Q - Why is the Rancho Bernardo Community Plan being updated?

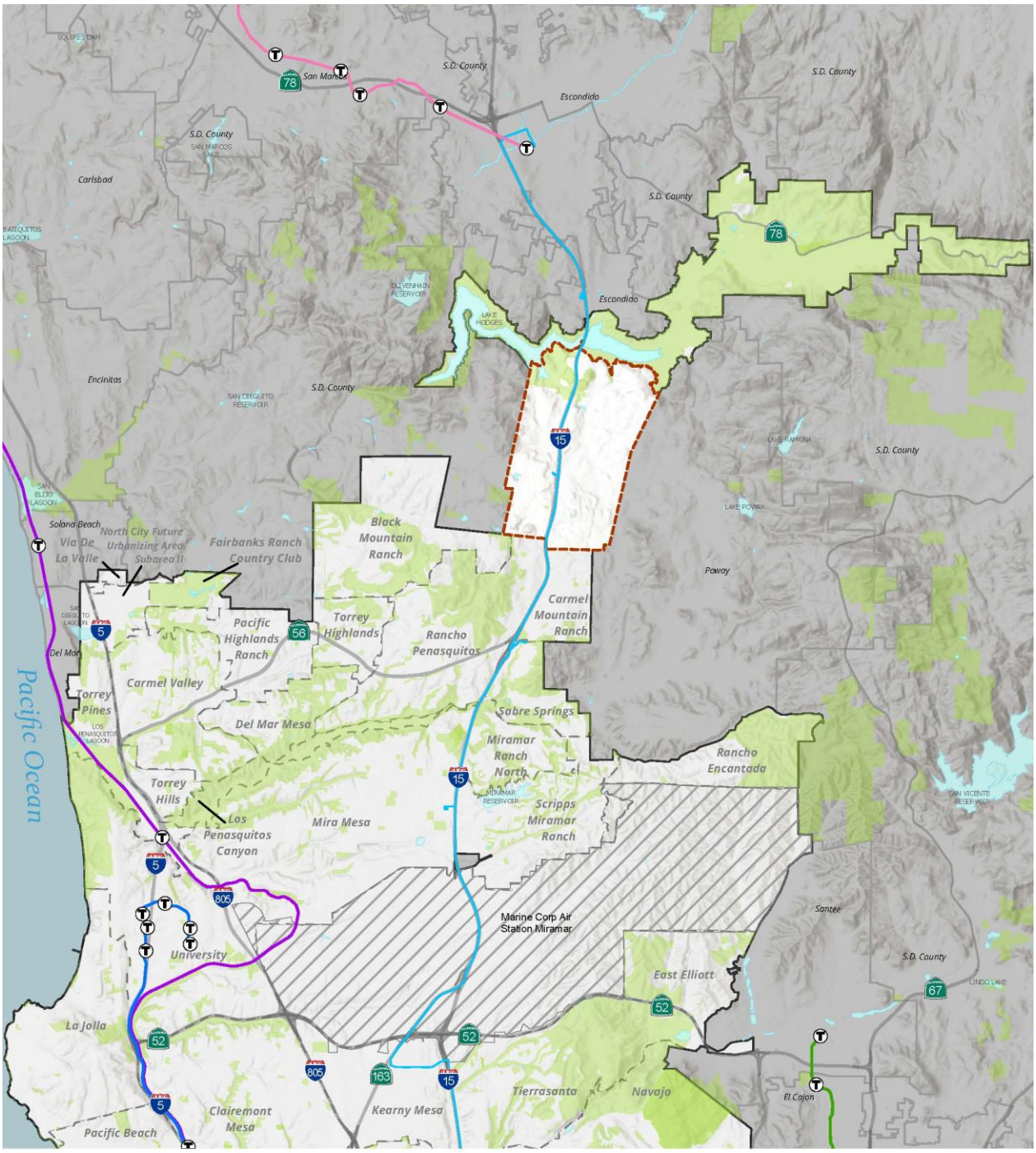
A- The Rancho Bernardo Community Plan is being updated as part of a Citywide program to update community plans near jobs, resources, and locations served by high-frequency public transit consistent with the City of Villages strategy in the General Plan.

Since the adoption of the General Plan in 2008, the City has updated 18 and amended four community plans to address climate change and a housing shortage by allowing for additional homes to be built near high-frequency public bus stops and trolley stations. The Community Plan update aligns to the Climate Action Plan and General Plan to identify future opportunities for homes in areas near existing and planned high-frequency transit. Community plan updates help to increase the opportunities for homes to help address the need for housing within the City and region and provide for a range of housing options that meet the needs of all San Diegans.

