SCRIPPS MIRAMAR RANCH
COMMUNITY PLAN

Prepared by:

Scripps Miramar Ranch Planning Committee

Rick Engineering Company

and

The City of San Diego

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SCRIPPS MIRAMAR RANCH COMMUNITY PLAN

The following amendments have been incorporated into this April 2011 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Scripps Miramar Ranch Community Plan adopted.	June 8, 1978	R-1355	July 18, 1978	R-221398
Scripps Westview II redesignated from medium-density residential to high-medium residential			October 21, 1985	R-264284
Industrial Element revised to allow for a self-storage facility			March 18, 1986	R-265280
Neighborhood Area B, a 101-acre parcel, redesignated from residential to industrial park			November 4, 1986	R-266987
Scripps County Island, 385 acres, incorporated into the Scripps planning area			June 29, 1987	R-268716
Parks, Recreation and Open Space Element update			September 13, 1988	R-271857
Scripps Lake Drive, reclassified between Scripps Ranch Boulevard and Red Cedar Drive from a four-lane collector to a two-lane collector roadway			October 11, 1988	R-272098
Incorporated two City Council resolutions to widen Pomerado Road and reopen upon completion of Alternative 8A			October 31, 1988	R-272230
Redesignated a 3.9-acre site in the northeastern portion of the planning area from industrial park to community commercial			November 14, 1989	R-274731
USIU campus, designated a 17-acre site as a resource-based park			November 21, 1989	R-274780
Pomerado Road reclassified from a contingency four-lane major street to a two-lane major street and Scripps Poway Parkway reclassified from a four-lane major street to a six-lane major street			October 26, 1993	R-282903
Fairbrook Elementary School site redesignated from elementary school/park to low-density residential and park			October 19, 1999	R-292322
Added MCAS Miramar ALUCP policy language	February 17, 2011		April 26, 2011	R-306737

THE CITY OF
SAN DIEGO
CITY ADMINISTRATION BUILDING • 202 C STREET • SAN DIEGO, CALIF 92101

OFFICE OF
PLANNING
DEPARTMENT
236-6450

The Honorable Mayor and City Council
The City Planning Commission
City of San Diego, California

I am pleased to present to you the Scripps Miramar Ranch Community Plan and Environmental Impact Report. The Plan represents a comprehensive guide for maintenance and future development of the Scripps Miramar Ranch community through 1995.

This Plan was prepared by a private consultant working closely with the City of San Diego Planning Department staff and the Scripps Miramar Ranch Planning Committee. The consultant was largely responsible for conducting the necessary research, drafting the community plan elements and environmental impact report, and acting as a liaison between Planning Department staff and the planning committee. City Planning staff provided technical assistance when necessary and reviewed materials prepared by the consultant for consistency and compliance with established City policies and documents. Planning committee responsibilities included reviewing Plan alternatives, proposing goals and objectives, and selecting Plan proposals. In addition, the planning committee and community-at-large will be instrumental in the implementation of the adopted Plan.

On June 8, 1978 the Planning Commission voted 7-0 to recommend approval of the Plan to the City Council.

It is recommended that City Council adopt this Plan.

