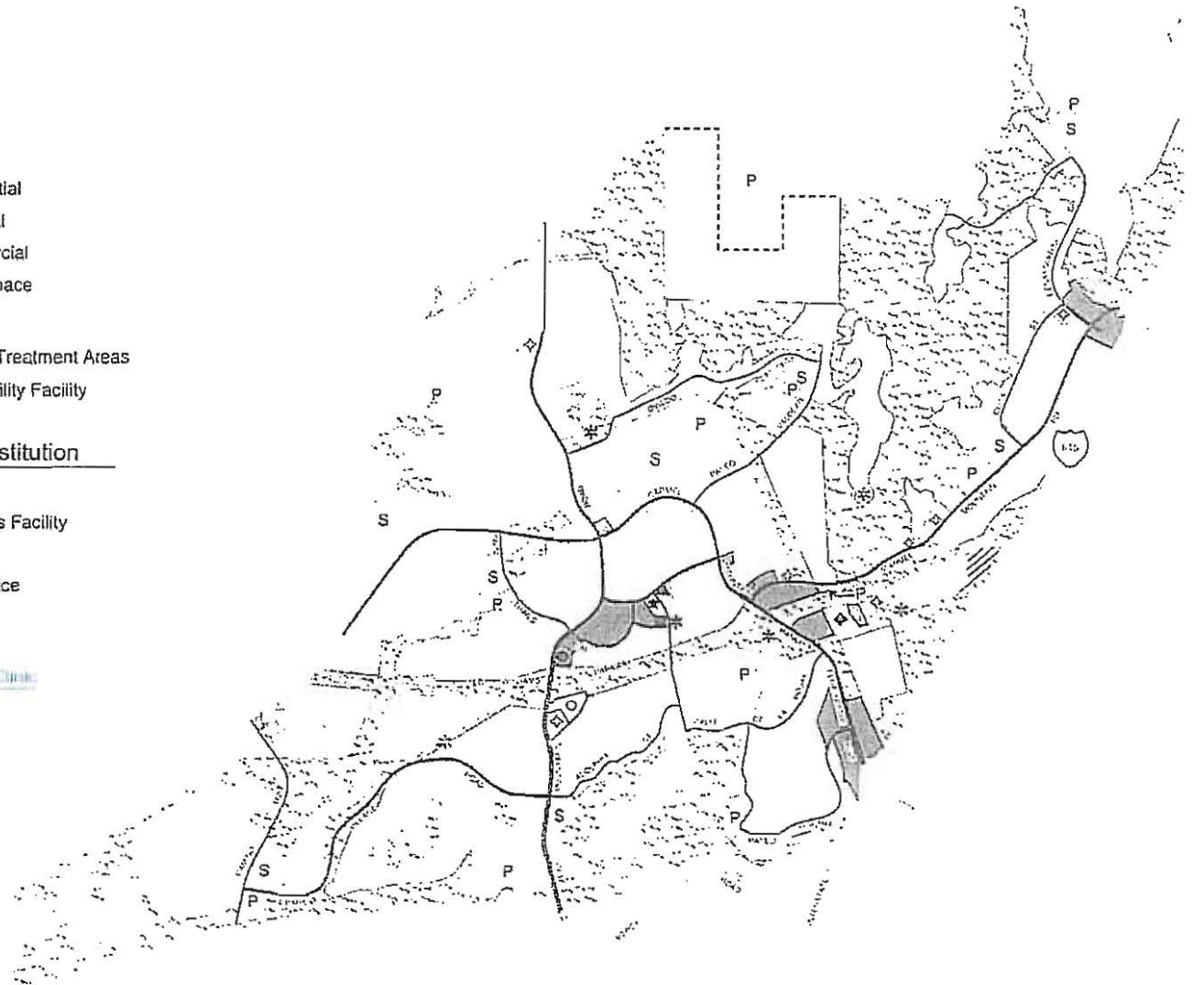
**Key –Strike-out/Underline Version  
Palomar Pomerado Health  
Community Plan Amendment**

~~Red Strikeout-Deletions from Text/Graphics for Health Clinic and  
Wellness Center and Staff Recommended Changes~~

Blue Underline-Additions to Text/Graphics for Health Clinic and  
Wellness Center

Green Underline-Proposed City Staff Recommended Changes  
Unrelated to Health Clinic and Wellness Center

-  Residential
  -  Industrial
  -  Commercial
  -  Open Space
  - P Parks
  - \* Special Treatment Areas
  - ◇ Major Utility Facility
- General Institution
- S Schools
  - ◇ Religious Facility
  - Library
  - Post Office
  - ★ Police
  - ▲ Fire
  - Health Clinic



