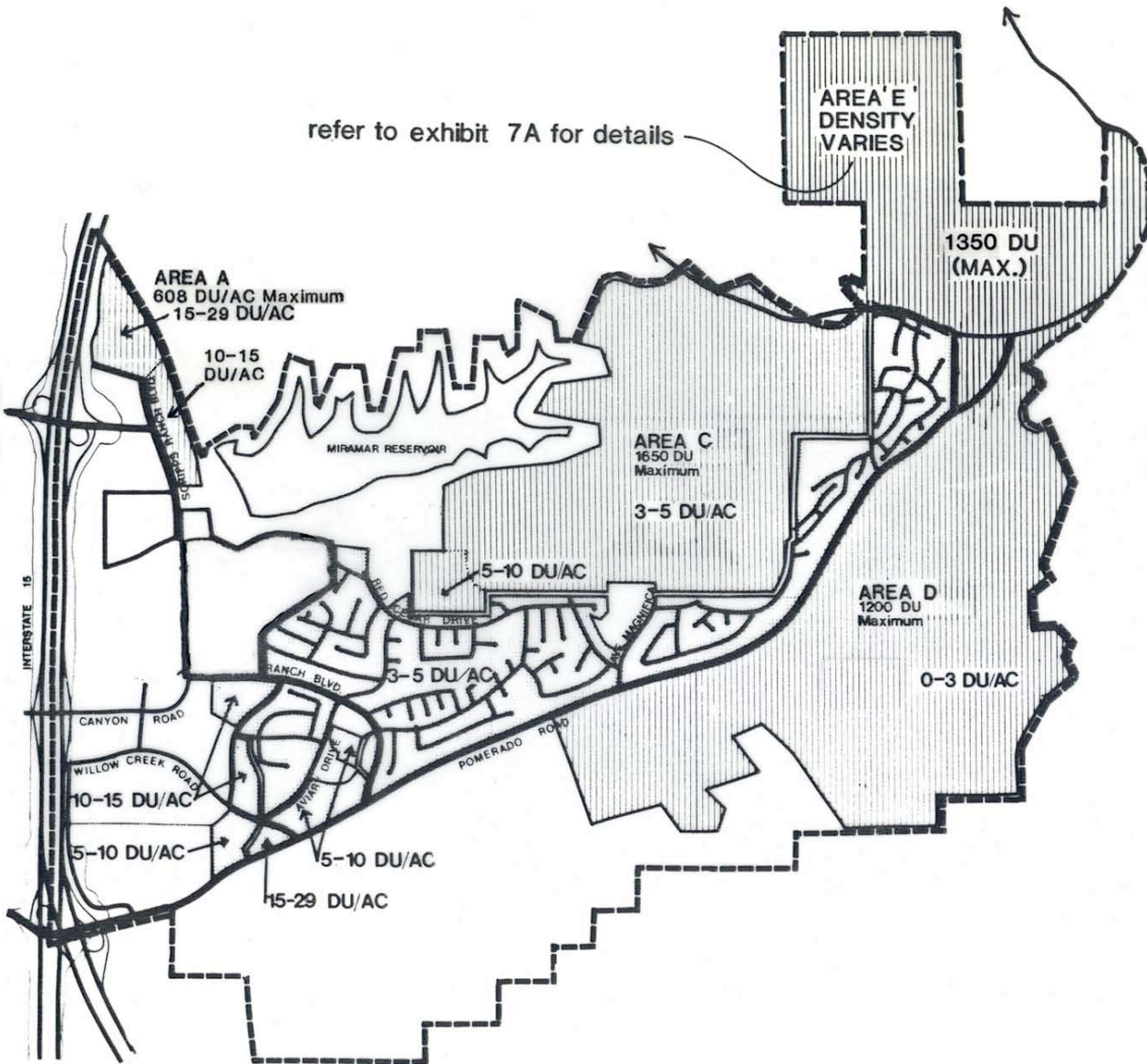
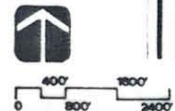


Elements of the Plan

LEGEND

- Existing Residential Development
- Proposed Residential Development
- Net Density
- Maximum Number of Dwelling Units
- DU/AC
- Total DU



Residential Element
Scripps Miramar Ranch Community Plan

3
FIGURE

RESIDENTIAL ELEMENT

OBJECTIVES

The overriding residential goal for Scripps Miramar Ranch is to **ENHANCE THE PRESENT LIVING ENVIRONMENT WHILE ACCOMMODATING RESIDENTIAL GROWTH WHICH COMPLEMENTS THE EXISTING COMMUNITY**. The following objectives are set forth to guide future residential development in Scripps Miramar Ranch.

- Promote a variety of housing types and prices throughout the community in support of the citywide concept of balanced housing opportunities.
- Encourage development of estate-type and custom lots to complete the spectrum of housing choices in Scripps Ranch.
- Encourage development design that preserves the topographic relief of the existing terrain and minimizes cut and fill slopes.
- Encourage quality design of family-oriented homes emphasizing usable outdoor living areas on the homesites.
- Support cluster-type housing and Planned Residential Development (PRDs) that maximize open space.
- Integrate open space areas in residential developments to provide continuous open space systems wherever possible.
- Create a harmonious community appearance by utilizing a compatible variety of architectural styles, building heights, setbacks and different lot sizes.
- Encourage sensitive treatment of areas visible from Carroll Canyon and Miramar Reservoir as a means of reducing the visual impacts of development on these areas; maximize public access, both visual and physical, to these areas.
- Encourage high standards of design, materials and workmanship in construction.
- Encourage single-loading of single-family developments on major streets.
- Provide for effective street planting and landscaping which emphasize use of eucalyptus trees.
- Ensure that any landscaping and street planting installed by developers in conjunction with subdivision sales promotions comply with City standards and be maintained after the developers' sales activities cease, if appropriate.
- Encourage utilization of the principles of crime-free design and defensible space in all future developments.
- Encourage review of codes, covenants and restrictions (CC&Rs) by the Scripps Ranch Civic Association or similar body during the tentative map process.
- Encourage recordation of CC&Rs which prohibit on-lot unscreened parking of boats, recreational vehicles and trailers and outside aerial antennae.

PROPOSALS

Population

Based on the 1980 Special Census, household population sizes were projected through the year 2000 by the City Planning Department. Household size for the Pomerado Statistical Area, which includes Scripps Miramar Ranch, was projected to decline from 3.02 in 1980 to 2.6 by the year 2000. Assuming an ultimate community of 7,050 dwellings and a 95 percent occupancy rate, the year 2000 population is expected to be about 17,500.

Balanced Community

At the present time, the Scripps Ranch community offers a relatively limited spectrum of housing types and prices; the upper and lower ends of the current housing market are not found within the community. This is largely the result of the high land and site development costs in the area and the emphasis on family-oriented living.

Without substantial government subsidies, it is virtually impossible to provide housing for low- or even moderate-income persons. Because current residents of Scripps Miramar Ranch are committed to the support of balanced housing opportunities, this Plan supports requests for government subsidies which will make housing in the Scripps Miramar Ranch community available to lower- and limited-income families.

Until such time as subsidized housing in Scripps Ranch can be provided to the general public, dormitory housing on the United States International University campus can meet a demonstrated need for local students. Future housing on the campus should include both apartment and dormitory units.

Density Ranges

Although the community should maintain a low-density character, overall a variety of densities and housing types should be encouraged to develop. This Plan proposes the following residential densities to meet the specific goals and needs of the community. All densities are calculated for net residential acres (NRA). Net densities represent the number of units per acre remaining after subtraction of 15 percent of the gross acreage for streets and 25 percent of the gross acreage for open space.

1. Very low-density (0-3 dwelling units per net acre) is characterized by single-family detached development on lots of one-half acre or larger. In addition, very low-density could occur within a PRD, allowing utilization of large hillside and/or forested parcels that contain relatively small areas suitable for buildings. Design flexibility on these hillside parcels is necessary to integrate development with the natural environment, preserve and enhance views, and protect areas of unique topography or vegetation.

2. Low-density (3-5 dwelling units per net acre) includes primarily single-family residential development. Low-density development built under standard subdivision regulations is appropriate for homes on 6,000 square foot lots or larger, but cluster development in the form of PRDs is also encouraged as a means of providing more amenities and a greater variety of housing types.
3. Low medium-density (5-10 dwelling units per acre) will allow multifamily residential development in the form of duplexes, fourplexes and townhouses. Planned Residential Developments are encouraged within these areas to facilitate quality design and construction, maximize preservation of open space and vegetation, and minimize visual and spatial impacts on adjoining land uses.
4. Medium-density (10-15 dwelling units per net acre) has been used in the existing community and the Pomerado/Spring Canyon Road area to provide a slightly higher density of multifamily housing. The intent of this density is the same as the low medium-density.
5. High medium-density (15-29 dwelling units per net acre) has been used in the existing community for the construction of apartments at the corner of Willow Creek Drive and Pomerado Road, as well as for the area north of Erma Road. No additional use of this density is proposed in this Plan.

Density Allocations

Figure 3 identifies the densities assigned to the various residential parcels within the planning area. These designations represent desired ranges of residential densities. The maximum number of homes permitted within each of the four new development areas is also shown on **Figure 3**. These numbers were determined by the anticipated impact on public service facilities and other community resources. Allowances for acceptable open space systems have been included in determining the desired density for each area.

The following discussions of site design and specific neighborhood concept plans delineate the more precise criteria for densities and development in each new residential area.

Site Design

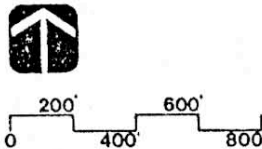
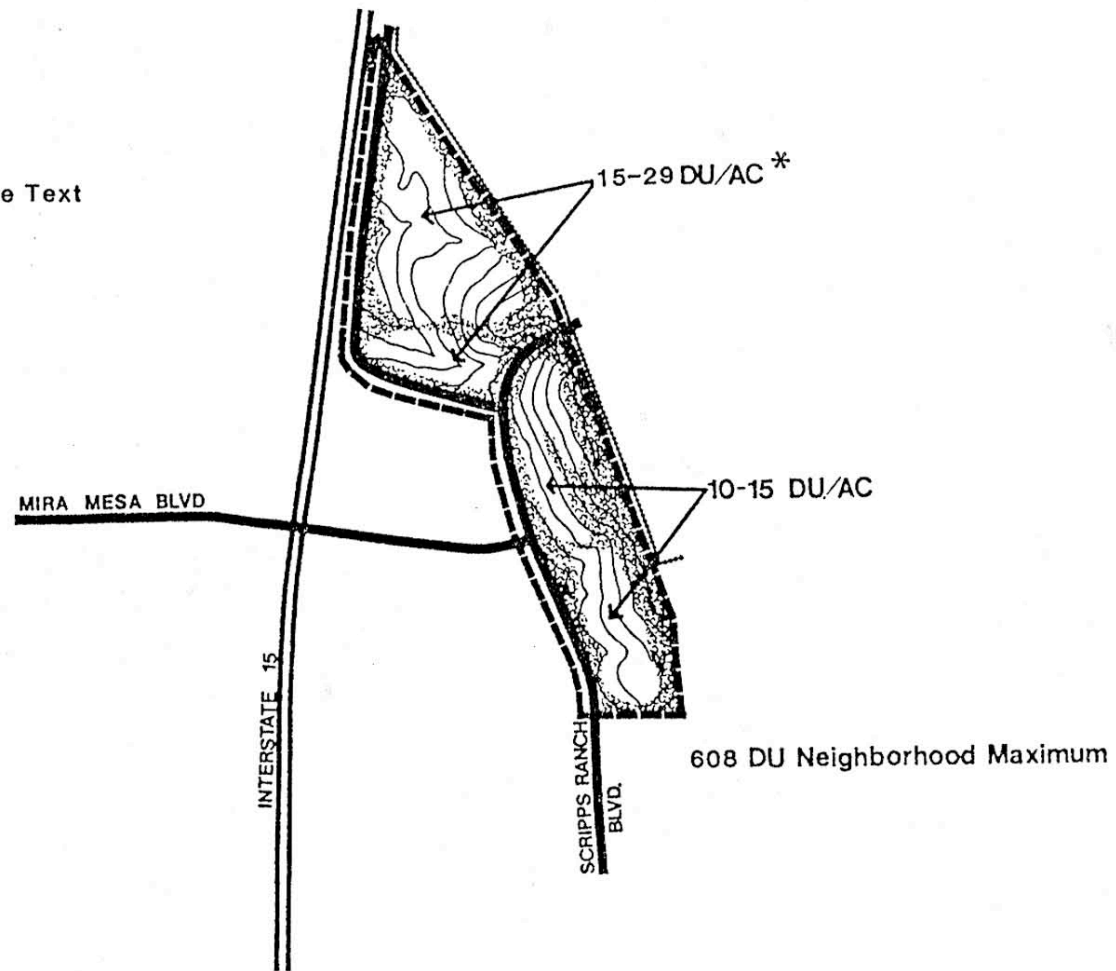
Sensitive design is extremely important in determining whether a particular dwelling or group of dwellings will be a functional and aesthetic asset to the community. The following basic guidelines are set forth to aid potential developers, City officials and other governmental agencies in making site design decisions prior to land development. More specific criteria for development are contained in the **Design Element**.

The design of any new residential construction should respect existing development with regard to preservation of views and compatibility of architectural styles, building materials and landscaping. The Planned Residential Development permit process can aid in accomplishing these design objectives.

LEGEND

Neighborhood Area Boundary	---
Street	—
Open Space	▨
Hiking Trail	----

* Specific Densities are Outlined in the Text



Area "A" Neighborhood Concept Plan
Scripps Miramar Ranch Community Plan

4

FIGURE

Multifamily residential housing should be carefully designed to be compatible with adjacent land uses. Building height and bulk should be in scale with the size of the site and proximity to adjacent structures. A strong emphasis should be placed on aesthetic considerations in the site plan, architecture and landscaping. In most instances, where view property is not involved, the quality and appearance of the development will predominate over the physical setting. Therefore, architectural design, landscape architecture and environmental design should be considered prior to development.

Lots on the perimeter of Miramar Reservoir and Carroll Canyon should respect “special treatment” criteria for landscaping, grading and architecture which will minimize the visual impact of development on the adjoining scenic areas. These criteria are set forth in detail in the **Design Element**.

Landscaping should emphasize eucalyptus trees and compatible species in order to maintain and enhance the existing forested character of the community. Existing City zoning regulations and building codes which regulate land use and construction are not always flexible enough to meet the development needs of individual communities. As particular needs are identified that cannot be satisfied by the provisions of existing zones, new zones should be developed and incorporated into the Municipal Code. In addition, existing zoning regulations and building codes should be revised or amended to provide greater design flexibility with regard to placement of houses upon lots, building setback and yard restriction, and use of new construction methods and materials.

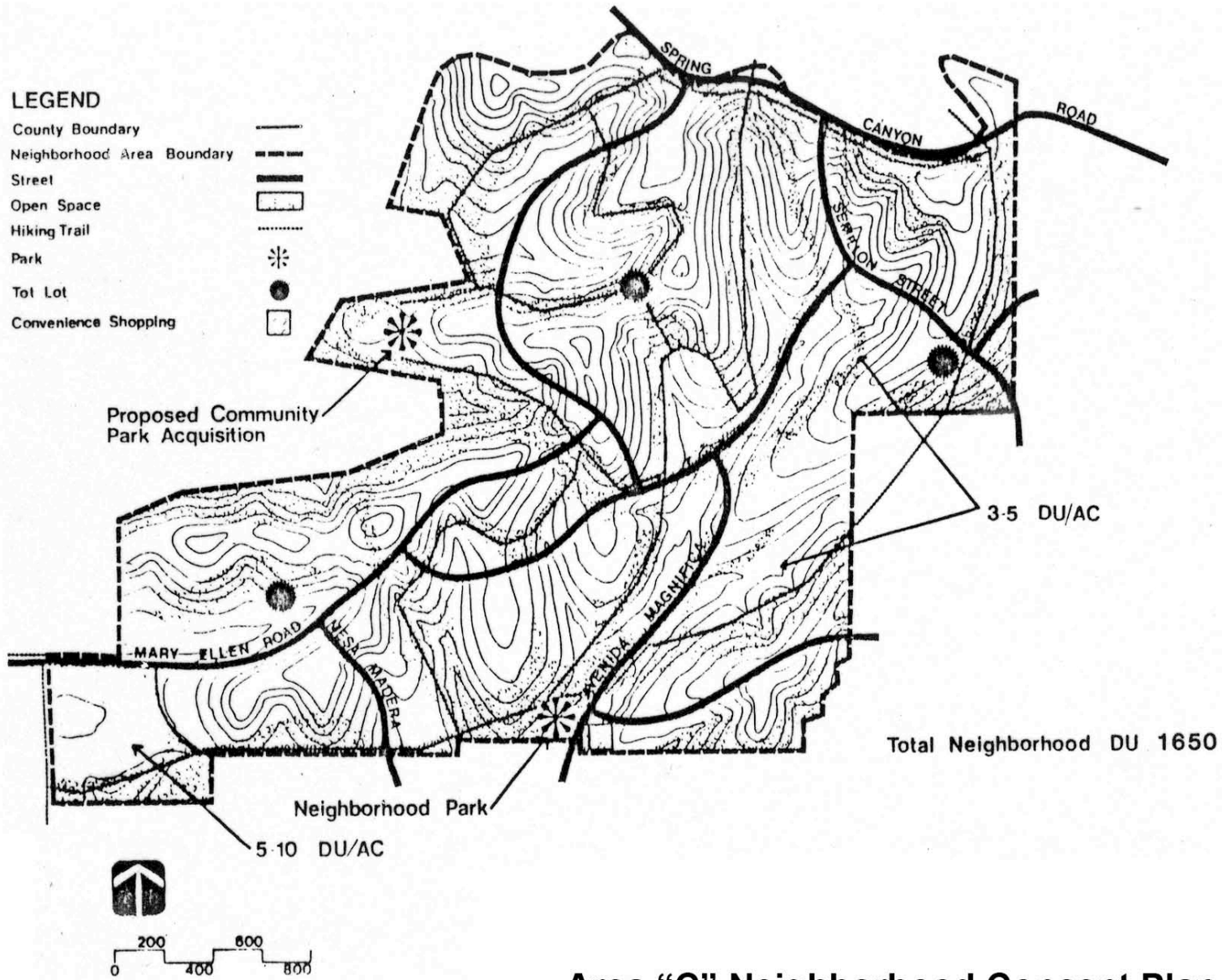
The design of all development should utilize security hardware and architectural design that will minimize the potential for criminal activity.