James L. Goff
Planning Director

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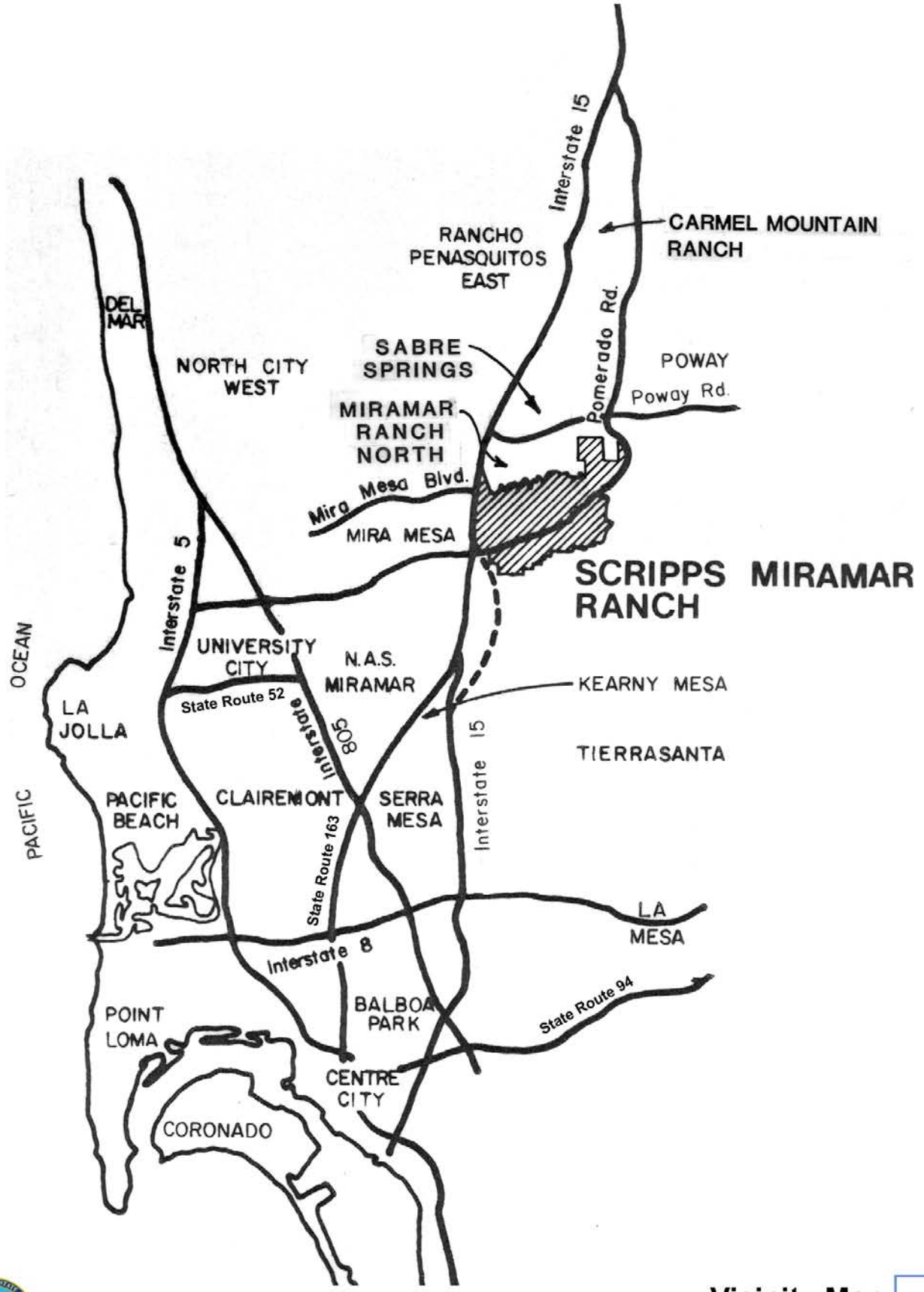
Introduction



Vicinity Map **1** FIGURE

Scripps Miramar Ranch Community Plan

INTRODUCTION

The realization of the Scripps Miramar Ranch Community Plan (Plan) became possible with the City Council's recognition of the Scripps Miramar Ranch Planning Committee on June 1, 1977. This planning committee, which is composed of both private homeowners and prospective developers in Scripps Ranch, has held regular public meetings since its formation. Although the 15-member committee is responsible for the objectives and proposals contained in this Plan, public input has been actively solicited throughout the planning process. Monthly announcements have been published in the Scripps Ranch Newsletter, which is delivered to every home in the community. Two surveys were also distributed to residents regarding community needs and transportation planning.