The Rancho Bernardo Community Plan update provides an opportunity to plan for additional homes, businesses and public spaces near resources, amenities, jobs and transit. Providing more homes, jobs and amenities near transit and jobs is a key strategy to furthering the City's climate goals, while also improving the quality of people's lives by increasing easy and convenient access to daily needs.

Q – Where is the Rancho Bernardo Community Planning Area?

A – Rancho Bernardo Community Planning Area is in the in the northernmost residential community of the City of San Diego. Rancho Bernardo is centered on Interstate 15, just south of Hodges Reservoir and the San Pasqual Valley. The community planning area encompasses approximately 6,511 acres. Rancho Bernardo is a master-planned community that includes private parks and clubs for each neighborhood in the community.



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Source: City of San Diego, SanGIS, SANDAG

Q - What is a Community Plan?

A - The City of San Diego is divided up into 52 community planning areas which have their own Community Plan. While the General Plan Land Use Element provides broad land use policies that apply to the City as a whole, community plans provide more detailed guidance for how the individual community will be planned over the next 30 years. This includes policies on land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development. Community plan updates, in coordination with the General Plan and its Land Use Element, achieve both citywide and community-level goals.

Q - What is the General Plan?

A - The General Plan sets out a long-range vision and policy framework to guide future development, provide public services and maintain the qualities that define San Diego over the next 20 years and beyond. The General Plan also has a focus on how to design infill development and reinvest in existing communities. The City of Villages is the General Plan's strategy for development of the City as a whole. The General Plan includes citywide policies on land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources and economic development.

Q – What is the City of Villages Strategy?

A - The General Plan's City of Villages strategy focuses jobs and housing near existing and planned transit to further the City's climate goals and make it easier for people to reach their daily destinations easily and conveniently.

Q - What is the Climate Action Plan?

The Climate Action Plan contains a set of strategies to reduce greenhouse gas emissions and make the city more sustainable. The Climate Action Plan aims to achieve net zero emissions by 2035.

Q - How does the Community Plan Update align with the City of Villages Land Use Strategy and the Climate Action Plan?

A - The General Plan's Village Climate Goal Propensity Map identifies where additional homes and jobs could have the best opportunities to increase the number of trips taken by transit, bicycling or walking. It shows that Rancho Bernardo contains some of the high propensities for residential and commercial mixed-uses that would achieve the goal of reducing the need to travel by personal car, especially near existing transit, resources and jobs. These areas may best be utilized by allowing more homes near community

destinations, resulting in overall less travel by personal car, which helps meet Climate Action Plan goals. Providing more homes, jobs and services near each other is a key strategy to furthering the City's climate goals. It also allows the City to invest in transportation infrastructure that will serve the greatest number of people, allowing for efficient delivery of City infrastructure and municipal services.

Q - What are the key planning priorities considered as part of the Rancho Bernardo Community Plan Update?

A - The updated community plan will focus on the following topics:

- Reinforcing the community's role as a major employment center.
- Making the most of the 235 Rapid Bus Route.
- Providing a variety of options for new homes within the community.
- Building on the positive effect of the employment and retail area in the heart of the community.
- What services, infrastructure and facilities will be needed to meet the future needs of the community.
- Furthering long-term Climate Action Plan goals for reducing greenhouse gas emissions.
- Protection of natural resources, open space and biodiversity.
- Enhancing walking, rolling and biking connections between key destinations throughout the community.

Q - How does the Community Plan Update become reality?

A - The City cannot mandate development to occur, but through a community plan update, it can rezone areas and create policies that encourage the development of buildings in certain areas. Since it takes time for growth to occur, a community plan update provides a vision and guidance for how any potential development may occur for the next several decades. It is important to note that added home and job capacity in the community plan does not always equate to the number of new homes or jobs that will actually be constructed because it is up to the individual landowner if they wish to develop their land or not.

Q - How will canyons and open spaces be protected?

A - The City has existing regulations in the Land Development Code that require new development to minimize encroaching on open space, steep slopes and canyons. The Rancho Bernardo Community Plan will also include preservation policies that direct new development to maintain natural features and facilitate natural stormwater runoff.

Q - How does the Community Plan Update consider the need for parks, and what is the process for identifying new parks?