Neighborhood Concept Plans

Due to the variety of terrain and resources found on residential parcels throughout the planning area, four separate residential development areas have been identified. The following discussions clarify this Plan’s intent for these four areas. More specific design criteria are outlined in the **Design Element**.

1. Area A. This area comprises approximately 58 gross acres and is located in the northwest corner of the planning area. The area is bounded by I-15 on the west, the San Diego County Water Authority Aqueduct on the east, and Mira Mesa and Scripps Ranch Boulevards on the south.

Portions of the property have slopes in excess of 25 percent and large rock outcroppings. With grading and site-specific architecture, much of the property could support multifamily units. The northern portion of Area A is designated for 15-29 dwelling units per net acre, but is specifically intended to allow a maximum density of 20.14 dwelling units per net acre in Scripps Westview and a maximum density of 25.6 dwelling units per net acre in Scripps Landing. An average density of 10-15 dwelling units per net acre is permitted for the remainder of the area. No more than 608 homes should be built within this area. At least 15 acres or 25 percent of this area should be left as open space. (See **Figure 4**. Also, please note that **Figure 5** has been deleted from this Plan.)



Area "C" Neighborhood Concept Plan
Scripps Miramar Ranch Community Plan

6
 FIGURE



2. Area B. This area comprises approximately 100 acres and is located in the west central portion of the planning area. It is bounded on the north by Scripps Lake Drive, on the west by Scripps Ranch Boulevard, and on the south and east by existing development.

In November 1986, the City Council adopted an amendment to Scripps Miramar Ranch Community Plan by Resolution No. R-266987, which approved changing the land use designation for Area B from residential to industrial park use. For a discussion of development within Area B, see **Industrial Element** proposals.

3. Area C. This area comprises approximately 640 contiguous acres and is located in the north-central portion of the planning area. It is bounded on the north by the planning area boundary, on the west by Miramar Reservoir, and on the south and east by existing residential development.

Development in Area C should take place at a density of three to five dwelling units per net acre, except for a 20-acre parcel which bears a density of five to ten dwelling units per net acre. This will permit a maximum of 1,650 homes within the entire area. Planned Residential Developments are encouraged to provide diversity in design, housing types and amenities. At least 160 acres, or 25 percent of the area, should be left as open space. (See **Figure 6.**) .

4. Area D. This area comprises approximately 800 acres and is located in the southeast portion of the planning area. It is bounded by Pomerado Road on the north, United States International University on the west, and federal property on the south and east.

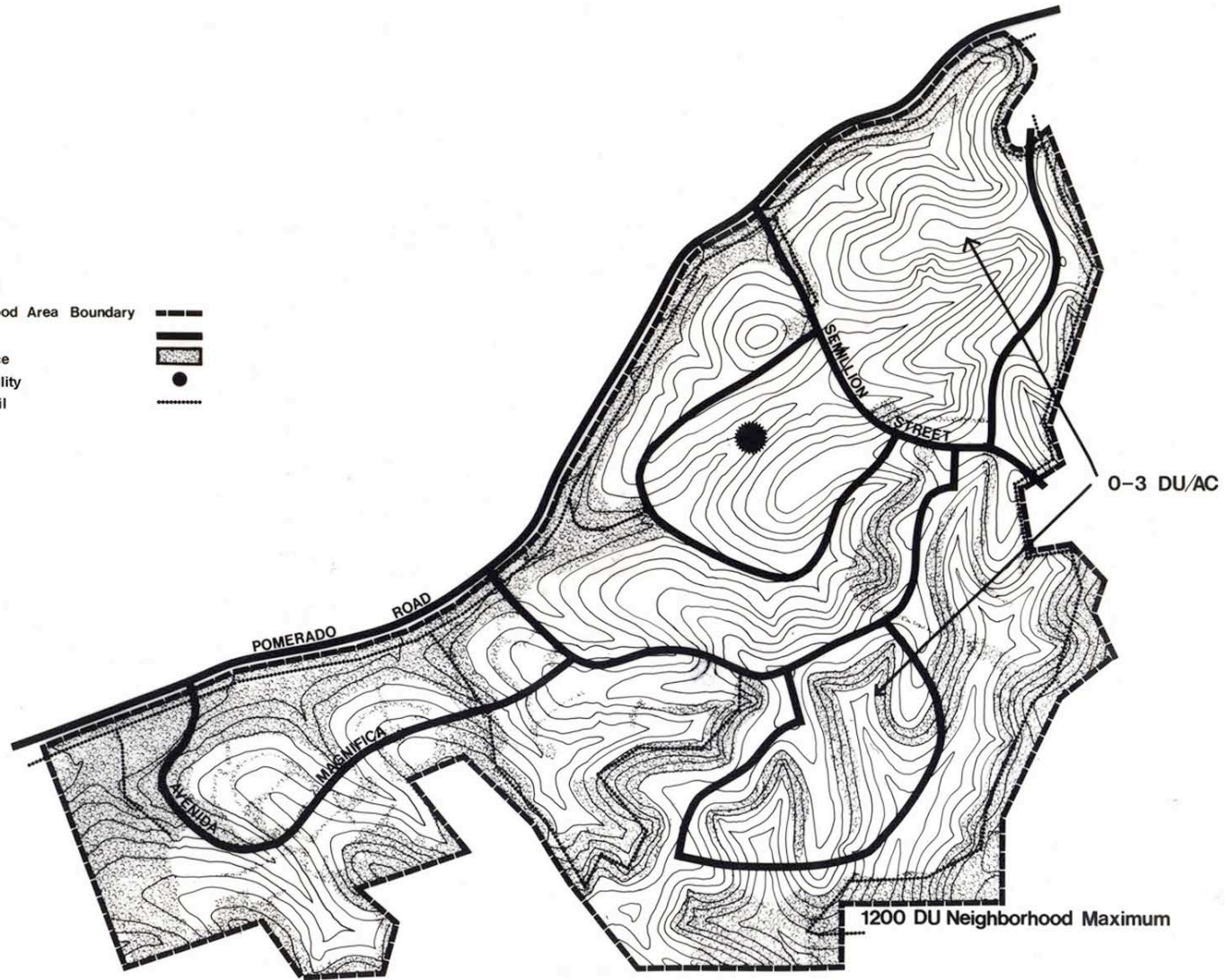
Land in this area is generally characterized by slopes in excess of 13 percent and/or eucalyptus trees. The latter are found primarily in Carroll Canyon and subsidiary canyons. Because of these factors, which encourage maximum preservation of open space, density in this area has been limited to zero to three dwelling units per net acre with no more than 1.5 homes per gross acre in total. This very low-density, which will permit no more than 1,200 homes south of Pomerado Road, should encourage the development of estate and custom lots, providing housing opportunities desired by residents of the present community. **Figure 7** identifies the probable open space systems and developable areas comprising the neighborhood concept plan. Preservation of mature eucalyptus trees should be a primary design consideration in this area. At least 200 acres, or 25 percent, of this neighborhood should be left as open space.

5. Area E. This area comprises approximately 385 acres located at the northeast portion of the planning area. It is bounded by Pomerado Road on the east, the city of Poway on the north and northeast, the Sabre Springs community on the north, the Miramar Ranch North community on the west, and the existing residential areas of Scripps Ranch on the southwest.

As is typical of many areas east of I-15, this portion of the Ranch is characterized by slopes in excess of 25 percent. About 165 acres, or 43 percent of the area, should be left as open space or park land, as shown on **Figure 7A**. These areas will not only provide for visual separation of urban uses, but will connect to major open space systems in Miramar Ranch North and Sabre Springs. The pond adjacent to Spring Canyon Road should also be preserved.

LEGEND

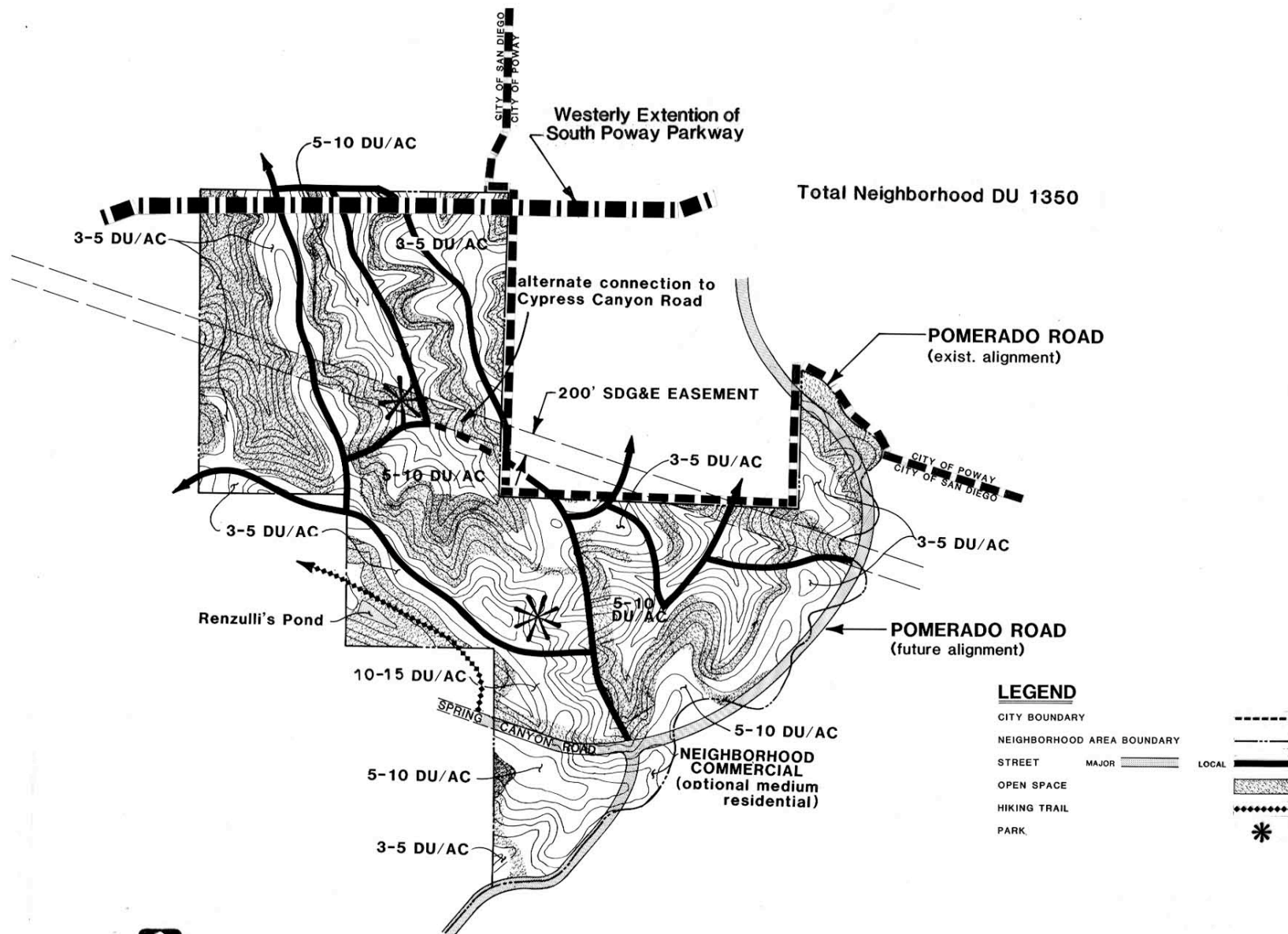
- Neighborhood Area Boundary
- Street
- Open Space
- Private Facility
- Hiking Trail



Area "D" Neighborhood Concept Plan
Scripps Miramar Ranch Community Plan

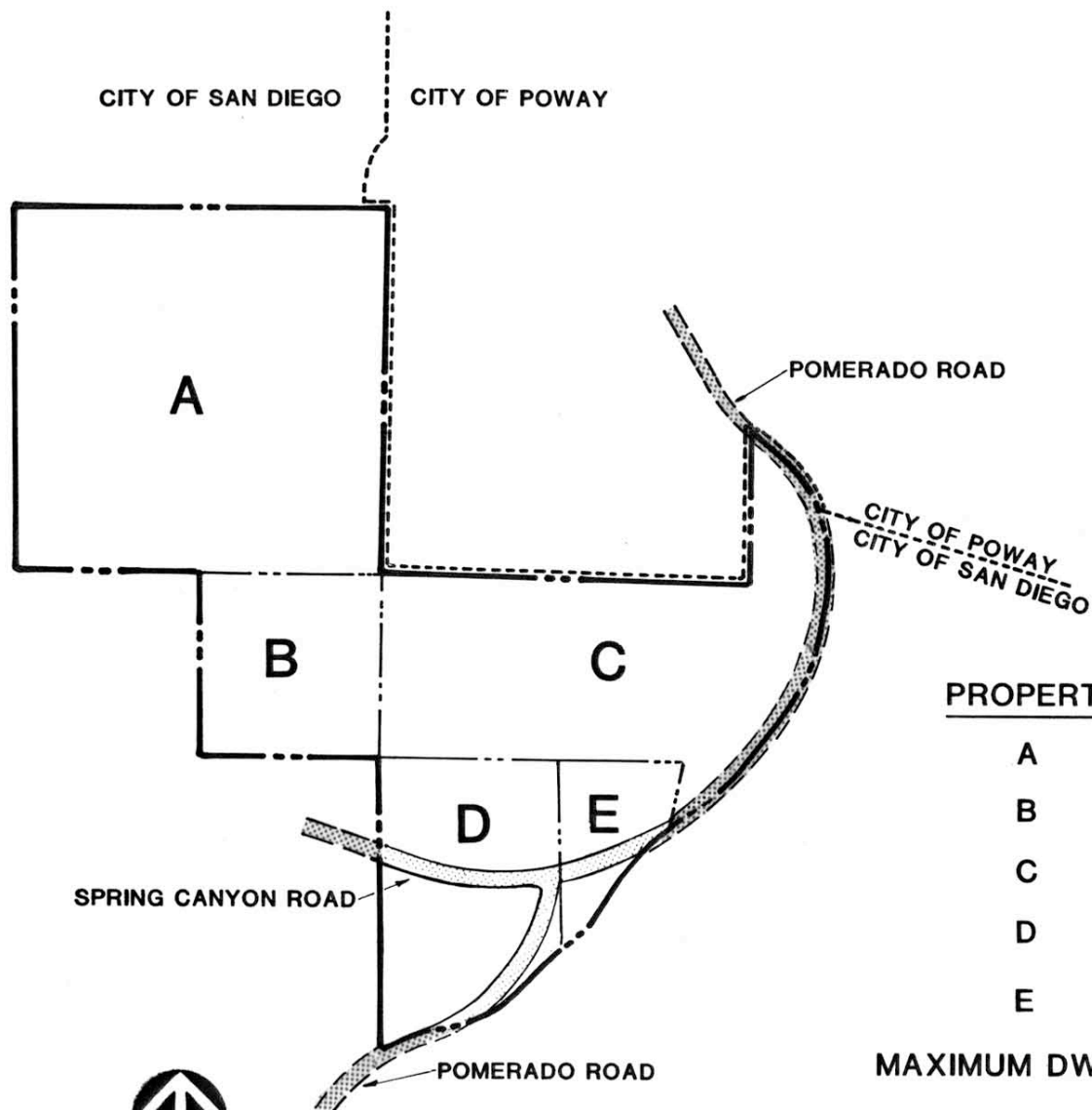
7

FIGURE



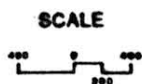
Area "E" Neighborhood Concept Plan
Scripps Miramar Ranch Community Plan

7a
FIGURE



<u>PROPERTY</u>	<u>MAXIMUM UNITS</u>
A	495
B	45
C	360
D	405
E	<u>45</u>

MAXIMUM DWELLING UNITS 1350



Area "E" Unit Allocation by Owner
Scripps Miramar Ranch Community Plan

7b
FIGURE

The remaining developable area should permit no more than 1,350 dwelling units or 3.5 units per gross acre. Development proposals should be in substantial conformance with the conceptual grading plan and land use plan adopted by the City Council in association with the approved plan amendment for this area, on file with the City Planning Department. A maximum number of dwelling units has been allocated to each ownership area, as shown on **Figure 7B**. It should be noted that the City Council included in its motion of approval for the County Island Plan Amendment a recommendation that there be no increases in development intensity on Property A (Village and Country Properties) because of the inclusion of the westerly extension of the South Poway Parkway through the property.

In order to ensure compliance with the unit allocations, the initial subdivision of any property (described as properties A through E on **Figure 7B**) shall encompass all of the property for the purpose of further distributing the allocated units within a single ownership. Transfer of the allocated units among or between the property owners in Area E is not recommended.

A range of housing densities has been proposed in Area E in order to achieve compatibility with surrounding approved plans, major streets and existing homes. In no case, however, shall the density within Area E exceed 15 dwelling units per net acre.

For the northerly and easterly portions of the site, low-density (3-5 du/na) has been assigned to the ridgetops, with low-medium density (5-10 du/na) in the canyons. This matches the density ranges planned in the adjacent Miramar Ranch North and Sabre Springs planning areas.

At the intersection of major roads, two densities have been used: low-medium density on a site next to existing single-family homes, and medium density (10-15 du/na) on a site across the street from and at a lower elevation than other nearby houses. This latter site is also adjacent to a planned neighborhood park.

A small commercial corner can also be accommodated at the intersection of Spring Canyon and Pomerado Roads. If a commercial use is not feasible, the site can be developed with residential units, but density should be limited to the medium-density range (10-15 du/na).

Several different conditions in the plan area create the need for additional design review through planned developments. Specifically, developments next to existing single-family homes, major dedicated open space or major intersections should be sensitively planned and designed in order to provide for sufficient regulation of setbacks, landscaping and buffering.