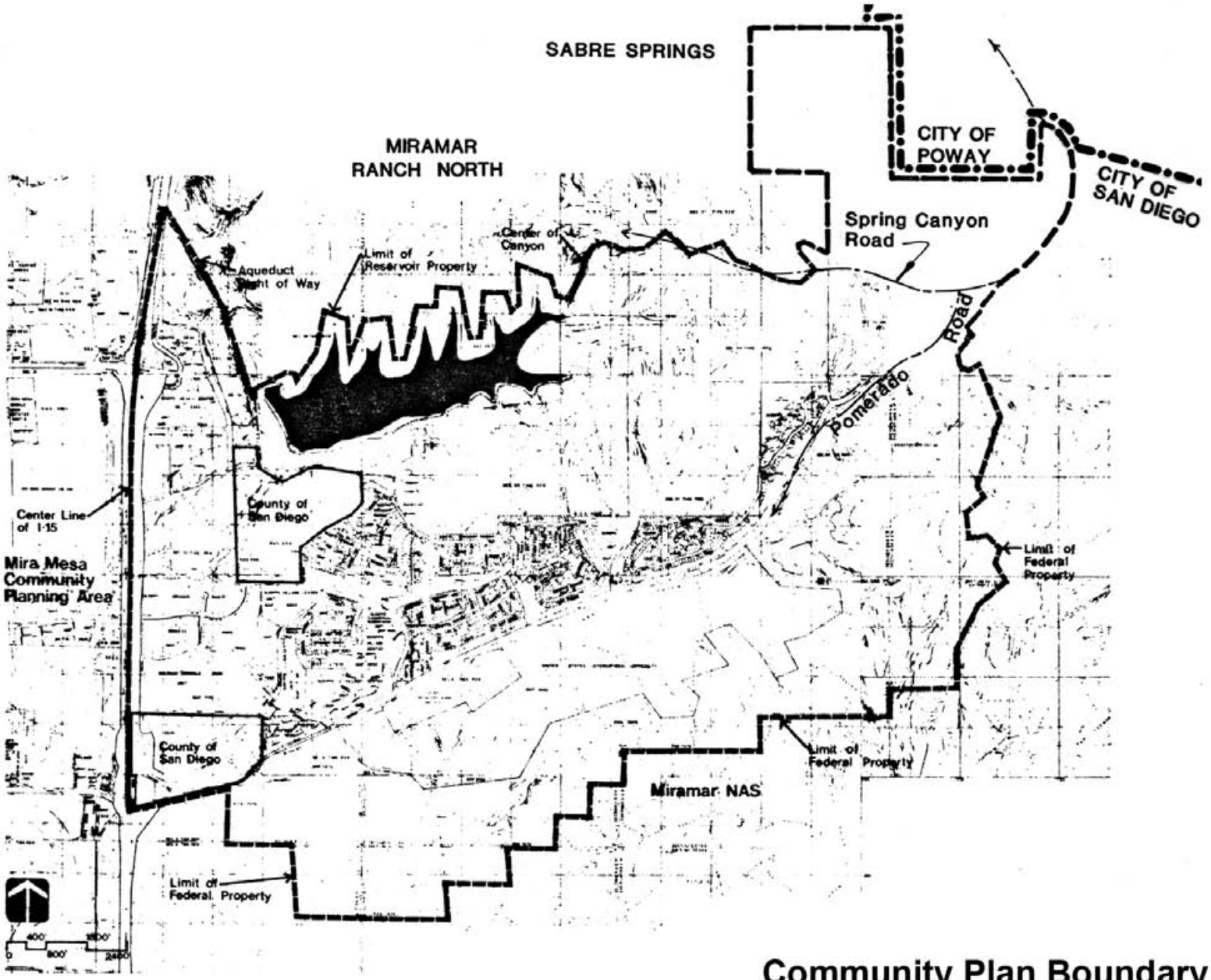
The Plan and accompanying Environmental Impact Report were prepared by a private consultant working closely with City of San Diego (City) Planning Department staff and the Scripps Miramar Ranch Planning Committee. The consultant was largely responsible for conducting the necessary research—drafting the community plan elements and environmental impact report, and acting as a liaison between Planning Department staff and the planning committee. City Planning staff provided technical assistance when necessary and reviewed materials prepared by the consultant for consistency and compliance with established City policies and documents. Planning committee responsibilities included reviewing Plan alternatives, proposing goals and objectives, and selecting Plan proposals. In addition, the planning committee and the community-at-large will be instrumental in the implementation of the adopted Plan.

This Plan expands and revises the Scripps Miramar Ranch Master Plan, which was adopted on June 9, 1970, by the City Council. All development in Scripps Ranch since that time, with the exception of the institutional properties south of Pomerado Road, has been in accordance with the 1970 Master Plan. Development of United States International University and the University of California at San Diego is controlled by the Conditional Use Permit (CUP) process.

This Plan does not consider land use on a block-by-block basis. Therefore, reasonable interpretation of its objectives and proposals is expected for implementation of this Plan.

LOCATION

Scripps Miramar Ranch is located on the north central part of metropolitan San Diego. The planning area included within this study contains approximately 4,365 acres of land. The Scripps Miramar Ranch planning area is bordered on the north by the Miramar Ranch North and Sabre Springs planning areas and the city of Poway; on the northeast by the city of Poway; on the east by the currently unplanned future urbanizing area of the City of San Diego; on the south by Marine Corps Air Station (MCAS) Miramar (formerly Naval Air Station Miramar); and on the west by Interstate 15 (I-15). (See **Figures 1** and **2**.)