Land Use Map **4**  
 Rancho Peñasquitos Community Plan **FIGURE**

**TABLE 1  
RECOMMENDED LAND USE ALLOCATIONS**

LAND USE	ACRES	PERCENT
<u>Residential</u>		
Very Low-Density Residential (0-1*)	175+/-	2.7
Low-Density Residential (1-5**)	2,873+/-	43.9
Low-Medium-Density Residential (5-10**)	150+/-	2.3
Medium-Density Residential (10-22**)	134+/-	2.0
Medium-High Density (22-45**)	8+/-	0.1
<b>SUBTOTAL</b>		<b>3,340</b>
		<b>51.3</b>
<u>Commercial/Industrial</u>		
Neighborhood Commercial	17+/-	0.3
Community Commercial	52+/-	0.8
General Commercial	50 +/-	0.8
Commercial Recreation	9+/-	0.1
Industrial (Recreational Vehicle and Mini-Storage)	10+/-	0.1
<b>SUBTOTAL</b>		<del>129</del> 138***
		<del>2.0</del> 2.1
<u>Parks/Open Space</u>		
<del>Industrial (Recreational Vehicle and Mini-Storage)</del>	<del>10+/-</del>	<del>0.1</del>
Neighborhood Parks	57+/-	0.9
Community Parks	53+/-	0.7
Black Mountain Park/Open Space	480+/-	7.4
Small Parks/Special Treatment Areas	12+/-	0.2
Golf Course	121+/-	1.9
Open Space	1,525+/-	23.4
<b>SUBTOTAL</b>		<del>2,258</del> 2,248
		<del>34.6</del> 35
<u>General Institutional</u>		
Schools	130+/-	2.0
Religious Facility	<del>32</del> 28+/-	<del>0.5</del> 0.4
Civic Buildings(Fire.Library. Post Office.etc)	8+/-	0.1
<u>Health Clinic &amp; Wellness Center</u>	4+/-	0.1
<b>SUBTOTAL</b>		<b>170</b>
		<b>2.6</b>
<u>Miscellaneous</u>		
Utilities and Easements	165+/-	2.5
Streets and Other Public Rights-of-Way	450+/-	7.0
<b>SUBTOTAL</b>		<b>615</b>
		<b>9.5</b>
<b>TOTAL</b>		<b>6,511+/-</b>
		<b>100.0</b>

\*DU/ACRE=Dwelling units per acre

\*\*DU/DA=Dwelling units per developable acre

\*\*\*31 acres have been developed residentially.