The low-medium density site adjacent to existing single-family homes at the southwest corner of Area E will be developed under a PRD which will provide a horizontal and vertical buffer at the west property line. This bermed and landscaped buffer will be 100 feet in width where it adjoins the backyards of homes on Loire Avenue and Pinot Noir Circle.

The medium-density PRD development next to Renzulli's Pond at the northwest corner of the intersection of Spring Canyon Road and Cypress Canyon Road must incorporate transitional slope plantings to ensure screening of the development from the open space area and the streets. This project's design must also consider its location south of a neighborhood park.

Other areas appropriate for PRDs include multifamily or attached product areas in the low-medium density range (5-10 du/na).

In general, landscaped areas in any of the projects in Area E which abut major streets must complement the existing wooded appearance of the rest of the major ranch roads. Further discussion of specific design criteria for these parcels are contained in the **Design Element**.

Planned Residential Developments are also encouraged in other portions of Area E in order to provide diversity and quality in design, housing type and amenities, and to ensure sensitivity to surrounding development and open space systems. Further, because of the extensive amount of common external open space systems being provided in this area, consideration should be given to relaxing the standards for useable open space in each subdivision in order to minimize grading.

The recommended number of units and various densities permitted within Area E are based on the circulation system indicated in the land use plan. The approval of specific development proposals for this area should generally conform to the circulation system as shown. The extension of roadways through designated natural open space areas shall not be permitted except where an alternate connection to Cypress Canyon Road may be necessitated if the ridge paralleling Renzulli's Pond does not develop. If specific development proposals would result in the need to make road connections through natural open space, the density of the development shall be reduced to a level that would eliminate the need for such a road connection.

The environmental analysis prepared in conjunction with the 1987 Amendment to include this area within the Scripps community identified a concern relative to hydrology and drainage. In order to avoid potential water quality impacts, site-specific analysis will be required as outlined in the **Implementation Element**.

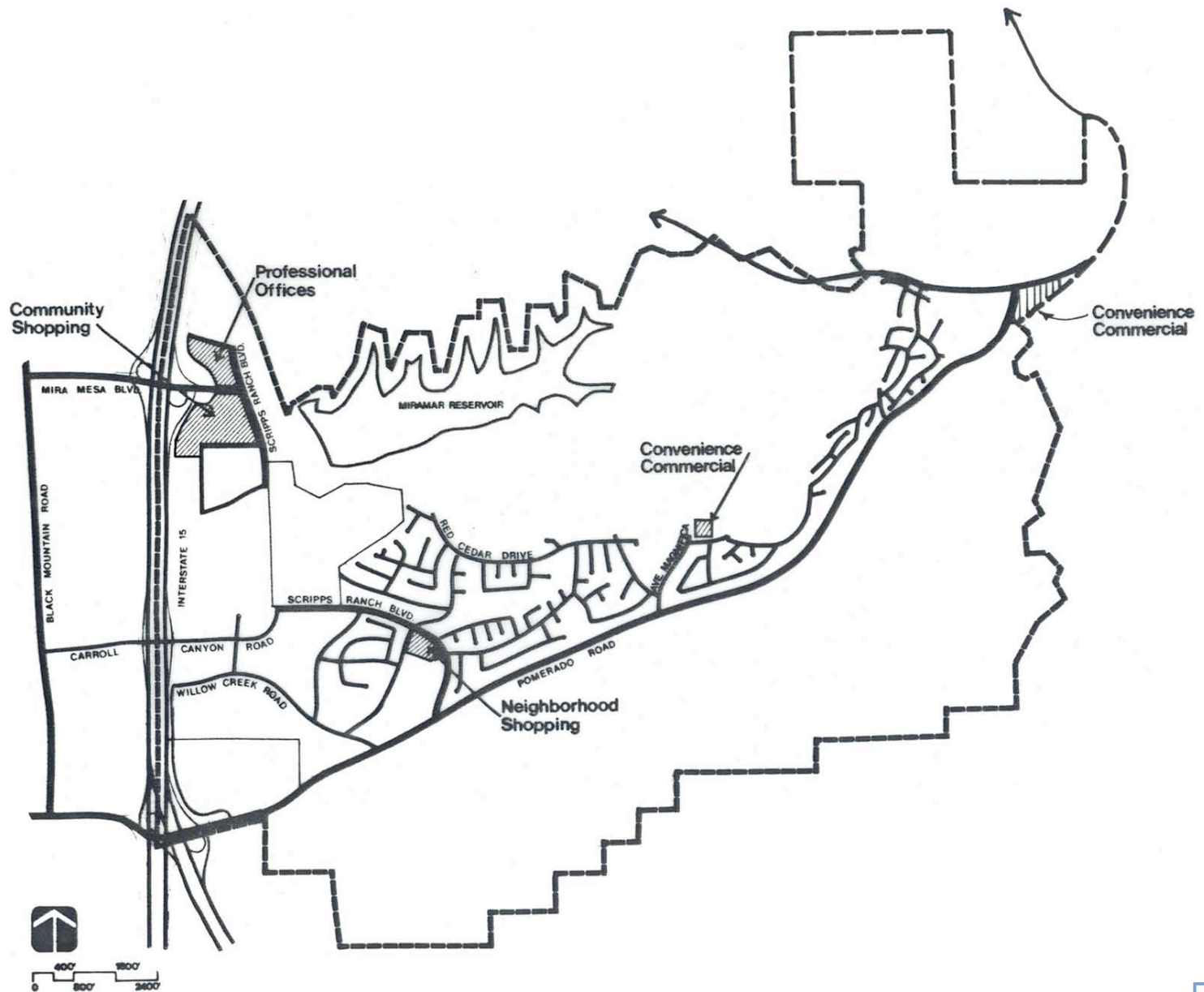
COMMERCIAL ELEMENT

OBJECTIVES

The community's overall commercial goal is to ENCOURAGE HIGH DESIGN STANDARDS WITHIN COMMERCIAL DEVELOPMENTS WHILE PROVIDING SUFFICIENT COMMERCIAL AREA TO MEET THE COMMUNITY'S NEEDS.

The following objectives expand upon this goal.

- Provide sufficient commercial area to meet the present and future needs of the community.
- Separate commercial development areas from incompatible land uses.
- Locate commercial areas so as to take advantage of pedestrian, bicycle and vehicular access routes.
- Encourage the use of eucalyptus and native vegetation in landscaping commercial areas.
- Encourage the use of crime-free design standards for commercial developments, emphasizing landscaping and lighting, which minimize the potential for criminal conduct.
- Support the development of a convenience shopping facility in the eastern area of the community.
- Encourage the high development standards associated with Planned Commercial Developments (PCDs), even when PCDs cannot be required for commercial development.



Commercial Element
Scripps Miramar Ranch Community Plan

8
 FIGURE

PROPOSALS

Scripps Miramar Ranch residents presently rely on commercial facilities in Mira Mesa and other communities for many of their shopping needs. However, as the community's population increases with further development of Scripps Ranch, market demands will encourage the development of additional commercial facilities. This Plan provides for the anticipated demand through the allocation of about 55+ acres for commercial uses within the planning area.

Uses within these commercial areas can be distinguished as follows: 12+ acres for neighborhood shopping facilities; 28+ acres for community shopping facilities; and 15+ acres for professional office uses. **Figure 8** depicts the location of the various commercial land uses.

The need for neighborhood shopping facilities can best be met by full development of the remaining area in the Scripps Commercial Subdivision located at Aviary Drive and Scripps Ranch Boulevard. This seven-acre site should be adequate for a full neighborhood shopping center.

In addition to these facilities, a one-acre convenience center site should be developed in the vicinity of Jerabek Elementary School. This location can serve residents from both north and south of Pomerado Road, as well as visitors to the neighborhood park and school.

An additional four-acre convenience commercial site could be developed at the intersection of Spring Canyon Road and Pomerado Road. A commercial center with a mini-market and/or gas station at this location could serve residents at the east end of the community, as well as some residents of Miramar Ranch North. This site is designated as an optional residential site, therefore, it could develop for residential purposes at a density of 10-15 du/na in keeping with the Plan's medium-density designation. To ensure adequate regulation of design, setbacks, landscaping and buffering, the development of this site shall occur in association with a PCD.

Community shopping facilities at the 24-acre site adjoining Scripps Ranch Boulevard near its intersection with Mira Mesa Boulevard would complement other neighborhood facilities and could service Scripps Ranch and Mira Mesa residents. By including those establishments normally found in neighborhood shopping centers, this commercial area would eliminate the need for a second neighborhood shopping center in the area east of Miramar Reservoir. Most residents using Mary Ellen Road for access to Mira Mesa and I-15 would find it convenient to patronize these facilities during their daily trips to school and work.

The 3.9-acre site, located at the intersection of Hibert and Treena Streets, west of Scripps Ranch Boulevard and immediately south of the above referenced 24-acre site, shall be zoned CA and developed as a PCD to control the uses allowed on the site, ensure compatibility with surrounding development, and to provide for appropriate design review.

- Design of the building should be of high quality and must include variation in wall texture, color or material. The design shall also incorporate some form of shadow relief such as pop-outs, offsetting planes, overhangs and recesses to add visual interest and to avoid large, unbroken expanses of wall.
- Exterior building walls shall be constructed of durable, permanent material such as textured concrete, stone, brick, stucco, wood or glass. Reflective glass is prohibited, particularly adjacent to I-15, because of problems with reflected glare.
- All building elevations visible from I-15 or the street shall be well detailed and visually interesting.
- Careful design of the building roof is required because it is visible from Lake Miramar, a significant community landmark. Roof-mounted equipment should be avoided. If roof-mounted equipment is provided, however, all equipment and appurtenances shall be designed so that they appear to be an integral part of overall architectural design of the building, or sensitively screened from view.
- The site design shall also include a pedestrian pathway, distinguished by either colored or stamped concrete and/or landscaping as a linkage between the building and the parking lot.
- Landscaping of the site should incorporate the extensive use of eucalyptus trees and native vegetation with low water requirements. Parking areas should incorporate extensive landscaping and, if necessary, buffering elements to screen them from view along the street.
- Signage should advertise a place of business and be aesthetically pleasing and in scale with surrounding buildings. Additional signage design criteria is contained in the **Design Element**. A sign plan must be submitted as part of the PCD.
- Use of this facility will be limited to commercial uses with low trip generation rates, such as a furniture store, to avoid significant traffic impacts. Development of the site shall generate no more trips than those generated by a small industrial park. This site is located immediately adjacent to an industrial park and slightly north of the proposed secondary school site with its only access from a two-lane road. More intense retail commercial uses on this site could result in significant traffic impacts and, therefore, should not be permitted.

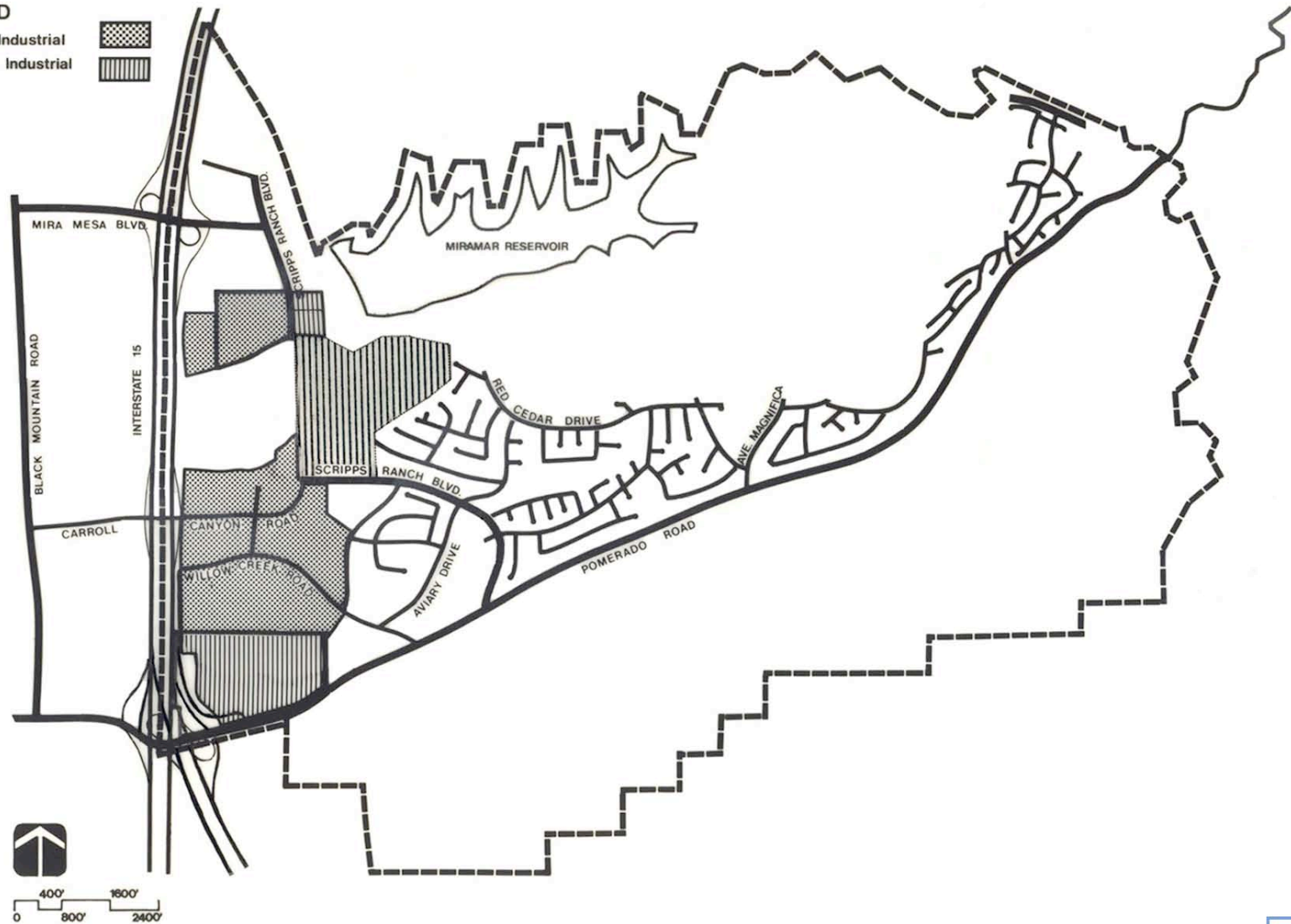
The 15-acre site located north of Mira Mesa Boulevard and west of Scripps Ranch Boulevard will remain suitable for professional office uses.

All future commercial development in Scripps Miramar Ranch should meet the following development criteria.

- Encourage extensive use of wood exteriors and earth tones to achieve architectural compatibility with existing commercial, residential and industrial development.
- Encourage commercial development which would be harmonious in scale and design with existing developments.
- Commercial developments should include buffers, preferably landscaped, which provide effective visual screening between disparate land uses.
- Although strict application of the PCD process may not be appropriate for much of the commercially-zoned land in Scripps Ranch, future development should observe the guidelines and design objectives outlined in the PCD Ordinance.
- The neighborhood convenience center in the east end of the planning area should be developed under the PCD Ordinance.
- Eucalyptus trees and native vegetation with low water requirements should be emphasized in landscaping.
- Ingress and egress routes should not cause traffic congestion problems.
- Specific commercial uses should be compatible with surrounding land uses.
- Commercial development proposals should be made available to the community's architectural review board so that it may provide input at future public hearings.
- Commercial facilities should accommodate pedestrian and bicycle traffic, as well as vehicular traffic.
- Signs should be unobtrusive and tastefully designed for identification purposes only; internally illuminated signs are strongly discouraged.

LEGEND

Existing Industrial
Proposed Industrial



Industrial Element

Scripps Miramar Ranch Community Plan

9

FIGURE



INDUSTRIAL ELEMENT

OBJECTIVES

The general industrial goal of Scripps Ranch is to ENCOURAGE THE DEVELOPMENT OF A PRESTIGIOUS INDUSTRIAL PARK WHICH MINIMIZES POLLUTION AND PROVIDES DESIRABLE EMPLOYMENT OPPORTUNITIES. The following objectives clarify this goal.

- Promote the development of attractive, well designed and landscaped industrial parks.
- Encourage the use of eucalyptus trees in landscaping to maintain and enhance the forested character of the Scripps Miramar Ranch community.
- Encourage the development of industries which would provide desirable employment opportunities within Scripps Miramar Ranch.
- Support a variety of transportation modes within and to the industrial parks.
- Protect areas designated for industrial use from encroachment by incompatible land uses.
- Encourage the development of landscaped buffers which provide effective visual screening between disparate land uses and around parking areas.
- Encourage cooperative use of recreational facilities in the industrial parks by local residents.
- Urge the coordination in design of open spaces within the industrial park with open space systems in adjoining areas.
- Encourage the use of crime-free design standards for industrial developments, emphasizing landscaping and lighting which minimize the potential for criminal conduct.
- Signs should be unobtrusive and tastefully designed for identification purposes only; internally illuminated signs are strongly discouraged.
- Industrial development proposals should be made available to the community's architectural review board so that it may provide input at future public hearings.

PROPOSALS

Light industrial uses, including research and development activities, should be restricted to areas in the vicinity of I-15, as shown on **Figure 9**. This will provide a total of 386 acres for industrial development. Assuming that one acre of industrially-zoned land can support 15 employees, the Scripps Ranch Industrial Park could provide about 5,790 jobs when fully developed. This assumption is based on current employment data for other City industrial parks similar to the Scripps Ranch Industrial Park.

The M-IP Zone should be applied to all areas designated for industrial use with the exception of a 3.7-acre site located at the northern end of the Industrial Park. Because of a community need, the 3.7-acre site should be zoned M-1B with a Planned Industrial Development overlay to allow for a sensitively designed self-storage facility. Design standards with the M-IP Zone should promote the preservation of eucalyptus trees and usable open space. The design standards applied to the 3.7 acres should be compatible with the M-IP Zone. Landscaping should emphasize, where appropriate, the use of eucalyptus trees and native vegetation with low water requirements. Special attention should be paid to design, particularly roof detailing of industrial development visible from streets and homes, especially along Pomerado Road, Willow Creek Drive, Appaloosa Road and Scripps Ranch Boulevard; it is highly desirable to maintain an aesthetically pleasing entrance to the community.

