

Table of Contents

I. INTRODUCTION

A. Location	3
B. Scope and Purpose of the Plan.....	3
C. Background Data	4
D. Existing Conditions	7
1. On-Site	7
2. Off-Site	7
E. Community Goal	9

II. PLAN ELEMENTS

A. Land Use Plan Elements	13
B. Commercial and Industrial Element	21
1. Objective.....	21
2. Proposals.....	22
a. Employment Acreage Balance.....	22
b. Industrial/Commercial Sites.....	22
i. Industrial/Office Park.....	22
ii. Regional Commercial Center.....	23
iii. Tourist Commercial	23
iv. Private Commercial Recreation	23
3. Development Design.....	23
C. Housing Element	27
1. Objective.....	27
2. Proposals.....	28
a. Population	28
b. Community Balance.....	28
c. Density Range.....	28
d. Development Design.....	29
D. Parks and Open Space Element	33
1. Objective.....	33
2. Proposals.....	33
a. Park and Recreational Acreage	33
b. Neighborhood and Community Parks.....	34
c. Resource-Based Parks.....	34
d. Other Recreational Facilities.....	34
e. Open Space	35
f. San Diego Gas & Electric Easement.....	35
E. School Element.....	39
1. Objective.....	39
2. Proposals.....	40
a. Elementary Schools	40
b. Middle and High Schools.....	40

F. Public Facilities and Services Element	43
1. Objective	43
2. Proposals	43
G. Transportation Element	49
1. Objective	49
2. Community Circulation Needs	51
a. Freeway Access	51
b. Trip Generation	51
c. Trip Distribution	51
d. Capacity Requirements	51
e. Other Needs	53
3. Proposals	53
a. Interstate 15	53
b. Ted Williams Parkway	53
c. Camino del Norte	55
d. Carmel Mountain Road	55
e. Other Important Roads	55
f. Residential Streets	57
g. Public Transportation	57
h. Non-Motorized Transportation	59
i. Parking	59
H. Social Needs Element	63
1. Objective	63
2. Proposals	63
a. Religious Groups and Facilities	63
b. Community Programs	63
I. Community Environment, Conservation and Design Element	67
1. Objective	67
2. Proposals	67
a. Community Theme	67
b. Environmental Resources	71
c. Landforms and Grading	77
d. Design Compatibility	83
e. Street Treatment and Urban Design	91
f. Design Considerations	95
J. Cultural Resources Element	99
K. Implementation Element	103
1. Plan Review and Maintenance	103
2. Tools of Compliance and Implementation	103
3. Phasing	105
4. Facilities Construction Program	106
5. Rezoning Proposals	107
III. APPENDIX	
A. Community Tree Patterns	113
B. Understory Patterns	114

List of Figures

Figure 1.	Vicinity Map	2
Figure 2.	Geology and Biology	6
Figure 3.	Regional Land Use.....	12
Figure 4.	Land Use Plan	14
Figure 5.	Unit Map	16
Figure 6.	Commercial and Industrial Element	20
Figure 7.	Housing Element.....	26
Figure 8.	Parks and Open Space.....	32
Figure 9.	Regional Public Facilities	42
Figure 9a.	Public Facilities/Land Use	44
Figure 10.	Traffic Circulation	48
Figure 11.	Projected ADT	50
Figure 12.	Typical Street Sections	52
Figure 13.	Typical Street Sections	54
Figure 14.	Bikeways and Trails.....	56
Figure 15.	Bikeway Sections.....	58
Figure 16.	Landscape Master Plan	66
Figure 17.	Community Tree Patterns	68
Figure 18.	Community Theme Tree Concept.....	69
Figure 19.	Landform and Visual Analysis	70
Figure 20.	Treatment of Boulders During Grading Operations	72
Figure 21.	Use of Boulders as Major Landscape Elements.....	73
Figure 22.	Approved Chicarita Creek Revegetation and Enhancement Plan.....	74
Figure 23.	Grading Concepts	76
Figure 24.	Slope Planting Concept.....	78
Figure 25.	Planting Concept for Transition Slopes	80
Figure 26.	Landscape and Grading Concept for Ted Williams Parkway.....	82
Figure 27.	Transition from Industrial Park to Residential Neighborhood.....	84
Figure 28.	Defensible Neighborhood Concept.....	85
Figure 29.	Transition from Urban Development to Open Space.....	86
Figure 30.	Streetscape Design for Carmel Mountain Road.....	88
Figure 31.	Streetscape Design for Major Street	89
Figure 32.	Streetscape Design for Residential Street	90
Figure 33.	Community Identification Monuments.....	92
Figure 34.	Temporary Signage.....	94
Figure 35.	Planned Developments	102

List of Tables

Table 1.	Land Use Tabulation.....	15
Table 2.	Land Use Analysis	17
Table 3.	Recreation and Open Space	36
Table 4.	Summary of Proposed Projects	108
Table 5.	Summary of Plan Proposals	109