**Residential**

Low Density

Medium Density

**Commercial**

General Commercial

**Education**

Canyonview Elementary School

**General Institution**

Religious Facilities

Health Clinic and Wellness Center

**Recreation**

Open Space

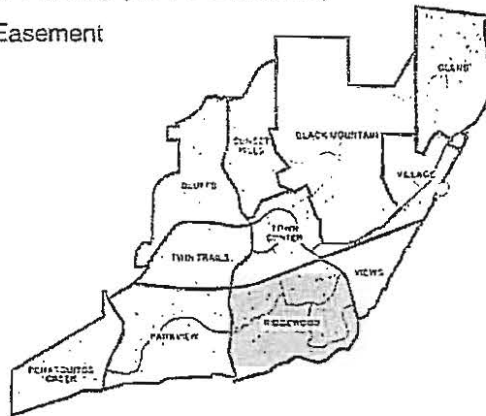
Ridgewood Neighborhood Park

View West Neighborhood Park

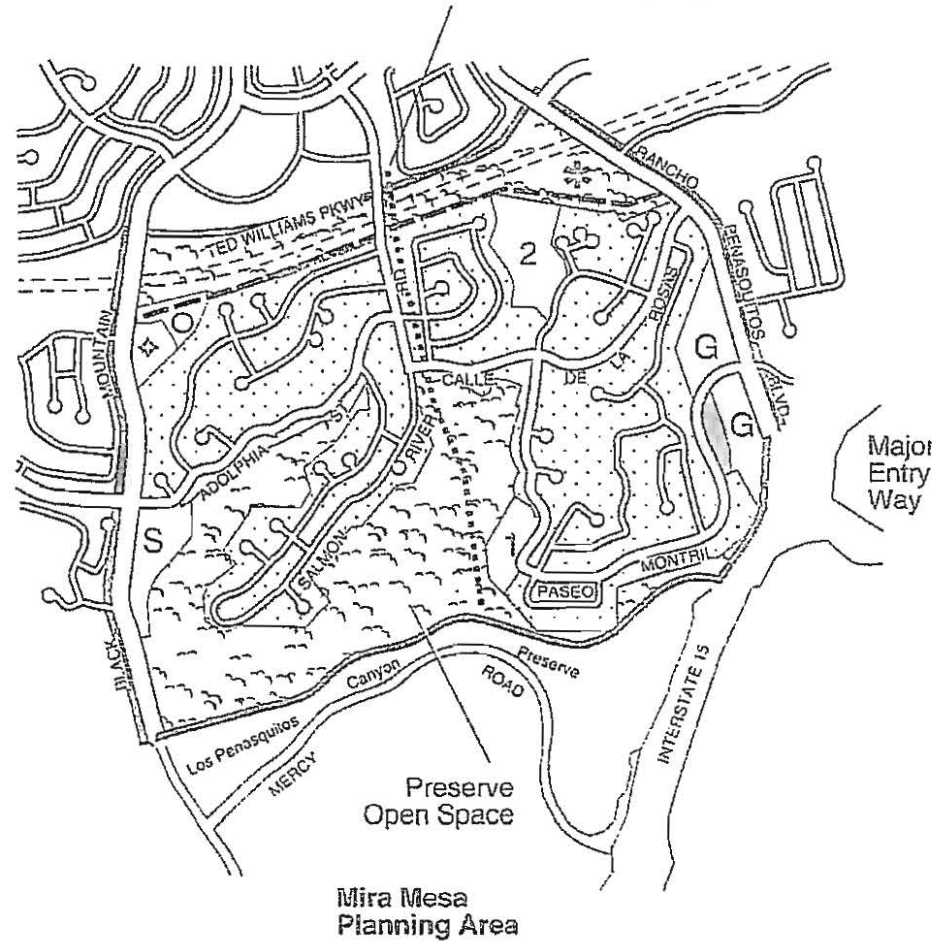
Special Treatment Area

Pedestrian Pathway (SDCW Easement)

SDG&E Easement



Develop and Preserve Access to Pedestrian Pathway



Ridgewood 18  
 Rancho Peñasquitos Community Plan FIGURE



## RIDGEWOOD

The Ridgewood neighborhood is located in the south-central portion of the community, west of I-15. It is served by Rancho Peñasquitos Boulevard on the ~~north east~~ and Black Mountain Road on the west. State Route 56 is situated to the north ~~with Salmon River Road providing access to the community facilities in the Town Center development area~~ and ~~to the south lies Peñasquitos Canyon and the Mira Mesa community. Salmon River Road provides access to the community facilities in the Town Center development area.~~ The land area is totally developed with approximately 1,513 single-family units and 426 multifamily units. The neighborhood is proposed as predominately single-family in nature. Recommended uses other than residential include general commercial development along Rancho Peñasquitos Boulevard and one religious facility site off Black Mountain Road. Adjacent to the religious facility is a health clinic and wellness center. In addition, two neighborhood parks (Ridgewood and Views West) are ~~located recommended for development~~ in the central portion of the neighborhood.

Safe and convenient pedestrian access to commercial facilities south of Rancho Peñasquitos Boulevard and to the proposed neighborhood parks in the Ridgewood neighborhood should be provided. Noise attenuation barriers should be provided to mitigate noise impacts from SR-56 on adjacent residential development.

Since the southern portion of this neighborhood lies adjacent to the Los Peñasquitos Canyon Preserve, care must be taken to ensure that the interface between existing or proposed development (whether residential, park, trails or other use) and the preserve remain as nonintrusive as possible. In particular, the use of native plant species should be encouraged in these areas; non-natives are discouraged and invasive species should be removed. Wildlife corridors must remain wide, provide adequate cover and be protected from excessive noise, night lighting and domestic animals.

The proposed vehicular, bicycle and pedestrian routes discussed in the **Transportation Element** are important in adequately linking Ridgewood with community facilities.



## YMCA

In January 1995, the YMCA of San Diego County opened the "Rancho Family YMCA" ~~plans to construct a Teen and Recreation Center~~ in the Rancho Peñasquitos Town Center. ~~Facilities were added to the center when an expansion was completed in 2000.~~ These facilities will provide both indoor and outdoor recreation opportunities for Rancho Peñasquitos residents and will supplement the public park and recreation needs of the community.

## Health Care Services

~~Most of the~~ health care services needs of the Rancho Peñasquitos community are currently met by facilities in Escondido, Poway and the north-central portion of the City of San Diego. The community can be expected to be adequately served in the future, in regards to diagnosis and treatment services, emergency medical service, mental health services and long-term care services. ~~However, some consideration should be given to a community health clinic, centrally located in Rancho Peñasquitos, to serve the North City area. This clinic could provide community health education and information services, as well as operate as a center for prevention and detection services provided by the county. An area located south of State Route 56 and east of Black Mountain Road is designated as "General Institutional", which allows for a health clinic and related uses. This facility will offer community health education and information services and operate as a center for prevention and detection services. Limited emergency, diagnosis and treatment services will also be available, could be possible. The clinic could use existing buildings, such as schools or the golf course complex, to provide intermittent services, or it could be housed in rented facilities in commercial office space on an interim or permanent basis.~~

In addition, other possible locations for a clinic include existing buildings such as schools or the golf course complex, to provide intermittent services or it could be housed in rented facilities in commercial office space on an interim or permanent basis.