Developers in the Scripps Ranch Industrial Park are encouraged to provide recreational facilities for employees' use during lunch hours, after work and on weekends. Reciprocal membership agreements with other private recreational facilities in the community should be explored.

Bicycle paths and bicycle storage areas should be included in all new industrial park development. Public transit routes should include stops at the Scripps Ranch Industrial Park. These measures will encourage the use of a variety of transportation modes.

A 1986 change in the Plan added approximately 100 acres to the originally designated 290 acres of industrial land. These 100 acres, originally described in the Plan as Area B, were shifted from residential to industrial use as an expansion of the existing Scripps Business Park.

In general, the Scripps Business Park is a corporate and light industrial center in the southwest portion of Scripps Miramar Ranch, east of I-15. The new 100-acre site acts as a link connecting existing light industrial areas to the north and south. Several issues must be considered in the design and development of this area:

- The site should be developed as a Planned Industrial Development (PID) to ensure compatibility with adjacent uses, to maintain the visual quality of the area, to provide adequate buffering, to control uses, and to provide for subsequent design review.
- The eastern edge of the new industrial park development is adjacent to an existing residential area. Special buffering involving the use of berms, walls, extensive landscaping, and sufficient building setbacks, must be provided along this eastern edge, with the objective being the enhancement of the natural topographic separation between the industrial and residential areas.

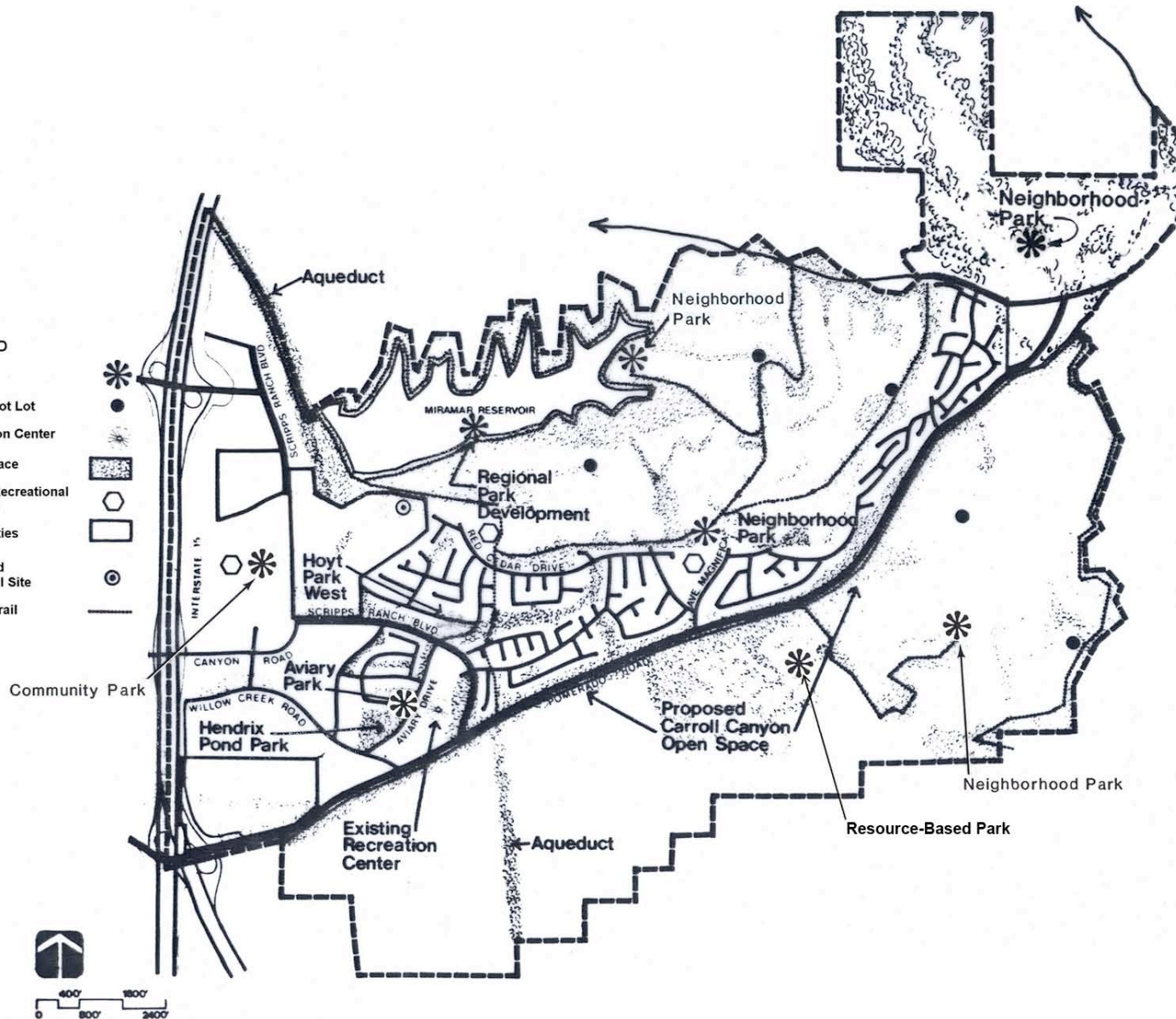
- Multi-tenant office uses should not be permitted within the industrial park.
- At least 25 acres, or 25 percent of the area, should be provided as open space, and the open space area adjacent to Scripps Ranch Boulevard known as Hoyt Park should be extended westerly, through the property, to preserve some of the existing stand of eucalyptus trees. This should be accomplished through dedication, easements and/or maintenance agreements.
- None of the existing residential streets east of the property should be extended through the property.
- Approximately eight acres in the vicinity of the Meanley home site should be retained for community use and should be developed under a Conditional Use Permit (CUP).
- The canyon area in the northwest portion of the site through which the City has a drainage easement should be retained in open space. If grading becomes necessary, the manufactured slopes should be natural in appearance.

In addition to the M-IP Zone restrictions and the development review criteria enforced by the current developers and tenants of the industrial park, the following design considerations should be observed by all future industrial development in the Scripps Ranch community:

- Encourage extensive use of wood exteriors and earth tones to maintain the visual integrity of the community.
- Encourage industrial development which would be harmonious in scale and design with existing development.
- Industrial developments should include buffers, preferably landscaped, which provide effective visual screening between disparate land uses and around parking areas.
- Design of structures should be responsive to design guidelines, existing area development and current design styles, especially when structures are visible from perimeter streets.
- Open spaces created as part of the M-IP process should link with other community open spaces insofar as possible.
- Landform grading should be used for all slopes visible from public areas.
- Signs should be unobtrusive and tastefully designed for identification purposes only; internally illuminated signs are strongly discouraged.
- Industrial development proposals should be made available to the community's architectural review board so that it may provide input at future public hearings.

LEGEND

- Park *
- Private Tot Lot •
- Recreation Center [stippled pattern]
- Open Space [dotted pattern]
- School Recreational Facilities [hatched pattern]
- Universities [rectangle with horizontal lines]
- Proposed Historical Site [circle with dot]
- Hiking Trail [dashed line]



Parks, Recreation and Open Space
Scripps Miramar Ranch Community Plan

10
 FIGURE



PARKS, RECREATION AND OPEN SPACE ELEMENT

OBJECTIVES

In order to PROVIDE A WELL BALANCED AND AESTHETICALLY PLEASING SYSTEM OF OPEN SPACE AND RECREATIONAL FACILITIES AND OPPORTUNITIES, the following objectives have been selected to meet this goal.

- Pursue new sources of revenue, such as bond issues and federal or state grant programs, for the acquisition and development of parks not financed by the General Fund or the Scripps Ranch Special Park Fee.
- Assure continuation of the open space network throughout the planning area to permit walking between various community facilities and areas, including schools, parks, and residential, commercial, industrial and institutional developments.
- Guarantee that open space areas are easily accessible to residents and include usable recreation areas which permit such uses as hiking and picnicking.
- Provide desirable topographic open space buffers as needed between disparate elements of the community.
- Require developers to set aside at least 25 percent of the total project area for designation as park and/or open space.
- Encourage finger-like projections of open space entrances into neighborhoods to create additional access and more interesting design within residential developments.
- Maximize preservation of existing mature eucalyptus groves, natural slopes and major canyons through careful siting of roadways and structures.
- Forest open space areas not adjoining Miramar Reservoir at a minimum of 100 eucalyptus trees per acre, thereby expanding the unique and valued eucalyptus environment of this community.
- Preserve and enhance the valued natural resources of the Scripps Miramar Ranch community: hills, trees, water resources, Miramar Reservoir, Carroll Canyon and subsidiary canyons. Designate the park site located adjacent to the eastern end of the Miramar Reservoir for passive neighborhood park use, and use the 17-acre site south of Pomerado Road in Carroll Canyon, on property adjacent to the United States International University campus and owned by the university, for Resource-Based Park use.
- Support park designs which allow total visibility of facilities from police patrol vehicles and easy accessibility by emergency vehicles.

- Alter existing park service districts to create a single district encompassing the entire planning area in order to achieve maximum flexibility in park acquisition and development.
- Support preservation of wildlife preserves, historical structures and bodies of water, all of which enhance this community.
- Preserve Carroll Canyon in its present state and encourage its inclusion in the open space network.
- Permit equestrian use of open spaces south of Pomerado Road.
- Support the development of a 13- to 20-acre community park on a portion of the secondary school site located between Scripps Ranch Boulevard and I-15 to supplement the existing neighborhood parks and open space system, with improvements such as lighted athletic fields for communitywide recreational activities.
- Support creation of a regional park on Miramar Reservoir in accordance with the 1975 City Lakes Recreation Development Plan and the desires of local residents. Guarantee vehicular and pedestrian access to Scripps Ranch residents.
- Encourage development of private recreation facilities with reciprocal membership agreements in all residential developments.
- Support the identification of each open space with a name having significance to the adjoining neighborhoods. Signs should be consistent with the neighborhood architecture and detailing.
- Encourage installation of picnic tables, benches and/or play structures in all new open spaces as was done in the older, established developments of Scripps Ranch.
- Develop neighborhood parks to serve the needs of residents, particularly those who do not belong to a private club, allowing loose interpretation of General Plan park standards since certain recreational needs are met through use of open spaces.
- Request the dedication of usable open space which has slopes less than 30 percent.
- Encourage the City Park and Recreation Department to seek the participation of the Scripps Miramar Ranch Planning Committee in the planning of all improvements to parks and open spaces in the community.

PROPOSALS

Financing Parks and Recreation Areas

Some of the parks designated in this Plan cannot be funded through traditional means such as the General Fund or the existing Special Park Fee for Scripps Miramar Ranch. Since funds available for capital improvements for parks and recreation will continue to be severely limited, new sources of revenue should be explored. These may include increases in park fees, user fees, bond issues for park purposes, a conventional assessment district and federal or state grant programs.

Open Space

Figure 10 shows the proposed major open space systems for the entire planning area. Despite its name, Hoyt Park West is actually improved open space, rather than a dedicated neighborhood park. Hoyt Park West is an important component in the Hoyt Park Open Space System. As development proceeds, dedication of open space should conform to the general areas indicated on **Figure 10** and meet the criteria for design and landscaping set forth in the **Design Element**. At least 25 percent of all new residential development areas should be preserved as open space. This minimum of 25 percent should incorporate the designated open spaces shown on **Figure 10** wherever possible.

An improved open space area in Area E of approximately four useable acres is proposed for the canyon in the north central portion of the property under the San Diego Gas & Electric (SDG&E) easement in the northeastern corner end of the community.

The entire area under the easement could provide a continuous open space linkage to the northwesterly canyon, which connects ultimately to the Peñasquitos Creek open space system in the Sabre Springs community. There are additional useable areas on the two adjacent ridges above the proposed improved open space area which could be used for view points. These usable areas on the ridges under the easement will likely be provided in conjunction with the adjacent subdivision, at the discretion of the developer. Decisions on whether any land would be accepted as open space in fee by the City, or as an open space easement and providing for public access, should be made at the time of map review.

Tot Lots

The provision of supervisable play areas, known as tot lots, throughout the planning area is strongly urged. These tot lots may cover as little as 5,000 square feet and contain play structures, benches and water fountains. They are intended to provide young children with formal play areas which are visible from streets and adjoining homes. They should be maintained as part of the public open space.

Neighborhood Parks

In 1988, the community's only improved neighborhood park was Jerabek Neighborhood Park, which is located immediately adjacent to Jerabek Elementary School (see **Figure 10**). Facilities at this approximately ten-acre park include a multipurpose level playing area, a comfort station, a storage and concession building, a tot lot, multipurpose courts, tennis courts, paved walkways and a fitness course.

Aviary Park is a passive, undeveloped neighborhood park of approximately one acre which connects to the existing Hoyt Park open space system.

A neighborhood park is planned south of Fairbrook Road to serve the residents south of Pomerado Road. Improvements on the small Fairbrook park site could include (but are not limited to) multipurpose athletic facilities, a comfort station, tot lot, paved walks, benches and low-level safety lighting for security purposes only.

The undeveloped 13-acre park site, located on a knoll at the eastern end of Miramar Reservoir, should be used for passive neighborhood recreational uses. This site is topographically constrained, and the grading costs associated with providing athletic fields and improvements for other active uses at this location would be excessive. Due to its location on Miramar Point, this site has exceptional vistas. The site plan for this park should preserve and enhance these views and should seek to create a natural appearing environment resembling Kate Sessions Memorial Park. Improvements to the site should be limited to an open play lawn for unstructured recreational activities, benches, pathways, a water fountain and, if the community desires, low-level safety lighting.

An additional neighborhood park is proposed at the east end of the Ranch. The park site, which is located along a ridge on Cypress Canyon Road near the intersection of Spring Canyon Road, should ultimately consist of 12 useable acres. The first phase of development is anticipated to provide the land for a ten-acre park. If the Renzulli property (owner B on **Figure 7b**) ever develops, an additional two acres will be available. This park could accommodate a combination soccer/pony league field, a tot lot and parking. In association with the Council adoption of the Pomerado/Spring Canyon Road County Island Plan Amendment, this 12-acre neighborhood park site was designated as a park/school site for a period of one year. The San Diego Unified School District was given one year from the time the county island amendment was adopted to determine if the site should be included in the district's Master Plan. If the school district makes the determination that this is a necessary school site to serve the community, than consideration should be given to the construction of a two-story school building in order to preserve adequate park acreage to serve the immediate neighborhood. Should the school district determine that the site is not needed for a school site, the entire acreage should be devoted to neighborhood park uses. The park/school site designation would remain in effect until June 29, 1988.

Community Park

In anticipation of an ultimate population of almost 18,000 residents in Scripps Ranch, a community park site should be acquired and developed to supplement the existing neighborhood parks and open space system. A 13- to 20-acre portion of the 70-acre site designated for a secondary school between Scripps Ranch Boulevard and I-15 is recommended as the location for the community park. Development of the park should not impede the school district from constructing the school facility on a portion of the site. Cooperation of the San Diego Unified School District in sharing facilities and land is necessary if a 13-acre site is to function adequately as a community park. If school facilities cannot be shared, 20 acres will be required to meet the General Plan population-based park standards. Improvements to this park should include lighted athletic fields. Due to the distance of this site from residential areas, lighted fields should not disturb any residents. Additional improvements could include multipurpose courts, picnic facilities, a track, paved walkways, a comfort station and other amenities desired by the community. A community recreation building and/or swimming pool may also be appropriately located on this site.

Resource-Based Parks

Resource-based parks are intended to preserve and make available for public enjoyment areas of distinctive scenic, natural, or cultural interest. This Plan supports the creation of a resource-based park at Miramar Reservoir which would be in agreement with the recommendation for acquisition as stated in A Plan for Preservation of Natural Parks in San Diego (April 1973) and in conformance with the City Lakes Recreational Plan of 1975. This second plan was written by the City Lakes Task Force Committee, members of which were appointed by the City Manager, at the request of the Public Facilities and Recreation Committee of the City Council. Although not an officially adopted plan itself, recommendations made regarding Miramar Reservoir are in compliance with the desires of this community and are therefore incorporated as part of this Plan.

Recommendations contained in the aforementioned report and supported by this Plan are as follows (see **Figure 11**).

“Acquisition of land along the north shoreline of Lake Miramar is highly desirable. Acquisition of the area behind Miramar Point should be given highest priority for development as a community park.”