Community Plan Boundary **2** FIGURE

Scripps Miramar Ranch Community Plan

SCOPE AND PURPOSE OF THIS PLAN

The Scripps Miramar Ranch Community Plan is a set of proposals which will serve as a guide for future public and private development within the community through 1995. The Plan includes a series of goals and objectives established for the community which are consistent with citywide policies. These goals and objectives are the basis of the Plan's proposals. This Plan's proposals will require some new regulations and legislation for implementation, and rezoning will be required for much of the vacant property to permit the designated land uses.

Adoption of the Plan by the City Council can occur only after it has been discussed at public hearings held by both the Planning Commission and City Council. Public hearings will also be required prior to any amendments, additions, or deletions to the adopted Plan. Section 65860 of the California Governmental Code requires consistency between zoning regulations and adopted plans; this will be achieved primarily by approval of rezoning applications filed with subdivision and other development requests. Finally, the amendment of City Ordinances such as subdivision, building or other developmental controls must also be enacted through the regular legislative process.

Proposals within this Plan have been coordinated with the City's Progress Guide and General Plan (General Plan). Should differences occur in the future regarding proposals contained in this Plan, the General Plan and other community plans, these should be resolved during the course of related public hearings. This procedure is in accordance with the intent of City Council Policy 600-7.

Periodic comprehensive reviews of the General Plan may reveal inconsistencies with the Plan. The normal procedures for legislative action, including public hearings, will be followed prior to changes in either of these documents.

Finally, the translation of this Plan into actual development shall be undertaken in complete conformance with citywide policies as succeeding phases of urbanization proceed in the Scripps Miramar Ranch community.

Preparation of the Plan included consideration of its relationship with planning programs and development patterns in the surrounding areas of Poway, Rancho Peñasquitos, Mira Mesa, Lago Dorado (now Miramar Ranch North) and MCAS Miramar.

This should not be considered as a static document. Rather, it is intended to provide guidance for the orderly growth of the Scripps Miramar Ranch community. The Plan must be continually monitored, and amended when necessary, to remain relevant to community and City needs in the event of unexpected changes in environmental, social or economic conditions.

MAJOR AMENDMENT TO THE PLAN

In November 1986, the City Council adopted an amendment to the Scripps Miramar Ranch Community Plan by Resolution No. 266987, which approved changing the land use designation for a 101-acre parcel (previously referred to in this Plan as “Neighborhood Area B”) from residential to industrial park use.

In 1987, the Plan was amended again to incorporate into the community boundaries a 365-acre area located to the northeast of the original plan boundaries. This amendment area was originally part of a 425-acre county “island,” created when the city of Poway was formed. Most of this county island was initially intended to be amended into the Miramar Ranch North Community Plan area; however, circumstances associated with the timing of future development in the area resulted in the incorporation of the major portion of the county island (386 acres, including 21 acres previously in the Scripps Plan but not in the City of San Diego) into this Plan. The adopted land uses for the amendment area were established to complement the surrounding communities of Sabre Springs, Miramar Ranch North and Scripps Miramar Ranch.

Overall Community Goals

OVERALL COMMUNITY GOALS

The following goals have been identified as a means of determining the purpose and direction of the Scripps Miramar Ranch community's development.

- Preserve and enhance the valued natural resources of the Scripps Miramar Ranch community: hills, trees, water resources, Miramar Reservoir, Carroll Canyon and subsidiary canyons; maximize public benefit through public ownership and/or access, both visual and physical, to these resources.

- Provide a harmonious physical environment within the community by maximizing preservation of existing stands of trees and foresting appropriate open space areas as development occurs.

- Maintain and enhance usable open space networks throughout the community by providing continuous open space systems which link such community elements as parks, schools, residential, commercial and industrial areas.

- Encourage development of open space buffers, which will effectively screen disparate elements of the community.

- Maintain and enhance the rural-residential characteristics of the existing Scripps Miramar Ranch, while promoting a variety of housing opportunities throughout the community.

- Encourage development of estate-type and custom lots within the planning area to complete the spectrum of housing choices in Scripps Miramar Ranch.

- Provide for educational opportunities and facilities and park and recreation services concurrent with need.

- Encourage quality educational and cultural opportunities through greater community interaction with local institutions.

- Provide an efficient transportation system for vehicular, bicycle, equestrian and pedestrian traffic within the community, with multiple access routes to the greater metropolitan area.

- Guarantee that the financial costs of further development in the planning area shall not be borne by residents of the Scripps Ranch community existing prior to the adoption of this Plan.