## Utilities

Utilities in the Rancho Peñasquitos community include water provided by the City of San Diego, storm and sanitary sewers maintained by the City and gas and electricity supplied by the SDG&E Company. Advance planning is ongoing to ensure that adequate utility capacities are available to accommodate the community growth proposed in this Plan. The present practice of undergrounding all service distribution lines should be continued, as called for in Council Policy 600-10. Similarly, City efforts to mandate the use of reclaimed water shall be continued, as set forth in Council Ordinance 0-17327.

At this time, the Peñasquitos Trunk Sewer is approaching its ultimate capacity. Any future developments in this area which would discharge sewage into the Peñasquitos Trunk Sewer may have limited connections.

The two viable alternatives for upgrading the Peñasquitos Trunk Sewer are:

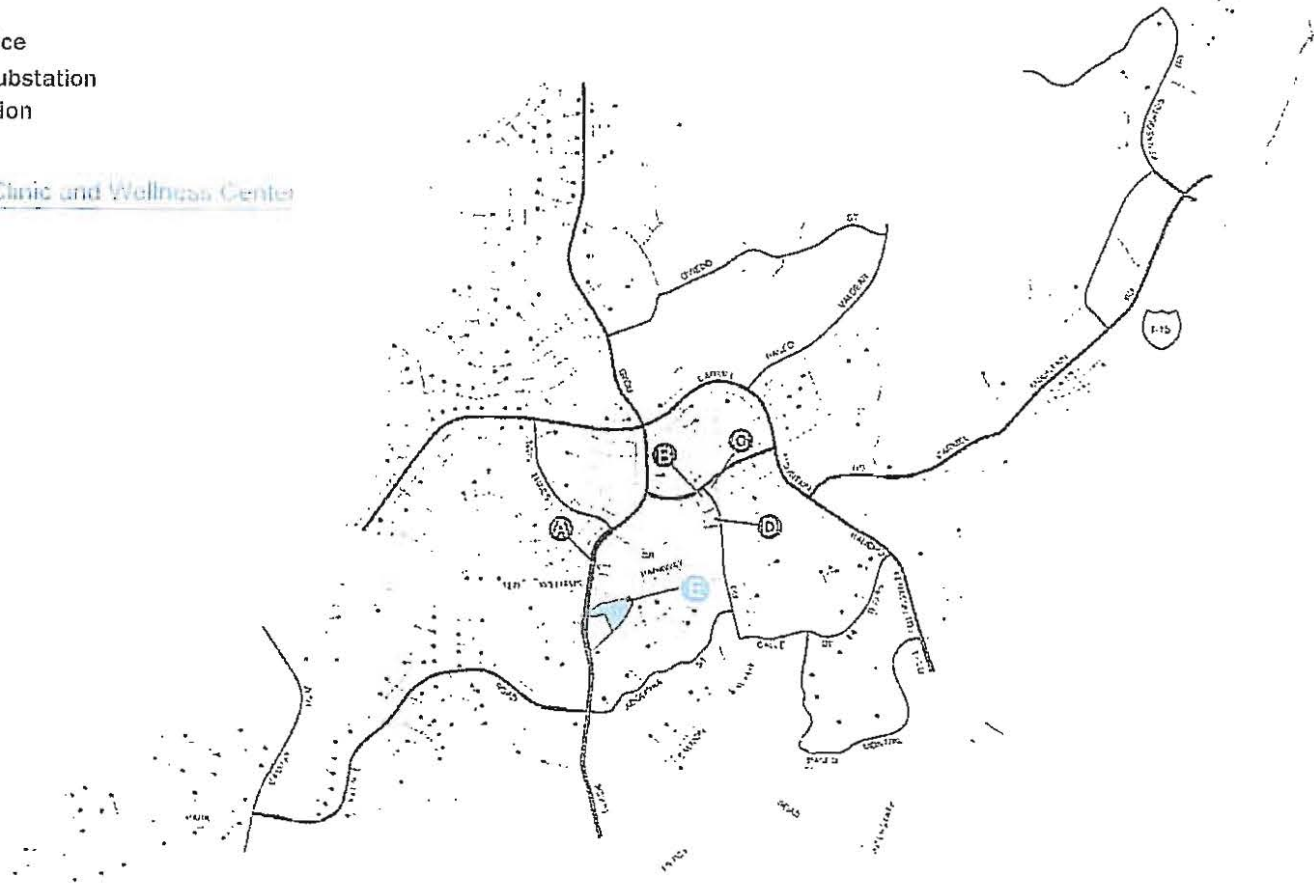
- Construct a second parallel interceptor gravity sewer in the canyon.