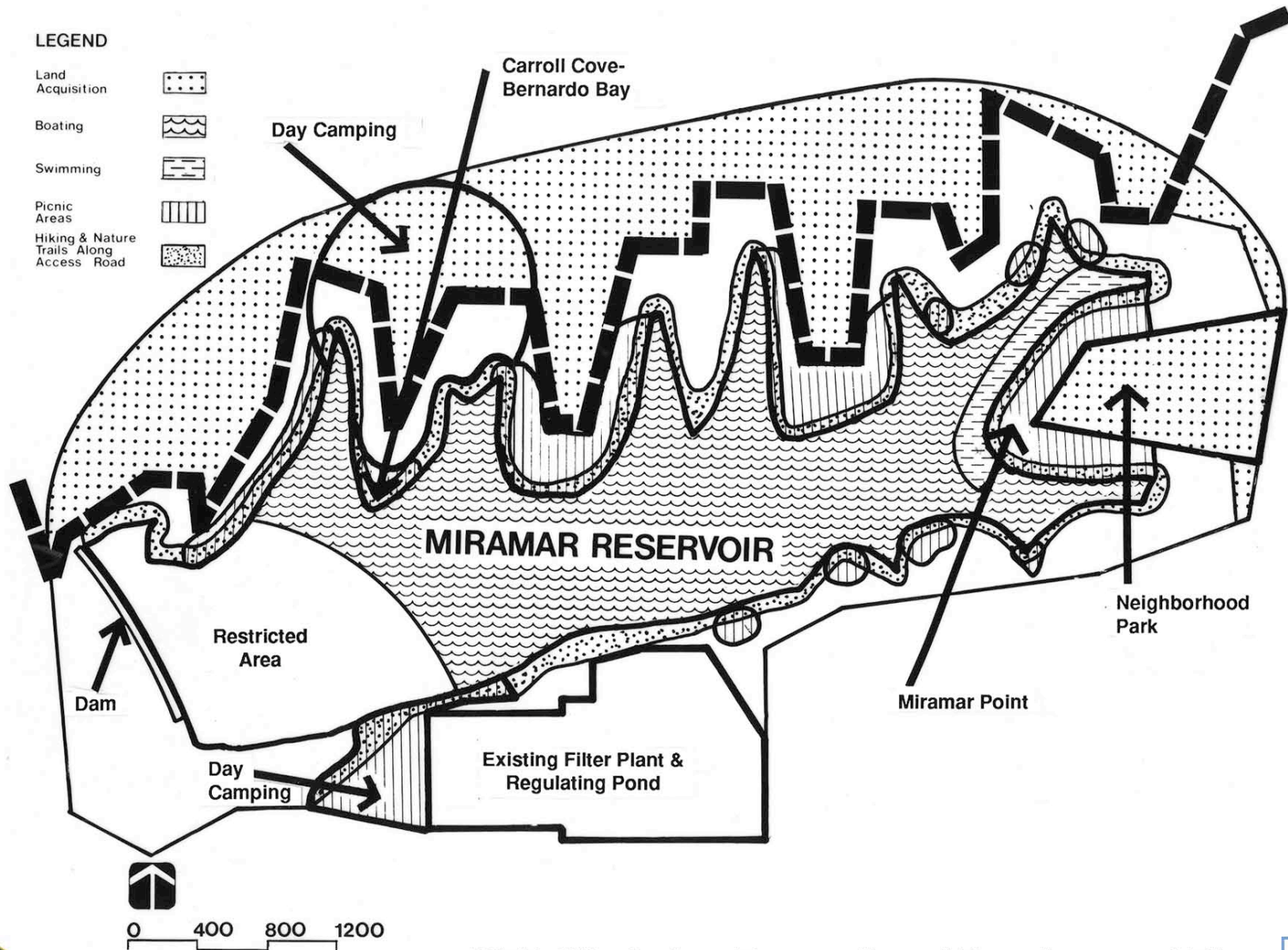
“Development of jogging and bicycling trails along the perimeter road is highly desirable. It is also recommended that a parcourse be set up along the perimeter road with exercise stations located at the informal picnic turnoffs. Lands adjacent to the lake favor nature trail development and ecological reserve possibilities.”

“Development of private sailing, canoeing, kayaking and rowing is desirable with launching in Miramar Point only.”

“Limited day camping is recommended at Lake Miramar near the concession stand and Carroll Cove-Bernardo Bay Area.”

LEGEND

Land Acquisition	
Boating	
Swimming	
Picnic Areas	
Hiking & Nature Trails Along Access Road	



1975 City Lakes Recreational Development Plan
Scripps Miramar Ranch Community Plan

11
 FIGURE



The following proposals are offered as a means of realizing the goal of a resource-based park on Miramar Reservoir.

- Land outside the planning area but within the horizon line viewed from the reservoir looking north should be acquired. This horizon line would form the northern boundary of the resource-based park. Terrain and vegetation should be left in its natural state.
- Primary access to the reservoir and park for non-Scripps Ranch residents should be through the main entrance at the southwest corner of the reservoir, and not through Scripps Ranch residential neighborhoods.
- The terrain and vegetation immediately adjoining the reservoir should be preserved insofar as possible.
- Development within the viewshed of Miramar Reservoir should conform to the standards and criteria outlined for this area in the **Design Element**.

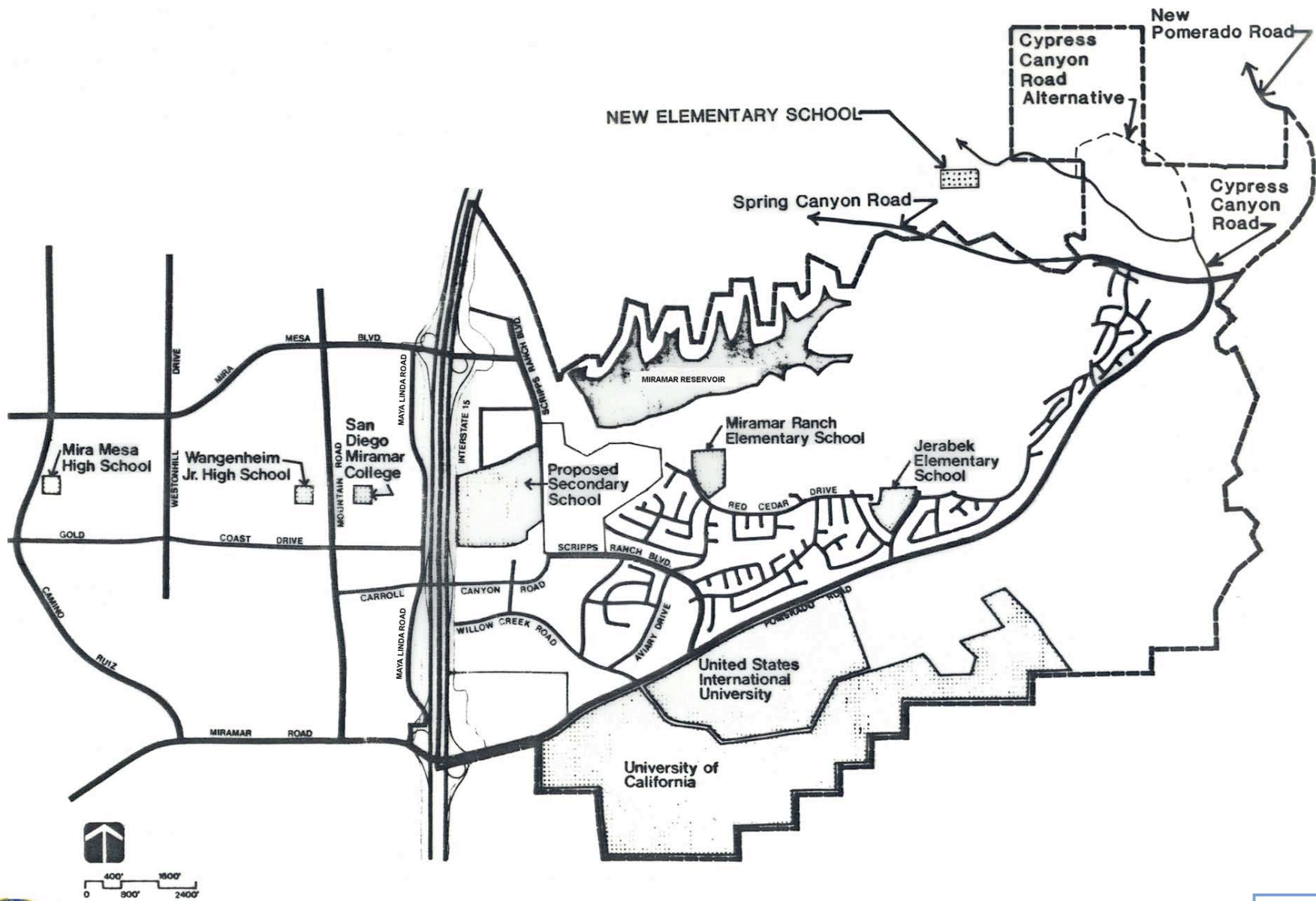
A smaller, natural resource-based park is recommended for a 17-acre site south of Pomerado Road in Carroll Canyon on property adjacent to the United States International University Campus and owned by the university. This site is located in a creek bottom, six or more feet below the adjacent street level, and contains distinctive natural features and significant tree groupings. Several sensitive plant species may occur on or near this site, two of which, *Manardell linoides biminea* (Poway Rock Mint) and *Acanthamintha ilicifolia* (Thornmint) are on the state endangered species list. It is probable that development of facilities, such as athletic fields, in this area would result in significant environmental impacts. Therefore, the construction of facilities or the disturbance of natural features is strongly discouraged. Improvements, if any, should not impair the resources that justify the establishment of this site as a resource-based park.

Park Service District

In order to achieve maximum flexibility in park acquisition and development, this Plan supports the consolidation of all park service districts in Scripps Miramar Ranch into a single district serving the entire planning area.

Private Recreation Facilities

Private recreation facilities, which will complement the existing Scripps Ranch Swim and Racquet Club, are encouraged as a means of meeting some of the community's social and active recreation needs. Reciprocal membership agreements should be arranged with each facility.



School Element
Scripps Miramar Ranch Community Plan

12
 FIGURE

SCHOOL ELEMENT

OBJECTIVES

One of the overall goals of this community plan is to PROVIDE FOR EDUCATIONAL OPPORTUNITIES AND FACILITIES CONCURRENTLY WITH NEED. To achieve this goal, the following objectives are set forth to guide educational growth and planning in Scripps Ranch.

- Develop schools in proximity to neighborhood and community recreation facilities.
- Locate and maintain all elementary schools in areas which will permit safe and direct access for a maximum number of students.
- Ensure proper location and size of schools by early acquisition of new sites.
- Coordinate school facility planning with residential development to assure that permanent core facilities will be available to accommodate the increased school population without overcrowding.
- Maximize the utility of any developer's contribution by requesting that contributions be made at a time and in a manner acceptable to the school district and that these monies be spent for the benefit of children within the area defined as the 1977 Scripps Ranch elementary attendance area and/or the Mira Mesa secondary attendance area.
- Encourage development of a secondary school in Scripps Ranch through retention and improvement of the existing site owned by San Diego Unified School District.
- Promote quality educational and cultural opportunities through greater community interaction with local education institutions.
- Discourage the permanent assignment of secondary students to Jerabek Elementary School or any other facilities not specifically designed for secondary education.

PROPOSALS

The entire Scripps Ranch community, including the 1987 Plan Amendment area, is intended for inclusion in the San Diego Unified School District. This Plan proposes a total of three public school sites in Scripps Ranch. There is a high school located adjacent to I-15 and two existing elementary school sites centrally located within this planning area (see **Figure 12**). The Miramar Ranch North Community Plan also shows an elementary school site in easterly Cypress Canyon which may be used by students from the Scripps Ranch area. A site in the westerly portion of Cypress Canyon will likely serve only Miramar Ranch North students. Based on current generation rates, these elementary schools can adequately serve the student population generated by maximum development of the twin communities.

An elementary school site originally planned south of Pomerado Road was re-designated to residential and park use in 1999. The site can appropriately be developed with single-family detached residences similar to the adjacent residential neighborhoods. A small park which could include multipurpose athletic fields would serve the recreational needs of residents south of Pomerado Road.

This Plan proposes the following programs as a means of accomplishing the objectives set forth in the previous section. Please refer to **Figure 12** for location of existing and proposed facilities.

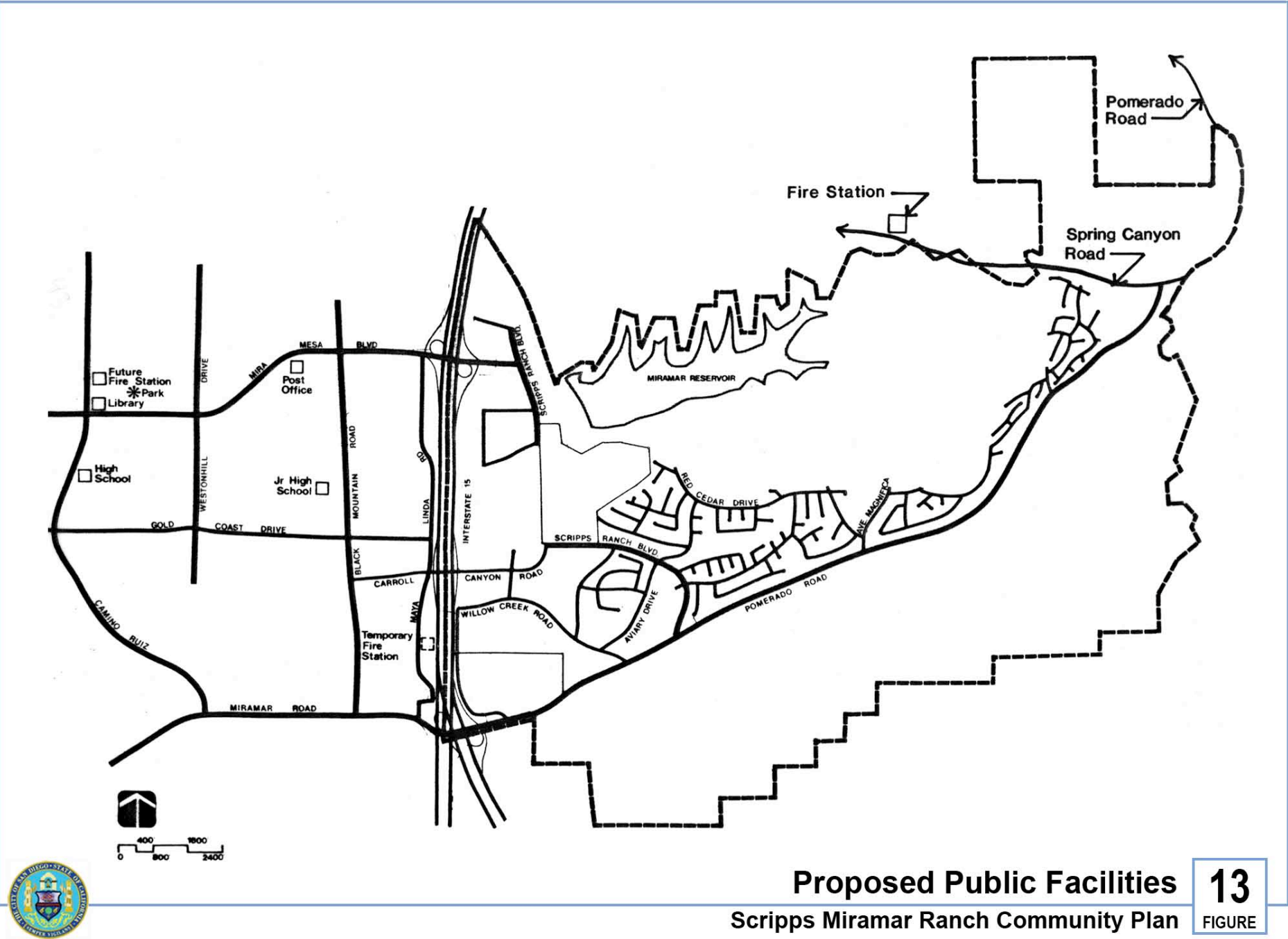
- New school facilities should be provided concurrently with development in a manner which best serves the educational needs of the community.
- Availability of school facilities should be guaranteed in a manner consistent with Council Policy 600-10 before rezonings are granted or subdivision maps are approved in the Scripps Miramar Ranch planning area.
- Site design of all schools should attempt to place school playground areas abutting active recreation areas in neighborhood parks so that joint use of facilities is possible.
- Design of subdivisions in the vicinity of elementary schools should incorporate pedestrian access for students that minimizes crossing major streets and avoids uncontrolled crossing of Pomerado Road.
- Retention and development of the secondary school site in Scripps Ranch is advocated by the Scripps Miramar Ranch community.
- All school facilities in Scripps Ranch should be utilized to their fullest extent. In addition to regular daytime classes, evening use for adult education, group meetings and other community needs should be encouraged.
- Further development of United States International University and the University of California should consider the character and needs of the Scripps Miramar Ranch community. Cooperation in planning of facilities and activities for these institutions and the community is strongly urged.

PUBLIC FACILITIES AND SERVICES ELEMENT

OBJECTIVES

Given this community's traditional reliance on Mira Mesa for many of its public facilities and services, the goal of this Plan is to ASSURE THE AVAILABILITY OF ADEQUATE PUBLIC FACILITIES AND SERVICES TO THE SCRIPPS MIRAMAR RANCH COMMUNITY AND MINIMIZE PUBLIC AND PRIVATE EXPENDITURES THROUGH PRUDENT PLANNING OF THESE FACILITIES. The following objectives specify the intent of this goal.

- Increase the Scripps Ranch community's participation and influence in the planning of public facilities.
- Encourage the establishment of public facilities in easily accessible, central locations.
- Provide a high level of health care, ambulance service and fire protection.
- Promote a high level of law enforcement and support cooperation and communication between the community and law enforcement agencies.
- Assure the availability of all utilities needed for new development.



Proposed Public Facilities
Scripps Miramar Ranch Community Plan

13
FIGURE

PROPOSALS

Overall, residents of Scripps Miramar Ranch are content to rely upon Mira Mesa for many public facilities and services, so long as these facilities and services are readily available and adequate to meet their needs. Accomplishment of the following proposals should ensure that these needs will be met for the Scripps Ranch community.

Library

The permanent library facility in Mira Mesa, in conjunction with bookmobile service to Scripps Ranch, is currently adequate to service the community. However, as development continues in both Scripps Miramar Ranch and Miramar Ranch North, an additional facility to service these communities will be needed. An 8,000-square-foot branch library, to be developed in Scripps Miramar Ranch, is scheduled in the Capital Improvements Program for construction in fiscal year 1991. This facility, which will replace the existing bookmobile service to the area, will adequately serve the residents of both Scripps Miramar Ranch and Miramar Ranch North.

Police Protection

Police service will continue to be provided out of the substation in University City until such time as the substation proposed for Peñasquitos East is built. In the interim, 24-hour patrol car protection should be provided as needed in order to maintain a quick, efficient response time when police assistance is required. The Police Department's involvement in the planning and development process should be continued to maximize the opportunity for persons to live and work in a crime-free community.

Fire Protection

The temporary fire station at 10750 Scripps Lake Drive will provide fire protection for Scripps Ranch until a new station is constructed on Spring Canyon Road west of Semillon Boulevard. Upon completion of the new station and the regional road network, response times will be within acceptable levels for the entire community.