A - The Community Plan Update process incorporates the polices and criteria from the General Plan Recreation Element and the Parks Master Plan, which establishes a standard based on recreational value. This approach considers factors such as recreation opportunities, accessibility, and activations to ensure parks serve community needs effectively. As part of the Community Plan Update, the City explores opportunities for new parks and public spaces, such as plazas and paseos, through private development requirements. In addition to identifying locations for new parks and improving existing ones, the process also examines joint use of facilities and incentives for future residential developments to integrate on-site recreational spaces. This strategy helps expand recreational opportunities and accelerate the creation of accessible public spaces beyond traditional park development timelines, including policies for the opportunistic acquisition of land that serves the community.

Q - How will the Community Plan address infrastructure and public facilities in the long-term?

A - As part of the community plan update process, public facilities, including fire stations, libraries, parks and mobility improvements needed to serve the community, are identified and included in the community plan. Potential projects that are identified within the Community Plan are further prioritized through Capital Improvement Program engagement in accordance with Council Policy 800-14. The Community Plan Update also helps to create a framework for ongoing community input in identifying these needs.

The City of San Diego has also recently released the Infrastructure Priorities Summary Report (2024) which offers a comprehensive review of community feedback on infrastructure priorities, incorporating input from Asset Managing Departments and highlighting how community input influenced the formulation of the Five-Year Capital Infrastructure Planning Outlook.

The Rancho Bernardo Community Planning Group submitted their list of infrastructure priorities in August 2025 for consideration in the upcoming infrastructure Priorities Report.

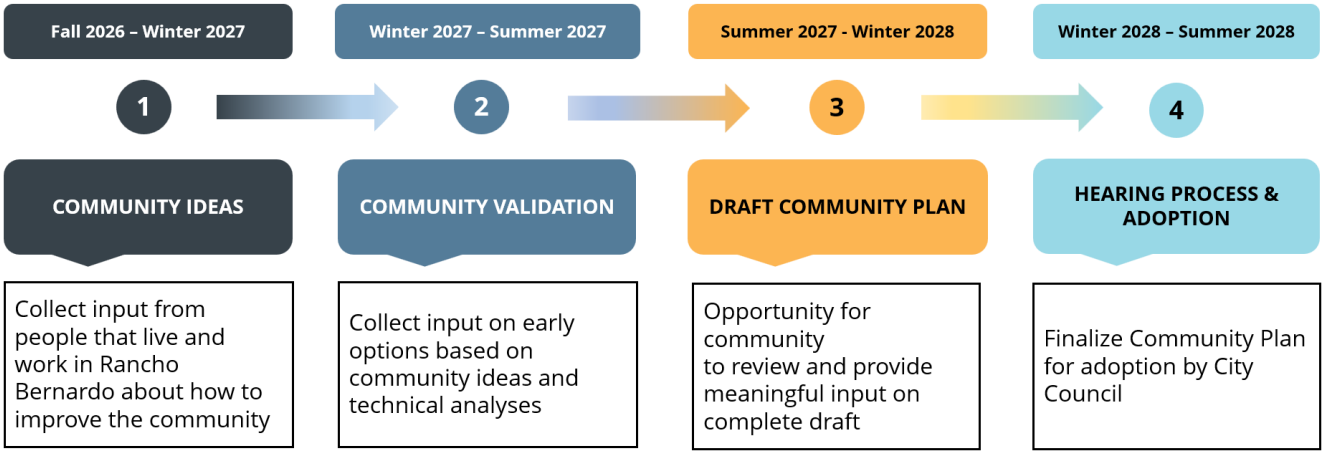
Q – How will the Community Plan Update address additional mobility needs?

A - The Community Plan Update will address infrastructure needs so community members can move easily and safely to work, home and their other daily needs. It will identify opportunities for mobility infrastructure that improve walking/rolling, biking and transit connections while reducing impacts on the environment. A major contributor to

greenhouse gas emissions is vehicle emissions, so reducing the need to use a vehicle and increasing the options for how to get around is fundamental for reducing overall greenhouse gas emissions.

The Community Plan Update will address pedestrian infrastructure needs to promote safe and enjoyable connections while increasing walking/rolling/biking as a means of transportation and recreation. It will support strengthening connections within the community and with neighboring communities. Improvements to the mobility network will encourage more trips to be made sustainably and enhance access to nearby communities, including San Ysidro, Otay Mesa, Imperial Beach, Chula Vista, Downtown San Diego, and the international border.

Q – What is the timeline and process for the Rancho Bernardo Community Plan Update?



Q - How can I learn more about the Rancho Bernardo Community Plan Update?

A - Visit the Rancho Bernardo Community Plan Update webpage at www.sandiego.gov/PlanRB where you can learn more about the plan update and sign up for email updates to stay informed.

Questions? Email PlanRB@sandiego.gov