- Construct a pump station at Poway Road and I-15 or at Black Mountain Road and Mercy Road to divert the flow through Black Mountain Road south to Miramar Road and then west to the future North City Plant proposed by the Clean Water Program.

In addition to this interceptor, the Carmel Valley Trunk Sewer is proposed for rehabilitation. The trunk sewer traverses the City's Future Urbanizing Area to the west of Ranch Peñasquitos and terminates at the western boundary of the Bluffs Neighborhood.



- Ⓐ Post Office
- Ⓑ Police Substation
- Ⓒ Fire Station
- Ⓓ Library
- Ⓔ Health Clinic and Wellness Center



Public Facilities and Services 35  
 Rancho Peñasquitos Community Plan FIGURE

## **Recreational Programs and Facilities**

Both private and public recreational programs and facilities are encouraged, as described in the **Parks and Recreation Element**. Recreational programs should consider overall community requirements as well as serving individual neighborhood and target group needs.

A senior center should be sited in the community center or in a community recreation center or teen center.

The major community recreation building proposed for the Hilltop Community Park should develop a range of recreational programs for children, youths, adults and the elderly, as well as provide meeting space for community groups. Sports leagues and scout programs should be provided.

## **Civic Activities and Buildings**

Continuation of activities by the planning board, other civic groups and renter and neighborhood association is essential. These organizations allow residents to participate in decision-making for their community or neighborhood. Participation is also encouraged in the planning and decision-making activities and community relations programs of public and semipublic service agencies, such as the Poway Unified School District, Palomar Pomerado Health, and the San Diego Police Department.

## **Religious Groups and Buildings**

~~Eight~~ Seven religious institutional sites from three to seven acres in size are designated in the Plan. Other sites may be designated in residential or commercial zones as the community grows. Plans for religious building development should provide for adequate landscaping and maintenance, and sufficient parking so as not to disrupt surrounding uses. Religious facilities are encouraged to offer meeting rooms, develop day care programs, set up children and teen recreational and educational activities and provide supportive care for individual community members, as well as conduct religious activities.

## **Public Services**

The establishment and operation of social services funded partially or fully by the public is recommended when needed by the community. Such services may include emergency hotlines, health and mental health services, 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 commercial centers.

## **Self-Organized Activities and Facilities**

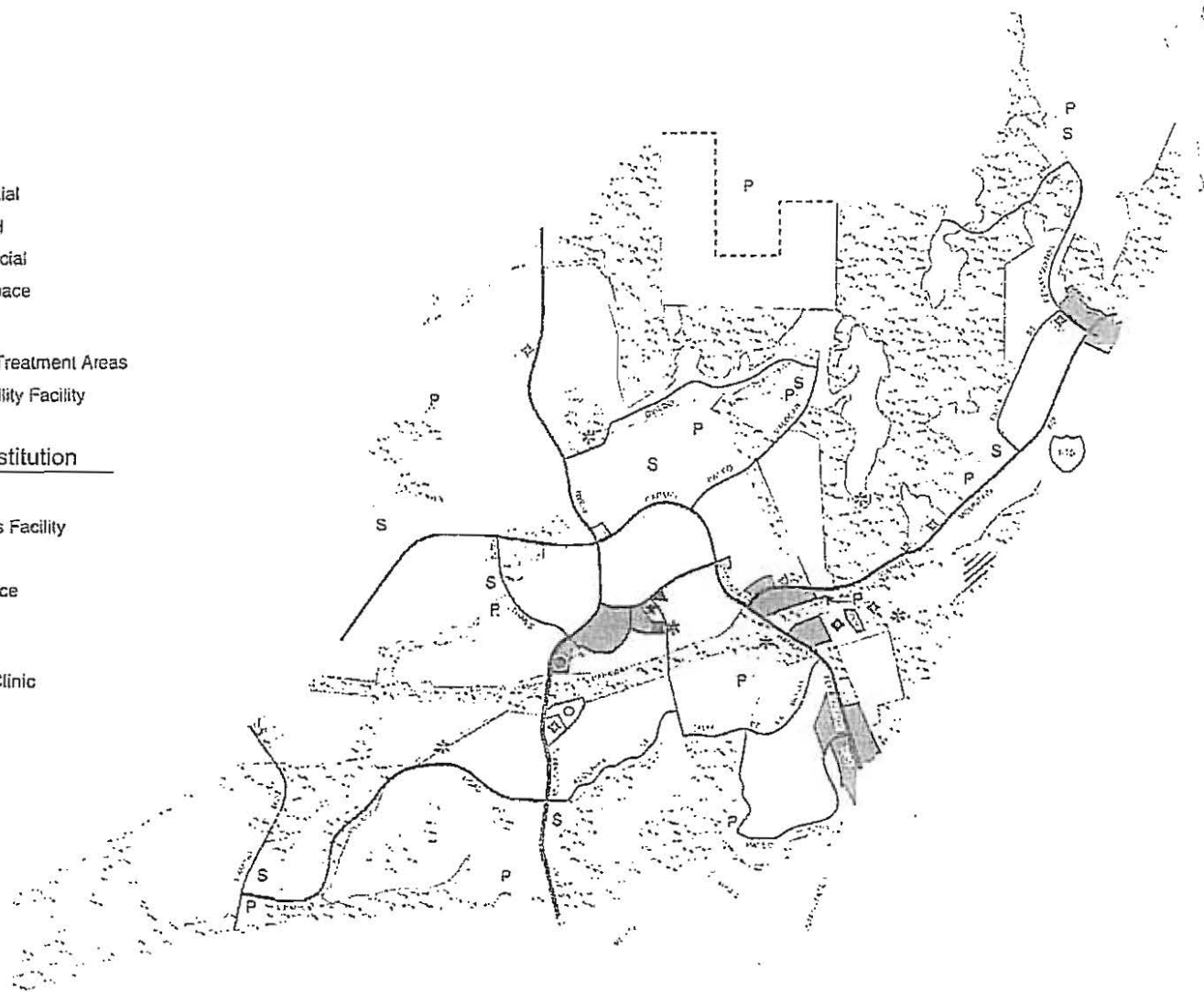
The community currently supports few formal self-organized activities and services. Such programs can be organized and managed by community residents to serve their own needs. Opportunities for self-organized activities and facilities included such things as neighborhood gardens, cultural events, cooperatives, communitywide events and development corporations.