Utilities

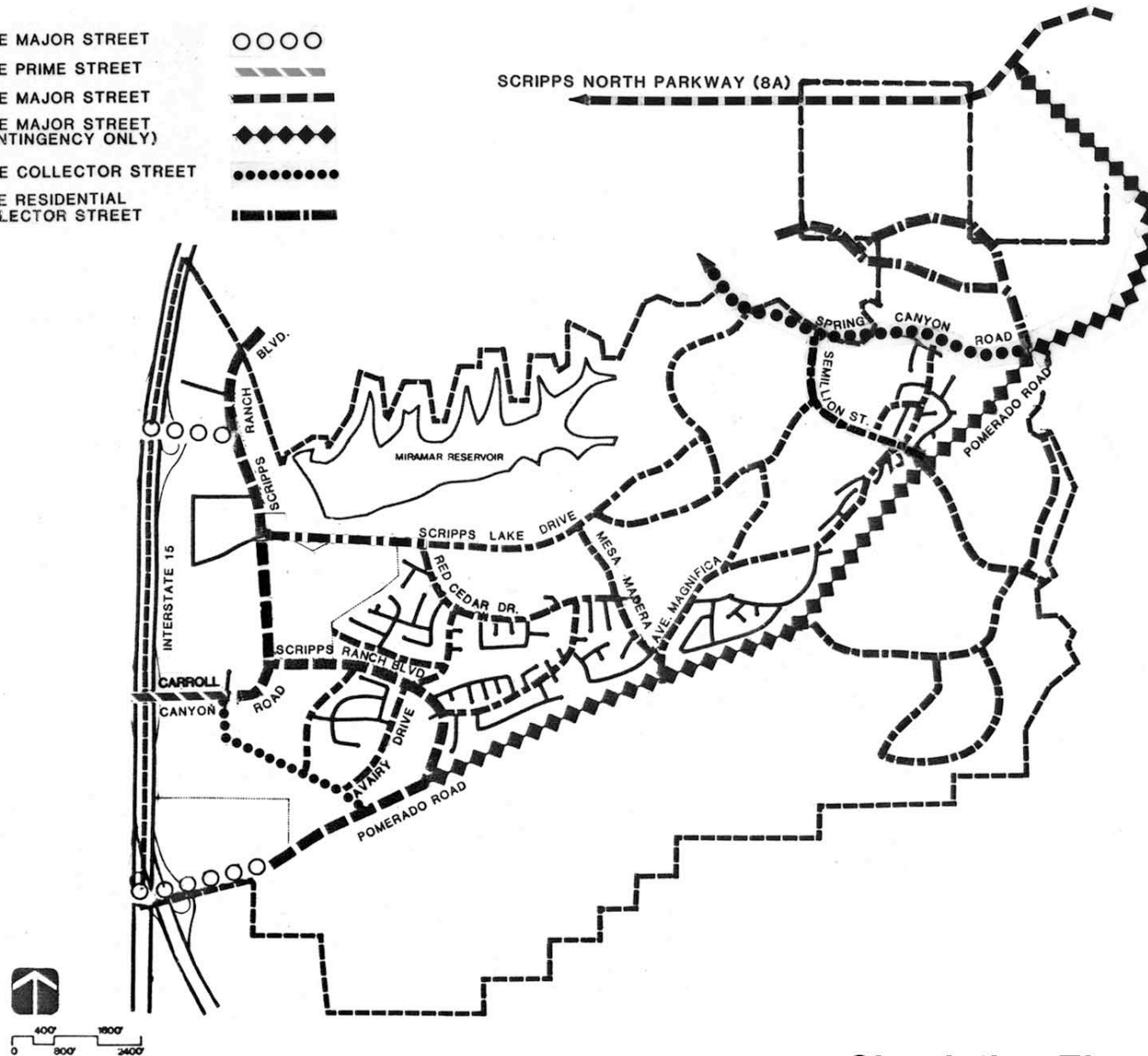
The existing gas, electric, sewer, water and telephone services are sufficient to serve the Scripps Miramar Ranch community, with extension and improvements required as development occurs.

Post Office

Mail service will continue to be provided out of the Mira Mesa post office.

(Please note that **Table 1** and **Figure 14** have been deleted from this Plan.)

- 6-LANE MAJOR STREET ○○○○
- 4-LANE PRIME STREET ———
- 4-LANE MAJOR STREET - - - -
- 4-LANE MAJOR STREET (CONTINGENCY ONLY) ◆◆◆◆
- 4-LANE COLLECTOR STREET ●●●●
- 2-LANE RESIDENTIAL COLLECTOR STREET —●—●—●—●—



Circulation Element

Scripps Miramar Ranch Community Plan

15

FIGURE



TRANSPORTATION ELEMENT

OBJECTIVES

The goal of this element is to PROVIDE AN EFFICIENT AND AESTHETICALLY PLEASING TRANSPORTATION SYSTEM FOR VEHICULAR, BICYCLE, EQUESTRIAN AND PEDESTRIAN TRAFFIC WITHIN THE COMMUNITY AND TO THE GREATER METROPOLITAN AREA. Realization of this goal depends upon identification and successful implementation of more specific objectives outlined below. By emphasizing efficiency, as well as diversity within the Scripps Miramar Ranch circulation system, these objectives provide a more complete answer to residents' transportation needs than presently exists in the community.

- Alleviate current traffic congestion and prevent chronic congestion in the future, particularly for access to and from I-15.
- Preserve and enhance the forested and hilly character of the community. Provide low-maintenance landscaping along roadways, wherever appropriate, which emphasizes the use of eucalyptus trees.
- Provide a continuous pedestrian, equestrian and bicycle system throughout the community in conjunction with open space areas, minimizing conflicts with vehicular traffic patterns.
- Encourage and facilitate the use of public transit, carpools and bicycles within and outside the community in conjunction with ongoing citywide programs.
- Maintain the integrity of Miramar Reservoir while providing suitable access for maintenance and recreational uses from both the metropolitan area and Scripps Miramar Ranch. Discourage metropolitan traffic from gaining access to the reservoir through the Scripps Ranch residential community.
- Provide adequate access to all community resources and areas, with an emphasis on safety, aesthetics and integration of facilities.
- Minimize the number of driveways opening onto four-lane streets and Pomerado Road.
- Accommodate transportation needs for United States International University and the University of California at San Diego.
- Prohibit off-road vehicles on all open space and public property.
- Distribute costs for improvement of transportation systems necessitated by future development on an equitable basis throughout the planning area; however, no additional costs should be borne by the Scripps Ranch residential community existing prior to adoption of the Plan.

FORECAST OF COMMUNITY CIRCULATION NEEDS

By using the land use elements of this Plan, the adopted Mira Mesa Community Plan, proposed land use and SANDAG population projections for surrounding areas, it is possible to project future travel demands and road network needs. Several alternative land uses were suggested and considered for the Scripps Miramar Ranch community, however, the feasible alternatives were limited by a number of factors other than travel considerations and their effect on alternative road networks was minor.

There are two major areas of potential growth which could affect the traffic loads traveling through the community: 1,700 homes in the northeast portion of the planning area and 1,200 homes south of Pomerado Road. The remaining development will occur in the northwest portion of the planning area and will probably use Mira Mesa Boulevard for primary access to and from the community.

Based on the Average Daily Trip (ADT) projections for the planning area, this community needs three four-lane streets with direct access to I-15. These would logically be at Pomerado Road, Carroll Canyon Road and Mira Mesa Boulevard. Together these three routes could efficiently and safely handle the community's traffic needs. However, the Scripps Miramar Ranch Planning Board strongly opposes widening of Pomerado Road from two to four lanes. Current levels of traffic congestion are acceptable to the community in order to retain Pomerado Road as a two-lane major street. Community representatives want Pomerado Road to remain as a two-lane street in the future, accepting estimated level-of-service at buildout of E or F for Pomerado Road where it intersects with Willow Creek Road, Scripps Ranch Boulevard, Avenida Magnifica and Scripps Poway Parkway. These levels of service are considered preferable to a four-lane future classification for Pomerado Road.

Recent years have shown a tremendous increase in the need for safe and convenient bicycle and pedestrian trails. It is assumed that demand for these systems will increase with the community's population.

The demand for public transit has also grown as traffic congestion and gasoline prices increase. However, this demand can be satisfied only by responsive service to the community. This Plan anticipates a growing need for convenient service to and from key employment, commercial and recreational areas in the metropolitan area, as well as better service to the Mira Mesa area.

PROPOSALS

Transportation plans for the Scripps Miramar Ranch community must coincide with the existing community and public agency plans cited above. In addition, Council Policy 600-10 and the adopted principles of the residential growth management demand that developing communities, such as Scripps Ranch, bear the costs of their own improvement. This, in turn, throws the burden upon new increments within the community. The following proposals recognize these constraints in the implementation of this Plan. **Figure 15** approximates the location of the resulting roadways.

I-15 Interchanges

Based on the projected average daily traffic for the planning area, three interchanges providing access to I-15 are required for efficient movement of traffic in and out of Scripps Ranch. Each interchange should serve a four-lane roadway. Previous plans have designated Pomerado Road, Carroll Canyon Road and Mira Mesa Boulevard for this purpose. This Plan supports the latter two designations and encourages construction of adequate four-lane roadways within the community to connect with the facilities provided by the State Department of Transportation as part of their improvement program of I-15.

Pomerado Road

Pomerado Road within the present boundaries of Scripps Miramar Ranch should remain as a two-lane road with bike lanes. Improvement of Pomerado Road to four lanes between Scripps Ranch Boulevard and Spring Canyon Road is not advocated by this Plan.

The design of Pomerado Road should meet major street standards for curvature and design speeds. Necessary sight distance should be maintained for vehicle maneuvers at intersections.

Pomerado Road is classified as a contingency only four-lane street in the General Plan. In 1985, the road was improved from I-15 to east of Semillon Boulevard. These improvements consisted of two lanes and two Class II bikeways allowed on the street. Pomerado Road within the present boundaries of Scripps Ranch should remain as a two-lane road with two bike lanes, unless or until the City Council directs that the roadway be improved to a four-lane major road, as designated in the General Plan.

Improvement of Pomerado Road to four lanes between Scripps Ranch Boulevard and Spring Canyon Road is not advocated by this Plan and widening of this roadway should only be considered if Pomerado Road is widened to the northeast of the planning area. Further, before the Council takes any action on increasing the size of Pomerado Road from two lanes to four lanes, there must first be an advisory vote or referendum conducted by the City, at City expense, in the Scripps Ranch community. If Pomerado Road is ever improved to four lanes to the northeast of the planning area, improvements between Scripps Ranch Boulevard and Spring Canyon Road should result in two two-lane roadways separated by trees and elevational changes.

Pomerado Road shall be developed as a paved two-lane road within a four-lane graded right-of-way between Spring Canyon Road and the Poway city limits. The additional two lanes

shall not be improved in this area until an advisory vote or referendum is conducted in the community as discussed previously and the improvements are approved by the Council at a noticed public hearing. Section 7b of the **Implementation Element** provides further discussion of the timing of improvements to Pomerado Road in this area. Additionally, as described in the **Implementation Element**, this portion of Pomerado Road is to be closed to through traffic upon annexation of the Pomerado/Spring Canyon Road County Island to the City of San Diego. This portion of Pomerado Road, which must be improved to two lanes within a four-lane graded roadbed, shall not be connected with the city of Poway until such time as the opening of Alternative 8A as a paved, four-lane road occurs.

In designing this roadway, preservation of mature trees and significant biological resources and the creation of two meandering, country-like roads should be stressed. Plans should also include bike paths, equestrian trails, and pedestrian routes along Pomerado Road, preferably in the open space of Carroll Canyon.

Scripps Poway Parkway

The alignment of Scripps Poway Parkway, also referred to as Alternative 8A, is proposed to traverse the northeastern portion of Scripps Miramar Ranch, as well as the northern portion of Miramar Ranch North. This roadway was approved by the City Council as the main south Poway to I-15 regional traffic circulation link subject to the following:

- a. Poway, as the designated lead agency for the construction of Alternative 8A through the county island annexation area (northeast portion of the plan area) and the McCrink property (within Miramar Ranch North) to connect with Miramar Ranch North shall have the responsibility to acquire and provide the right-of-way and construct Alternative 8A therein.
- b. As a result of the acquisition of the right-of-way for Alternative 8A through the Village and Country property, said property will not be able to attain the originally proposed plan density of 550 dwelling units. No changes of land use designation or dwelling unit density shall be approved for the subject property to restore any lost dwelling units since Poway, as the lead agency for the acquisition and development of Alternative 8A, will be responsible for acquiring the right-of-way from the property owner or owners by purchase or condemnation, if necessary. The said 550 dwelling units shall be reduced by 55 units pursuant to the City Council action to reduce the maximum unit count in the county island from 1,500 dwelling units to 1,350. The reduction in density resulting from the acquisition of right-of-way for Alternative 8A by the city of Poway shall be used in whole or in part to satisfy the proportionate dwelling unit reduction required by the Council for the Village and Country property.

Scripps Ranch Boulevard

Until such time as the new Pomerado/Miramar Road interchange and associated improvements are complete, more efficient movement of traffic onto and off of I-15 will depend upon the rerouting of peak-hour traffic to the Carroll Canyon and Mira Mesa Boulevard interchanges. This can be facilitated greatly by the construction of Scripps Ranch Boulevard through the industrial park and secondary school site to Mira Mesa Boulevard.

This Plan proposes that this four-lane roadway be completed from Pomerado Road to Mira Mesa Boulevard prior to occupancy of any homes south of Pomerado Road. Once existing Scripps Ranch and Poway traffic is rerouted to the Carroll Canyon and Mira Mesa Boulevard interchanges, traffic from homes south of Pomerado Road should not exacerbate the access problems now found in the community.

Scripps Lake Drive

This roadway, formerly known as Mary Ellen Road, will provide access to Miramar Reservoir and the residential developments in Area C (see **Figure 3**). **Figure 15** indicates that this roadway is a two-lane residential collector. It has been classified as such to be compatible with the semi-rural character of the community and to ensure that no damage to the filtration plant support facilities, north of the roadway and Evans Pond, south of the roadway, will occur.

However, should the community eventually desire a four-lane road due to excessive traffic congestion, the City's ability to widen Scripps Lake Drive to a four-lane collector in the future should be assured by the City retaining and not allowing vacation of its present street reservations for a four-lane facility.

Encroachments into the City's right-of-way, however, could be considered. Additionally, as parcels adjacent to the road develop, street reservations to permit a four-lane road should be obtained as a condition of improvement.

Design of Scripps Lake Drive through the residential area east of Miramar Reservoir and north of the existing community should attempt to discourage through traffic in the area; i.e., the roadway should serve the residents of the area, but should not attract Poway traffic. Consideration of pedestrian traffic along the open space system should also govern the design of pertinent sections of the roadway.

Residential Streets

Collector streets within residential developments should approximate the routes and connections shown on **Figure 15**. They should also observe the design objectives set forth below and the standards and criteria outlined in the **Design Element**.

Spring Canyon Road

This roadway, which has been improved through the planning area, is designated as a four-lane collector street. This roadway will ultimately extend northwesterly through Miramar Ranch North where it intersects with Scripps Ranch Boulevard, Cypress Canyon Road and Scripps Poway Parkway, thus providing access from Pomerado Road to I-15 via the Mercy Road or Mira Mesa Boulevard interchanges. Driveways fronting this road should be strongly discouraged, and an appropriate traffic barrier is in place to preclude off-site motorist use of residential streets of Scripps Ranch.

Design Objectives

Design of all roadways in the planning area should consider the following objectives, in addition to the standards outlined in the **Design Element**.

- Maintain and enhance the rural, forested character of the community.
- Support the concepts of hillside preservation and design.
- Discourage driveways fronting on major streets, four-lane collectors and Pomerado Road.
- Incorporate eucalyptus trees and compatible vegetation in landscaping along roadways where appropriate.
- Preserve mature trees wherever possible.
- Minimize conflicts between vehicular and non-motorized traffic.
- Minimize impacts to the irrigation pond, Evans Pond, south of Scripps Lake Drive.

Public Transportation

This Plan supports the improvement of public transit service in the Scripps Ranch community and to the greater metropolitan area. Therefore, the following proposals are offered to accomplish this goal:

- Encourage the development of frequent express bus service on I-15 transportation corridors and to major employment centers.
- Encourage paratransit and shared ride programs which reduce congestion, conserve energy and minimize air pollution.
- Support citywide efforts to provide varied and efficient transportation modes.
- Support construction of a park-and-ride facility near the Mira Mesa Boulevard interchange with I-15.
- Encourage use of short haul bus service to Mira Mesa and expanded shuttle service to include all areas as the Scripps Ranch community grows.

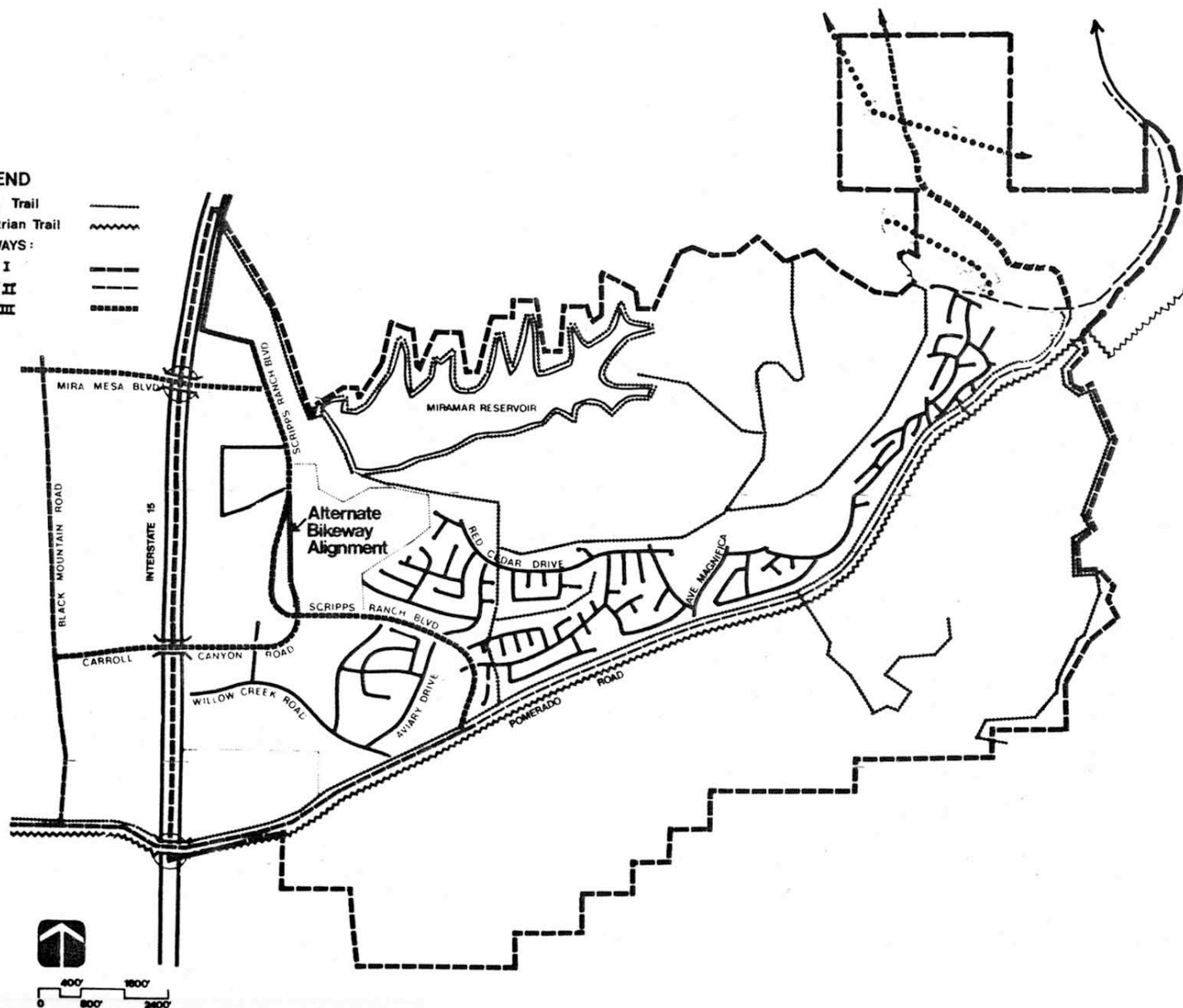
Non-Motorized Transportation

Pedestrians, bicyclists and equestrian enthusiasts can be accommodated by implementation of the following proposals and the criteria set forth in the **Design Element**:

- Provide safe, accessible pathways and/or sidewalks through open spaces and public utility easements and along roadways.
- Secure public rights to hike the County Water Authority's right-of-way.

LEGEND

- Hiking Trail ———
- Equestrian Trail ———
- BIKEWAYS:
- Class I ———
- Class II ———
- Class III ———



Non-Motorized Circulation Element
Scripps Miramar Ranch Community Plan

16
 FIGURE



- Provide bikeways in accordance with **Figure 16**. Allow bicycles in the parking strip and on sidewalks in all residential areas.
- Include a system of bridle trails throughout the community which will connect with the countywide riding system.

Please refer to **Appendix A** for an explanation of bikeway design criteria and the regional bikeway network.

Parking

Control on-street vehicular parking and recreation vehicle parking through appropriate conditions, covenants and restrictions (CC&Rs).

Off-Road Vehicles

Prohibit the use of off-road vehicles in all open spaces and other public property.

Phasing

Development within the community should not be allowed to exceed the available freeway interchange capacity at Mira Mesa Boulevard, Mercy Road, Carroll Canyon Road or Pomerado Road.

(Please note that **Figure 17** has been deleted from this Plan.)

COMMUNITY ENVIRONMENT ELEMENT

OBJECTIVES

On behalf of Scripps Miramar Ranch residents and the greater San Diego community~ this Plan seeks to ENSURE A DESIRABLE, HEALTHFUL AND COMFORTABLE LIVING AND WORKING ENVIRONMENT FOR SCRIPPS MIRAMAR RANCH WHILE PRESERVING THE COMMUNITY'S VALUABLE NATURAL RESOURCES AND AMENITIES. To this end the following objectives have been adopted.

- Encourage types and patterns of development which minimize the problems of air and water pollution, natural fire hazards, soil erosion, siltation, slope instability, flooding and severe hillside cutting and scarring.
- Permit only compatible land uses within and adjacent to recreation areas, open spaces, Carroll Canyon and Miramar Reservoir.
- Encourage preservation of significant natural features of the area, such as Carroll Canyon, and avoid creation of a totally urbanized landscape.
- Minimize visual impacts associated with land uses in and around Carroll Canyon and Miramar Reservoir.
- Encourage gradual replacement of native vegetation with desirable landscaping where appropriate.
- Maximize the utility of open spaces as wildlife habitat by creating contiguous open space systems.
- Preserve the habitats of sensitive and/or critical biological resources.
- Support the reduction or elimination of aircraft and motor noise and potential safety and environmental hazards.
- Encourage the preservation of significant historic and archaeological sites.
- Encourage clean-up, landscaping and beautification of existing developments.
- Minimize visual pollution by controlling location, size, design, maintenance and lighting of outdoor signs.
- Encourage water and energy conservation, water and sewage reclamation and use of natural channels for drainage systems.

PROPOSALS

- Land use should be regulated so that development respects, conserves and enhances the natural environment, especially steeply sloping areas. This proposal can be implemented by Hillside Review (HR) overlay zoning on all slopes in excess of 25 percent, Planned Residential Developments, and M-IP zoning.
- Any archaeological resources should be investigated and documented by a competent archaeologist. These actions are required as a part of the routine processing of all discretionary actions, such as rezonings and tentative maps. Determination of the site's importance will be made during the environmental review process.
- The U.S. Navy should institute a long-range program for controlling and reducing noise emanating from Miramar Naval Air Station. U.S. Navy cooperation in achieving community goals should be solicited.
- Prior to any development, detailed biological surveys should be conducted over the subject property as part of the normal environmental review process. Mitigation of any impacts should follow the recommendations of the City of San Diego Environmental Quality Division. The habitats of sensitive and/or critical biological resources should be preserved wherever practicable.
- Development adjoining the University of California's biological reserve should be sited so as to minimize impacts to the reserve.
- New concepts in housing design should be encouraged in order to conserve water and energy. Cluster development, greater use of patios and container planting, de-emphasis of large turf areas, solar heating and cooling, and improved insulating techniques should be utilized.
- Grading should be followed by construction and landscaping as soon as practicable. 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. Reseeding of areas disturbed by grading should take place expediently, provided that sufficient water supply exists in the forms of irrigation and/or rainfall to permit germination. Furthermore, seed mixtures should consist of species with low water requirements. This proposal will require a change in the City's General Services Department and Fire Department policies which require weed removal by developers.
- Runoff containing chemical pollutants should not be permitted to contaminate the public water supply in Miramar Reservoir. Therefore, all runoff carrying contaminants such as fertilizers, pesticides, detergents and petroleum products should drain away from the reservoir into a natural or City-approved drainage system. Enforcement of this protective measure will be assured by the Public Health Department and Regional Water Quality Resources Board during the tentative map process.

- Community identity within Scripps Miramar Ranch should be maintained and enhanced through the preservation and propagation of eucalyptus trees throughout development and open space areas. Development should minimize removal of mature eucalyptus trees by incorporating large lot design and Planned Residential Developments where appropriate. Landscaping in new developments should emphasize the use of eucalyptus species listed in **Appendix B**. When eucalyptus trees are desired in open space areas already covered with native vegetation, seedlings should be planted among the existing vegetation. As the seedlings mature, they will gradually displace the underlying chaparral association. This gradual transition will permit the relocation of wildlife and prevent the erosional impacts associated with large-scale removal of vegetation.
- A variety of eucalyptus species should be used in landscaping.
- Replacement of native vegetation with eucalyptus trees should not occur within the open space adjoining the reservoir or in open spaces including sensitive and/or critical biological species, including the major canyon at the northeast end of the Ranch which leads into the Peñasquitos Creek open space system.
- Development of areas within the horizon line of Miramar Reservoir should minimize the visual impacts of grading, structures and landscaping. Sensitive treatment in these areas can be accomplished by a variety of measures discussed in the **Design Element** of this Plan.
- All new homes, both attached and detached, within the 60 dB CNEL noise contour for NAS Miramar should be insulated to meet the California Noise Insulation Standards (CAC, Title 25).
- Codes, covenants and restrictions (CC&Rs) for all new development in the planning area should prohibit outside aerial antennae.
- Floodplain Fringe Overlay zoning should be applied to land within Carroll Canyon where appropriate.

SOCIAL NEEDS ELEMENT

OBJECTIVES

- Maintain and amplify the special quality of life that exists in Scripps Miramar Ranch, with emphasis on both community and individual needs.
- Ensure the optimal and most efficient social and economic use of human and physical resources.
- Assist the family in obtaining assets needed to nurture all its members to a full and productive existence.

PROPOSALS

United States International University (USIU)

The presence of the San Diego campus of USIU in the Scripps Miramar Ranch planning area is a unique asset to the community and more effort should be expended in expanding interaction between the university and the residential community. The university is strongly encouraged to provide monthly input to the Scripps Ranch Civic Association (SRCA) Newsletter publicizing the availability of facilities and events of public interest, such as the Friends of the Library program, athletic, musical, theatrical and art events, the student job placement office, classes, speakers and debates of public interest. USIU should be encouraged to send student representatives to Scripps Ranch Civic Association meetings to improve communication between the school and community.

International students at the university should be invited to participate in geography, social studies and cultural programs at the elementary schools. Programs involving physical education and recreation management students in the backyard swim and school physical education programs, athletic leagues and recreational activities at Scripps Ranch schools and parks should be encouraged. Likewise, joint theatrical and musical programs with the elementary schools and USIU School of Performing Arts students should be investigated for the benefit of both the university students and the Scripps Ranch youth.

A ten-acre Olympic-type golf course is proposed for location along Pomerado Road. It is recommended that the location and development of this course in or near Carroll Canyon conform to the overall community goal of preserving and enhancing the valued natural resources of the area. Community assistance should be solicited in the siting and development of this golf course. Public use of this facility would be highly desirable.

Social interaction between students, especially international, and the residents of the community should be expanded. This will serve to broaden the horizons of the individual residents and give the students a picture of one section of American life.

Miramar College

Miramar College, while located in the Mira Mesa community planning area, is the closest community college to the Scripps Ranch area and should be considered a community resource. The availability of classrooms for meetings and public tennis courts should be publicized. The establishment of childcare facilities for use by students should be investigated. To increase community awareness of areas to study and classes offered at Miramar College and to publicize speakers and cultural events, information from the college should be solicited by the SRCA Newsletter.

Public Schools

The schools in Scripps Ranch should be utilized to the fullest extent to maximize the availability of public recreation, meeting, crafts and adult education facilities in the area. The establishment of a community education program which would use the schools at night and draw from the varied employment and vocational interests of community residents is encouraged.

Churches

Two church sites are shown at the eastern end of Cypress Canyon in the Miramar Ranch North community; however, the presence of additional churches in the Scripps Ranch area is desired. Churches should be available to allow every citizen to practice the faith of his choice. Church sites should have sufficient area to meet off-street parking needs. Church facilities are encouraged to offer meeting rooms, develop childcare programs, set up youth and teen recreational activities, and provide supportive care for individual community members. Siting of religious facilities should consider potential traffic problems and adjoining land uses. Site planning for churches should incorporate the standards outlined in the General Plan. Developers should be encouraged to consider subdivision designs which could provide a church site in the Ranch area. The following criteria shall be considered in locating any church site.

- The site should be a minimum of about three acres in size.
- Corner lots, or those on major or collector streets are preferred. Lots should ideally be near public transit and be easily accessible by pedestrians and bicyclists. If possible, the church site should be next to or near other community facilities such as parks and schools.
- Landscaping should serve to buffer the church uses from surrounding residential areas, as well as blending the buildings into the neighborhood.
- Church architecture should incorporate the materials and themes of the surrounding subdivisions. The size and scale of the buildings should be similar to the residential area. To that end, no church building should exceed three stories or about 35 feet in height unless exceptional siting conditions exist.
- Lighting shall be subtle and unobtrusive so as not to impact the surrounding area.
- Parking spaces shall be provided on site in sufficient quantity to handle as full capacity service, as well as accessory uses, such as daycare, children's classes and so on.

Community Government

As new developments are added, the feasibility of a Town Council should be evaluated. Such an organization would represent a natural expansion of the Scripps Ranch Civic Association, and should include representatives from various homeowners groups, youth, civic, and educational organizations, and the commercial and industrial interests in the community.

Private Recreation Facilities

This Plan strongly supports interaction between the various private recreation facilities in the form of reciprocal membership privileges. The possibility of limited teen memberships should also be investigated. Any recreational facility erected in the industrial park is encouraged to make provisions for joint use by employees and local residents to allow for full use of the facilities seven days a week.

Youth Programs

The increased availability of part-time jobs in the planning area for teenagers is strongly encouraged. The establishment of a youth employment bureau, run by teenagers, under the supervision of a youth counselor, teacher, church official, or other responsible adult or organization is highly recommended. Local businesses and industries are encouraged to set up part-time jobs and programs to develop employment skills of local youth.

The development of a recreation building in the neighborhood or community park is encouraged. This facility might include a stage, gym, arts and crafts rooms, meeting rooms, outdoor play facilities and facilities for childcare.

The establishment of teen sports leagues in the Scripps Miramar Ranch planning area is recommended.

More varied recreational, shopping and restaurant facilities are available in Mira Mesa and in the University Towne Center. The establishment of a shuttle bus service between Scripps Ranch and these areas should be pursued vigorously to allow for increased accessibility to these facilities by youth and others.

Community Activities

Expansion of the Concert-on-the-Green program and the establishment of art shows in parks are supported by the Plan to maintain and enlarge a sense of community identity and pride. Annual events such as the Fourth of July parade and picnic and the Halloween party and parade should be expanded to involve all residential areas within the community.

In the belief that better communication is the key to more effective personal and community relations, the erection of tastefully designed kiosks at prominent locations in the planning area, such as parks, recreation clubs, neighborhood shopping centers and the USIU cafeteria, should be pursued as soon as possible.

Social Services

A community relations program between the San Diego Police Department and the community should be set up to discuss substance abuse, crime and vandalism. Establishment of a Crime Watch Program should be encouraged. “Rap” sessions between authority figures and youth are encouraged.

The community should be made aware of social services available to the Scripps Ranch community. These services include suicide prevention, crisis intervention centers and child abuse hotline.

DESIGN ELEMENT

PURPOSE AND INTENT

The purpose of this element is to ENSURE THAT FUTURE DEVELOPMENT WITHIN SCRIPPS MIRAMAR RANCH WILL PROMOTE A POSITIVE COMMUNITY IDENTITY, ALLOW FOR REASONABLE FREEDOM OF DESIGN EXPRESSION, AND MAINTAIN THE CHARACTER OF EXISTING DEVELOPMENT.

Observance of the guidelines outlined herein during the design of individual projects will meet the objectives of this Plan as well as the Hillside Review process. The intent of these guidelines is presented below.

- Protect environmental resources that are typically associated with hillsides, preserve significant public views of and from hillsides, and maintain a clear sense of natural hillside topography throughout the development of Scripps Miramar Ranch.
- Encourage a sensitive form of development on the community's hillsides by allowing for their reasonable use in a manner which complements their natural character and relates to the visual environmental character of the community and the Open Space Element of the General Plan.
- Encourage design diversity and variety of interpretation but avoid visual chaos and incongruity.
- Foster a sense of neighborhood identity by encouraging design diversity between development subunits while promoting design integration and compatibility within neighborhood concept areas.

APPLICATION AND ENFORCEMENT

Implementation of these design criteria will be accomplished by the methods outlined in the **Implementation Element** of this Plan. The variety of discretionary approval processes now applicable to development requests precludes a single review status for this element. Where Hillside Review, rezoning, Conditional Use Permits, Planned Residential Developments, Planned Commercial Developments, and other discretionary actions are involved, this Plan's proposals should be examined during the project's normal review. Where ministerial actions alone are involved, this Plan expresses the intent of the community.

Although the Scripps Miramar Ranch community is planned primarily for residential uses, this element is intended to apply to industrial and commercial developments as well.

PROPOSALS

Open Space

The relationship between development and natural and man-made open space is the dominant feature of Scripps Miramar Ranch. The present open space systems should be expanded through the application of the following criteria and implementation of the proposals of this Plan's **Parks, Recreation and Open Space Element**.

1. Types of Open Space

a. Usable Open Space

Approximately 25 percent of the required open space areas within the community should be usable. "Usable" in this context implies that these areas are easily traversed and broad enough in dimension to preserve a feeling of freedom and lack of confinement. Generally, areas with slopes less than 30 percent, valley and canyon bottoms, public paths in areas with relatively level crosssections of at least 30 feet, and public parks fall into this category.

b. Hillside Open Space

Hillside open space is that area remaining undeveloped which is over 30 percent natural slope. Cuts and fills, except where other important design features take precedence, should not intrude into these areas. Rather, development grading should terminate against these areas by a daylight cut or fill line. Within these open spaces, eucalyptus trees should be planted at a rate of 100 trees per acre. The exceptions to this requirement are in the area adjoining Miramar Reservoir or where preservation of high-interest biological species is indicated, such as the major canyon at the east end of the Ranch which has been designated as natural open space. Development adjacent to major natural open space areas should use the subdivision open space to accentuate and amplify the community open space systems. Transitional plantings should be provided at the development edge. Landscaping in transitional areas should include native and naturalized plant species which facilitate the blending of developed areas with the natural environment, while still providing fire protection to developed areas.

c. Reservoir Viewshed

The following guidelines should be observed to protect Miramar Reservoir and minimize impacts within the reservoir's viewshed:

- All urban runoff should be diverted from the reservoir. To achieve this, a fill slope not exceeding 100 feet high will be required in the canyon on the northeast perimeter of the reservoir.