## **Recreational Programs and Facilities**

Palomar Pomerado Health  
Community Plan Amendment

Final Version (Without Strike-out/Underline)

- Residential
  - ▨ Industrial
  - Commercial
  - ⋯ Open Space
  - P Parks
  - ⌘ Special Treatment Areas
  - ◇ Major Utility Facility
- General Institution
- S Schools
  - ◇ Religious Facility
  - Library
  - Post Office
  - ★ Police
  - ▲ Fire
  - Health Clinic



Land Use Map 4  
 Rancho Peñasquitos Community Plan FIGURE



**TABLE 1**  
**RECOMMENDED LAND USE ALLOCATIONS**



LAND USE	ACRES	PERCENT
<b>Residential</b>		
Very Low-Density Residential (0-1*)	175+/-	2.7
Low-Density Residential (1-5**)	2,873+/-	43.9
Low-Medium-Density Residential (5-10**)	150+/-	2.3
Medium-Density Residential (10-22**)	134+/-	2.0
Medium-High Density (22-45**)	8+/-	0.1
<b>SUBTOTAL 3,340</b>		<b>51.3</b>
<b>Commercial/Industrial</b>		
Neighborhood Commercial	17+/-	0.3
Community Commercial	52+/-	0.8
General Commercial	50 +/-	0.8
Commercial Recreation	9+/-	0.1
Industrial (Recreational Vehicle and Mini-Storage)	10+/-	0.1
<b>SUBTOTAL 138***</b>		<b>2.1</b>
<b>Parks/Open Space</b>		
Neighborhood Parks	57+/-	0.9
Community Parks	53+/-	0.7
Black Mountain Park/Open Space	480+/-	7.4
Small Parks/Special Treatment Areas	12+/-	0.2
Golf Course	121+/-	1.9
Open Space	1,525+/-	23.4
<b>SUBTOTAL 2,248</b>		<b>34.5</b>
<b>General Institution</b>		
Schools	130+/-	2.0
Religious Facility	28+/-	0.4
Civic Buildings (Fire, Library, Police, etc.)	8+/-	0.1
Health Clinic & Wellness Center	4+/-	0.1
<b>SUBTOTAL 170</b>		<b>2.6</b>
<b>Miscellaneous</b>		
Utilities and Easements	165+/-	2.5
Streets and Other Public Rights-of-Way	450+/-	7.0
<b>SUBTOTAL 615</b>		<b>9.5</b>
<b>TOTAL 6,511+/-</b>		<b>100.0</b>

\*DU/ACRE=Dwelling units per acre.


\*\*DU/DA=Dwelling units per developable acre

\*\*\*31 acres have been developed residentially.