- Any residence adjoining the reservoir should be one-story only and should have special landscaping on the lake side of the building site. Exceptions to this one-story rule may be approved by the architectural review board. Landscaping along the fringe should be in clusters with a density of at least three trees per lot. Man-made slopes may be created to allow the construction of a loop road providing access to the community park and/or homes along this road. Homes along this loop road may be two stories to minimize the creation of man-made slopes and may not be located on the lake side of the loop road.
- Fencing along the perimeter should emphasize natural materials, such as stone and wood, and present a uniform design. Installation of a common fencing by a developer is suggested as the most effective means of implementation.
- Public viewpoints overlooking the reservoir should be provided at strategic points.
- Uniform roofing materials should be used adjoining this perimeter.

d. Carroll Canyon

Disturbance of this important natural open space area should be limited to the absolute minimum required for public welfare and access. While an allowance for improvement of Pomerado Road is anticipated, design and these improvements should result in a “scenic roadway.” Bridges rather than fills should be used for road crossings in the canyon bottom. Easements for equestrian trails should go along the canyon bottom. Passive recreation areas such as the proposed Resource-Based Park, may be located here, but even these uses should respect the presence of rare and/or endangered plant species. The proposed Olympic golf course at the United States International University should be allowed.

e. Planned Residential Developments

These private open space areas shall be treated in accordance with Section 101.0900 of the City Code. Preference should be given to the preservation and planting of eucalyptus trees, of which about 30 varieties are known to grow in San Diego County. Design of open space in PRDs should consider the adjoining open spaces and neighborhood themes and should attempt to enhance these characteristics wherever possible.

f. Public Parks

Public parks should be treated as this Plan suggests or as subsequent City Council actions require.

g. Ponds

Preservation of man-made ponds within the community should be sought. Alignment of Scripps Lake Drive south of the reservoir should minimize impacts to the pond in this area. Renzulli's pond, adjacent to Cypress Canyon Road, should also receive special consideration for preservation. A neighborhood park is proposed on land above the pond, and the pond represents the easterly end of the Cypress Canyon greenway of the Miramar Ranch North community.

h. San Diego Gas & Electric Company Easement

The 200-foot SDG&E easement which traverses the northeastern portion of the Ranch should serve as an open space connector and passive park. Although there are strict limits on the types of construction and vegetation allowed in the easement, this plan advocates the following treatments:

- Where the easement traverses natural areas slated for preservation, those areas should remain unchanged.
- Where grading or roads occur in the easement, the graded area should be revegetated with low-lying groundcover which will not impede access to transmission lines. At the edge of the easement, transitional plantings such as native chaparral species, shrubs and eucalyptus species shall be provided in order to buffer the open space connector from adjacent development while still providing view into the open space.
- The proposed improved open space shown in the northeastern portion of the Plan (Area E) under the easement should be treated in such a manner as to meet SDG&E requirements, and yet still provide a grassy-type area for passive recreation uses. When future Planned Residential Development permits are applied for in this area, those permits should provide for sensitive development and maximum utilization of the site.

Decisions on whether any land would be accepted as open space in fee by the City, or as an open space easement and providing for public access should be made at the time of map review.

i. Other Usable Open Space

Implementation of this Plan should extend the existing Hoyt Park open space system through the lands east of the reservoir. Portions of this system may include hillside open spaces, as noted above. Other portions may include the area on the perimeter of the reservoir, which would be left in its natural state with the exception noted. Finally, portions of this system may include public parks and walkways adjoining PRDs.

2. Access and Utility

Pedestrian access paths should be stressed within open spaces. At least 25 percent of required open space should have a slope of no more than 30 percent, except for PRD areas, which shall meet City ordinance requirements. The following general relationships should be observed in the design of open spaces:

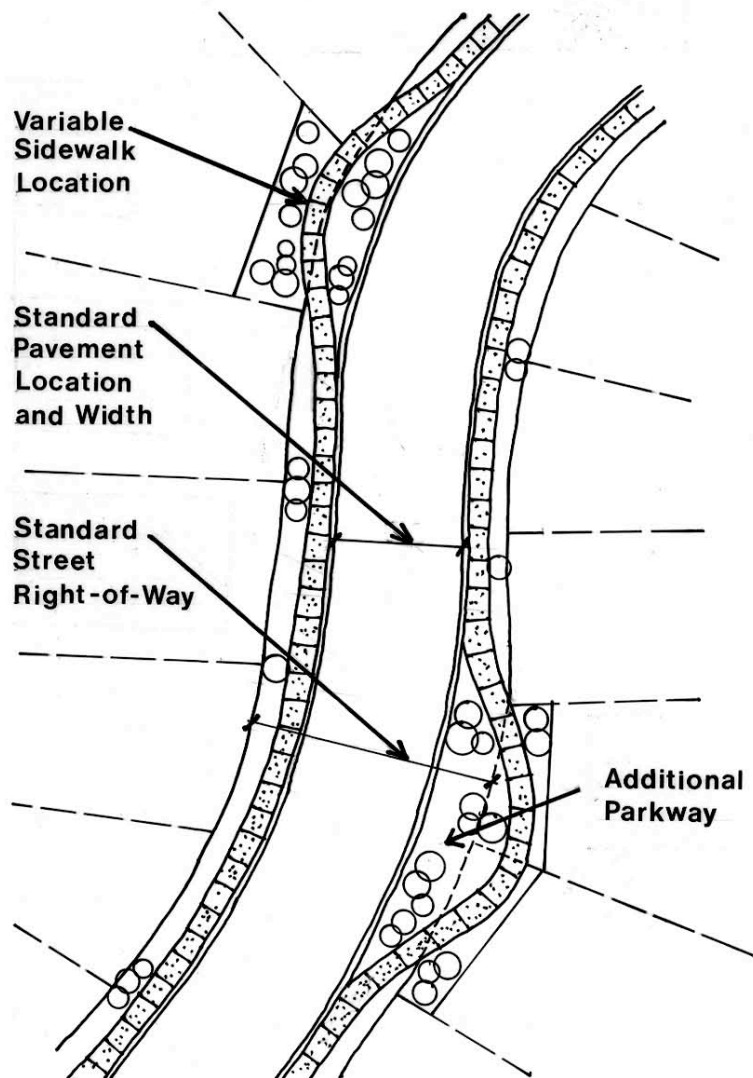
- A minimum of 25 percent of future development areas should be left as open space. This open space should occur in such a way as to become a scenic backdrop from public viewpoints and streets. Open space should continue across streets and ridges to provide vista points and access to residents.
- Design of open space should maximize public access and provide a network for pedestrian travel throughout the community.
- Open space should be interspersed throughout the development to maximize its impact on residents and to help define individual neighborhoods.
- The use of clustered housing interrelated with open space is encouraged to avoid unneeded streets on steep hillsides and protect hillside topography, stands of trees and high-interest plant species.
- Dedicated open space should be incorporated wherever possible into the designated open space system shown on **Figure 10**, Parks, Recreation and Open Space.
- Where preservation of hillsides and trees complicate the normal open space standards, those standards may be met by creating easements over private lots to allow for equivalent uses of open space.

Landform and Grading

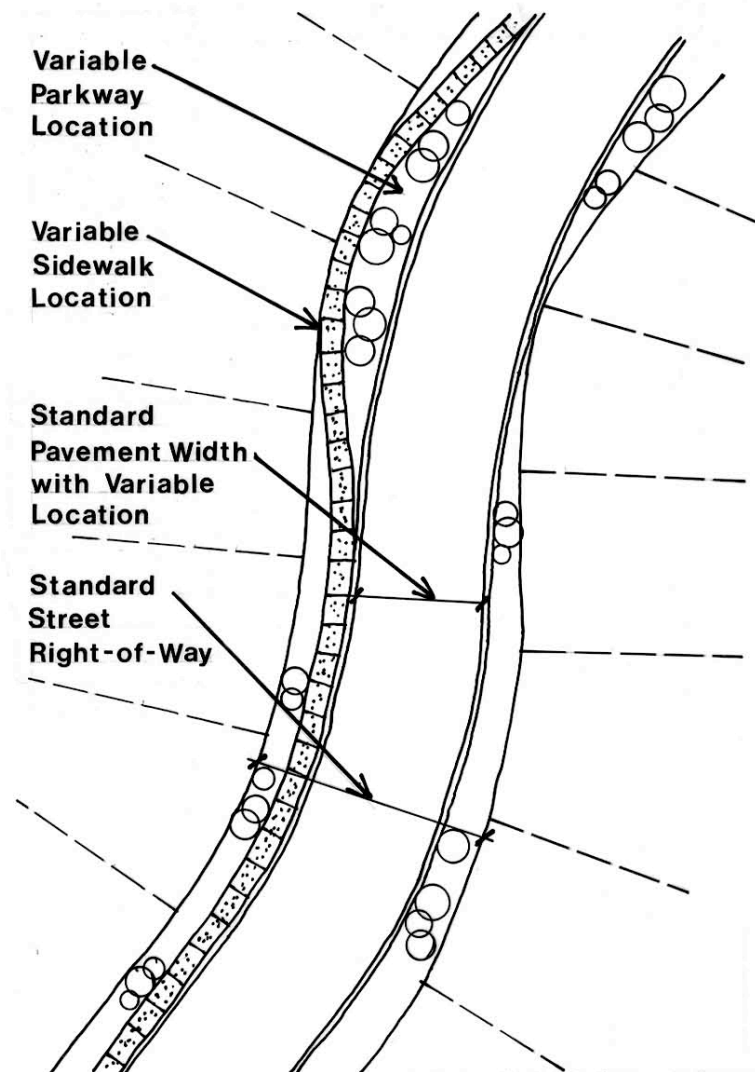
The general criteria which apply to the design of landform and grading are as follows:

- Development should relate to existing topographic and landscape features. The hill-valley relationship should be maintained and not obliterated. While hilltops and valleys may be graded to permit human settlement, the sense of distinctive landform should remain.
- House foundations, driveways, patios and other similar structures that occur on steep hillsides should minimize the covered surface and should support or be compatible with natural drainage.
- Buildings should not be located in areas subject to flooding.
- Roadways in steep hillside areas should accommodate the natural contour as much as possible in order to minimize cuts and fills.
- Access for public viewpoints should be provided along hillside crests.

VARIABLE PARKWAY WIDTH



VARIABLE PAVEMENT LOCATION



Landscaping Pockets
Scripps Miramar Ranch Community Plan

18
FIGURE

- Homes that must be built on steep hillsides should be adapted to the hillside condition instead of using large prepared pads.
- Where the Plan would create building areas for family-oriented residences, these sites should follow the existing topography by having individual sites step up or down hillsides, rather than creating large, level hilltop areas for groups of homes.
- Hillsides should not be used as locations for solar energy equipment.
- The technique of topping narrow-ridge hills and filling sharp canyons by daylight cut and fill methods should prevent the destruction of entire hillsides and provide usable outdoor living area on individual homesites. Special hillside foundation techniques may be required in some situations, but in general, designated open spaces are not to be developed.
- Cut and fill slopes should emphasize the natural form of hillsides.
- All artificial slopes over 30 feet in height should be sculptured to create rounded, variable slopes. Such slopes must be based on sound engineering investigations and recommendations. Landscaping materials on slopes should be deep-rooted species. Construction control should pay attention to soils compaction and avoid an over-concentration of rocks and cobbles in the outer area of fills.
- Where development on a hilltop is parallel to or adjoins a canyon development, an adequate horizontal separation should be maintained. If conditions limit this distance, adequate landscaping should define the separation. This landscape separation should be maintained until grade differentials create a vertical separation.

Street Scene and Trail Treatment

The normal approach to standard subdivision streets requires a contiguous sidewalk along streets meeting rigid design requirements. This necessitates locating trees on the outer edges of the street and sidewalk right-of-way. However, the implementation device of Open Space Maintenance Districts should be implemented in conventional subdivisions throughout the community, thereby permitting landscaping treatments not normally approved by the City of San Diego.

In order to break up straight and/or lengthy streets, landscaped pockets or parkway strips should be inserted in strategic and logical locations. **Figure 18** illustrates two examples of these landscaped pockets.

Streetlights and other street furniture such as benches and trash cans should complement the design theme of the neighborhood.

Setbacks and lot width should be varied along streets. Fencing, RV parking and other outdoor development should be controlled by CC&Rs, which should be submitted to the planning committee with tentative maps and recorded as part of the subdivision.

Streets should reflect the undulations of the underlying topography with an emphasis on curvilinear design, as shown in the **Circulation Element**.

1. Non-Standard Streets

Where hillsides are developed with narrow streets that do not provide adequate on-street parking, added parking should be obtained by using small off-street parking areas which are screened with planting, berms and/or terraces.

2. Private Streets

Even if all other factors permit, private roads should be permitted only within PRDs and only if necessary public access will not be impaired.

3. Collector and Major Streets

Local access streets should have no restrictions concerning driveway access. Collector streets, on the other hand, should be strictly regulated concerning driveway access. Opposing driveways should be discouraged. Driveways should not front on four-lane streets or on Pomerado Road. The preferable treatment is to use local intersecting streets for access with publicly maintained landscaped parkway areas along the collector streets.

4. Design Details

Bicycle and pedestrian trail crossings at all streets should be clearly defined and include curb cuts for bikes and wheelchairs. Cul-de-sacs opening onto open space vistas, even if longer than those typically approved by the City, are preferred to a multiplicity of intersecting streets.

Preservation of Eucalyptus Trees

Important to the historical continuity and overall community design is the preservation of as many existing eucalyptus trees as possible. Hence, all forested areas should be defined on tentative maps and other development plans. Methods available to preserve these trees could include the following:

- Open space dedication by fee, easement or negative easement.
- Construction of roads at or near grade.
- Use of bridges as opposed to fills and culverts.
- Use of stepped footings on unpadding lots greater than 20,000 square feet.
- Justification of removal of each tree having a diameter exceeding eight inches.

Architectural Form and Character

The following proposals are intended to establish a visual effect which is aesthetically appealing without dictating a style or personal taste. Variety is essential to the development of spatial relationships and sequence and should be used when a series of buildings can be perceived at one time; this does not mean that any one building design or combination of buildings can be used only once.

Scripps Miramar Ranch is essentially a residential community with a variety of housing and support facilities with peripheral industrial and commercial facilities. Design considerations which will enhance the residential character of the community are as follows:

1. Site Relationships

- Each building should relate in terms of mass and bulk to its neighbor but should not be identical.
- Stereotyped, repetitive patterns should be avoided.
- The use of clustered housing should be encouraged to protect the existing hillside topography and significant resources.
- The position of houses on lots should vary, as should the lot size and front and rear setbacks to create more variety on the street scene.
- Houses should be located to preserve trees and special environmental resources.
- Any large-scale buildings should be set back from the brow of the hillside. These should be of the highest quality design. Where buildings of different mass and scale occur near one another, it is recommended that varying setbacks and buffers be provided in order to protect the smaller scale buildings.
- Masses of one structure should relate in a sympathetic manner to all neighboring structures. Architectural forms and treatments that are strongly identified as being the same when repeated should be avoided.
- Where different residential densities or land uses occur adjacent to one another, a transitional area shared and provided by both uses should be provided through landscaping. For example, the low-medium density site proposed at the intersection of Spring Canyon and Pomerado Roads is near existing single-family homes. Additional restrictions should be obeyed so that the existing single-family homes will not experience a level of visual impact any greater than that which would occur if similar single-family homes were constructed under standard zoning regulations.

- A wooded greenbelt should extend from the water tank area at the northwest of the site, to the Fronsac Street cul-de-sac. Vertical and horizontal separation can be provided in this location because of the topographic character of the land. The intervening slope should continue the eucalyptus plantings which exist around the water tank and in the hollows. Where the site adjoins the backyards of existing homes (at the westerly property line) the separation should be a 100-foot landscaped and bermed buffer.
- For the commercial site at the intersection of Spring Canyon and Pomerado Roads, a buffer should be provided between it and any residential uses nearby.
- For the area at the north of the Ranch, adjacent to Miramar Ranch North and Sabre Springs, landscaped greenbelts of 100 feet (horizontal) shall be maintained between ridge and canyon development areas in order to preserve the topographic character of the site.

2. Building Materials and Colors

- Wall materials and colors should be compatible within the same building as well as to neighboring buildings.
- The following materials are encouraged for building exteriors: natural materials with earth-tone colors; woods with transparent stains or heavy body stains; rough sawn or resawn woods finishes or painted smooth wood; and roof materials of wood shingles or tiles.

3. Building Elevations

The way light strikes a building has a great deal to do with how it is perceived. Shadow areas give buildings depth and substance. The visual effect of light and shadow on buildings is perhaps the most valuable design tool available to the housing designer.

Every building should have shadow relief. Popouts, overhangs, and recesses may be used to produce effective shadow interest areas. Larger buildings require more shadow relief than do smaller buildings. Large, unbroken expanses of wall should usually be avoided.

The rear side of buildings visible from streets, Carroll Canyon and Miramar Reservoir should have detail similar to that normally provided for front elevations.

Planned Residential Developments (PRDs)

While the guidelines of this element apply to conventional and planned residential developments, certain criteria should apply specifically to PRDs.

- All PRDs must conform to section 101.0900 of the City Code.
- When located in canyon areas, fill should daylight against adjoining hills, minimizing cut slopes.

- When located on ridges or other high ground, PRDs should daylight with the ridge to minimize slope banks.
- Each PRD should be distinctive in character from any adjoining PRD.
- While internal paths and streets may be private, public walkways shown on this Plan should be provided on the perimeter of the PRDs. These walkways should have slopes suitable for pedestrian traffic. The paths should be located in areas not exceeding 30 percent cross slope; trees should be planted as required by the Plan. Public walkways within PRDs should have a right-of-way of at least 30 feet and may adjoin a larger open space. Public pathways should be dedicated and maintained by the Open Space Maintenance District.
- Planned Residential Development, CC&Rs and management agreements should be submitted to the City Attorney for review. Among other clauses, each should allow and require participation by the PRD management group in any Scripps Miramar Ranch Town Council or similar organization.

Planned Commercial Developments (PCDs)

In addition to the criteria set forth in this element, the following criteria applies to all PCDs processed within the Plan area.

- All PCDs must conform to section 101.0910 of the City Code.
- Each PCD should be distinctive in character from other PCDs in the Ranch area so as to establish neighborhood identities.
- The PCD should incorporate the landscaping themes of any adjoining streets and nearby residential developments in order to have a harmony of design. While safe ingress and egress to commercial developments is important, especially on major streets, it need not be accomplished at the expense of attractive project buffers and landscape areas. Especially for projects at the intersections of major roads, consideration must be given to streetside landscaping in order to avoid the appearance of a paved island among otherwise wooded areas.

Signs

Signs in Scripps Miramar Ranch should advertise a place of business or provide directions and information and should be architecturally attractive and contribute to the retention and enhancement of the community's character. Each sign should be in scale with surrounding buildings. The use of natural materials, especially wood, is encouraged.

Animated and roof signs should not be permitted. Building or roof outline tube lighting should be prohibited. 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.