**Residential**

-  Low Density
-  Medium Density



**Commercial**

-  General Commercial

**Education**

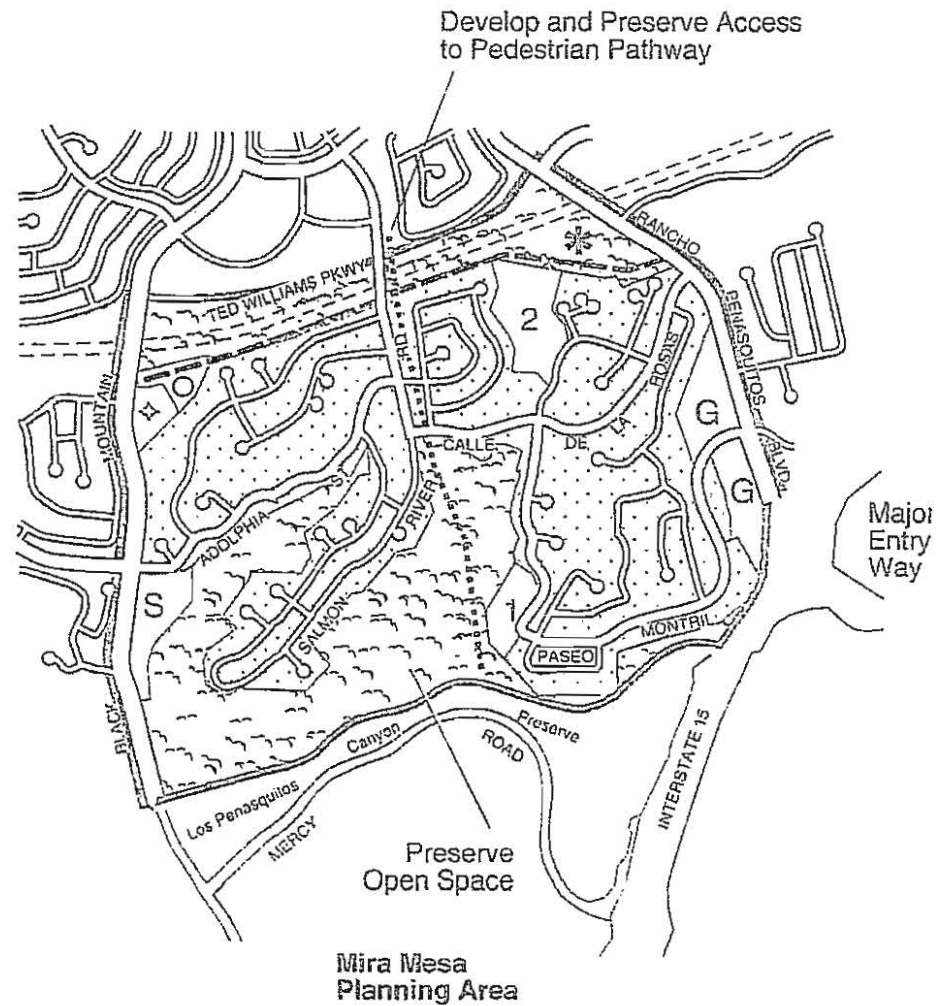
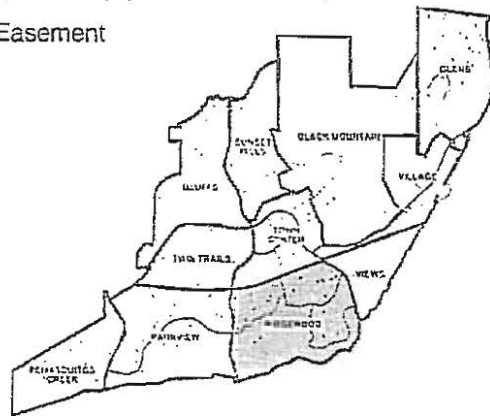
-  Canyonview Elementary School

**General Institution**

-  Religious Facilities
-  Health Clinic and Wellness Center

**Recreation**

-  Open Space
-  Ridgewood Neighborhood Park
-  View West Neighborhood Park
-  Special Treatment Area
-  Pedestrian Pathway (SDCW Easement)
-  SDG&E Easement



Ridgewood 18  
Rancho Peñasquitos Community Plan FIGURE

## RIDGEWOOD

The Ridgewood neighborhood is located in the south-central portion of the community, west of I-15. It is served by Rancho Peñasquitos Boulevard on the east and Black Mountain Road on the west. State Route 56 is situated to the north to the south lies Peñasquitos Canyon and the Mira Mesa community. Salmon River Road provides access to the community facilities in the Town Center development area. The land area is totally developed with approximately 1,513 single-family units and 426 multifamily units. The neighborhood is proposed as predominately single-family in nature. Recommended uses other than residential include general commercial development along Rancho Peñasquitos Boulevard and one religious facility site off Black Mountain Road. Adjacent to the religious facility is a health clinic and wellness center. In addition, two neighborhood parks (Ridgewood and Views West) are located in the central portion of the neighborhood.

Safe and convenient pedestrian access to commercial facilities south of Rancho Peñasquitos Boulevard and to the proposed neighborhood parks in the Ridgewood neighborhood should be provided. Noise attenuation barriers should be provided to mitigate noise impacts from SR-56 on adjacent residential development.

Since the southern portion of this neighborhood lies adjacent to the Los Peñasquitos Canyon Preserve, care must be taken to ensure that the interface between existing or proposed development (whether residential, park, trails or other use) and the preserve remain as nonintrusive as possible. In particular, the use of native plant species should be encouraged in these areas; non-natives are discouraged and invasive species should be removed. Wildlife corridors must remain wide, provide adequate cover and be protected from excessive noise, night lighting and domestic animals.

The proposed vehicular, bicycle and pedestrian routes discussed in the **Transportation Element** are important in adequately linking Ridgewood with community facilities.

## YMCA

In January 1995, the YMCA of San Diego County opened the “Rancho Family YMCA” in the Rancho Peñasquitos Town Center. Facilities were added to the center when an expansion was completed in 2000. These facilities provide both indoor and outdoor recreation opportunities for Rancho Peñasquitos residents and supplement the public park and recreation needs of the community.

## Health Care Services

Most of the health care services needs of the Rancho Peñasquitos community are currently met by facilities in Escondido, Poway and the north-central portion of the City of San Diego. The community can be expected to be adequately served in the future, in regards to diagnosis and treatment services, emergency medical service, mental health services and long-term care services. An area located south of State Route 56 and east of Black Mountain Road is designated as “General Institutional”, which allows for a health clinic and related uses. This facility will offer community health education and information services and operate as a center for prevention and detection services. Limited emergency, diagnosis and treatment services will also be available.

In addition, other possible locations for a clinic include existing buildings such as schools or the golf course complex, to provide intermittent services or it could be housed in rented facilities in commercial office space on an interim or permanent basis.

## Utilities

Utilities in the Rancho Peñasquitos community include water provided by the City of San Diego, storm and sanitary sewers maintained by the City and gas and electricity supplied by the SDG&E Company. Advance planning is ongoing to ensure that adequate utility capacities are available to accommodate the community growth proposed in this Plan. The present practice of undergrounding all service distribution lines should be continued, as called for in Council Policy 600-10. Similarly, City efforts to mandate the use of reclaimed water shall be continued, as set forth in Council Ordinance 0-17327.

At this time, the Peñasquitos Trunk Sewer is approaching its ultimate capacity. Any future developments in this area which would discharge sewage into the Peñasquitos Trunk Sewer may have limited connections.

The two viable alternatives for upgrading the Peñasquitos Trunk Sewer are:

- Construct a second parallel interceptor gravity sewer in the canyon.
- Construct a pump station at Poway Road and I-15 or at Black Mountain Road and Mercy Road to divert the flow through Black Mountain Road south to Miramar Road and then west to the future North City Plant proposed by the Clean Water Program.

In addition to this interceptor, the Carmel Valley Trunk Sewer is proposed for rehabilitation. The trunk sewer traverses the City’s Future Urbanizing Area to the west of Ranch Peñasquitos and terminates at the western boundary of the Bluffs Neighborhood.





Both private and public recreational programs and facilities are encouraged, as described in the **Parks and Recreation Element**. Recreational programs should consider overall community requirements as well as serving individual neighborhood and target group needs.

A senior center should be sited in the community center or in a community recreation center or teen center.

The major community recreation building proposed for the Hilltop Community Park should develop a range of recreational programs for children, youths, adults and the elderly, as well as provide meeting space for community groups. Sports leagues and scout programs should be provided.

### **Civic Activities and Buildings**

Continuation of activities by the planning board, other civic groups and renter and neighborhood association is essential. These organizations allow residents to participate in decision-making for their community or neighborhood. Participation is also encouraged in the planning and decision-making activities and community relations programs of public and semipublic service agencies, such as the Poway Unified School District, Palomar Pomerado Health and the San Diego Police Department.

### **Religious Groups and Buildings**

Seven religious institutional sites from three to seven acres in size are designated in the Plan. Other sites may be designated in residential or commercial zones as the community grows. Plans for religious building development should provide for adequate landscaping and maintenance, and sufficient parking so as not to disrupt surrounding uses. Religious facilities are encouraged to offer meeting rooms, develop day care programs, set up children and teen recreational and educational activities and provide supportive care for individual community members, as well as conduct religious activities.

### **Public Services**

The establishment and operation of social services funded partially or fully by the public is recommended when needed by the community. Such services may include emergency hotlines, health and mental health services, 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 commercial centers.

### **Self-Organized Activities and Facilities**

The community currently supports few formal self-organized activities and services. Such programs can be organized and managed by community residents to serve their own needs. Opportunities for self-organized activities and facilities included such things as neighborhood gardens, cultural events, cooperatives, communitywide events and development corporations.