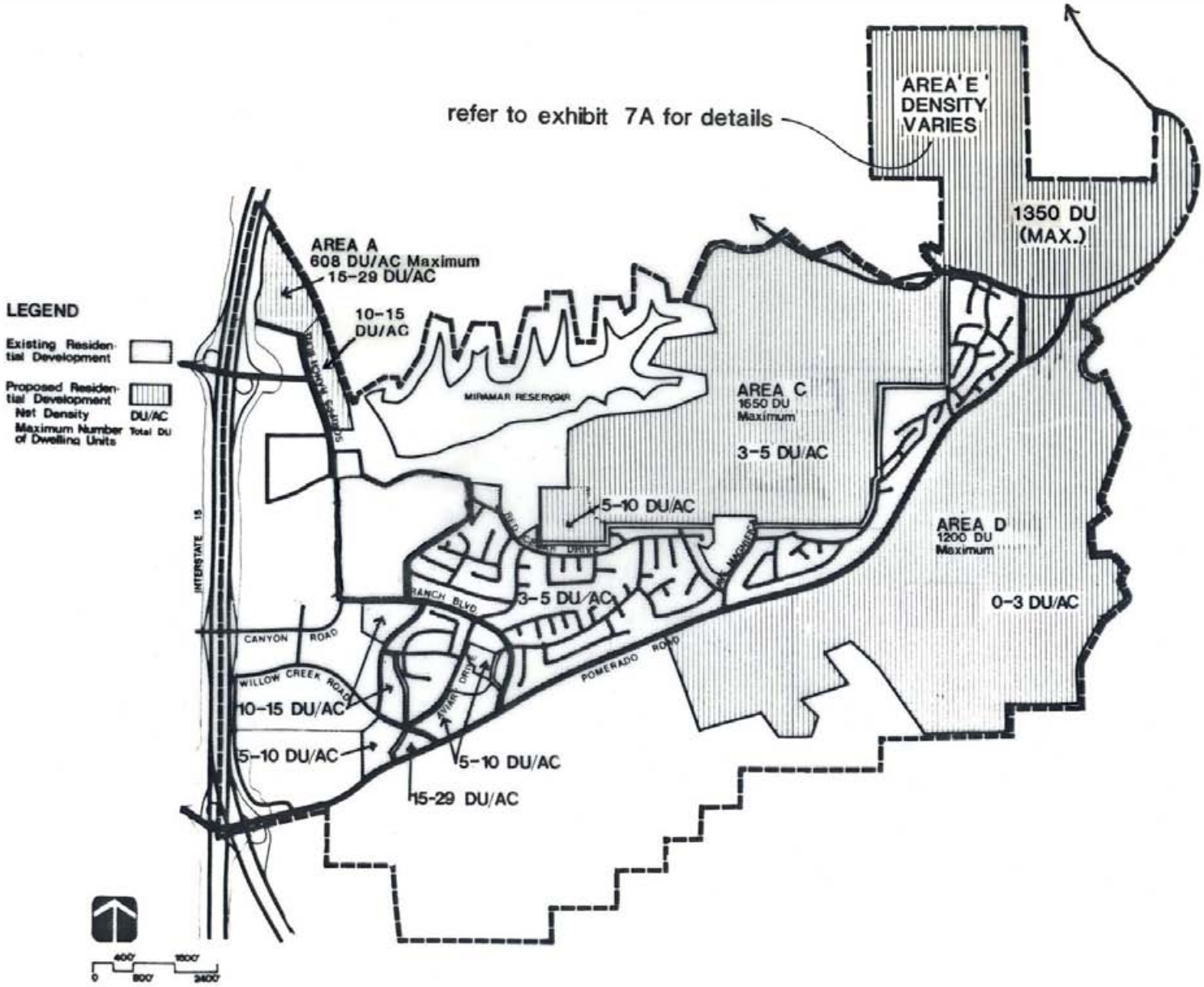
- Guarantee that existing public facilities (roads, parks, schools, open space, recreational facilities) shall not be adversely impacted by added population resulting from development in the planning area.

- Enhance the overall quality of the Scripps Ranch community so that the existing community benefits from, and is not degraded by, further development in the planning area.

- Preserve the existing sense of neighborhood identity, which unifies residents and promotes social interaction and civic cooperation.

- Coordinate with other planning goals within San Diego City and county so that Scripps Ranch offers a maximal positive contribution to the quality of its larger community.

Elements of the Plan



Residential Element **3**

Scripps Miramar Ranch Community Plan 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

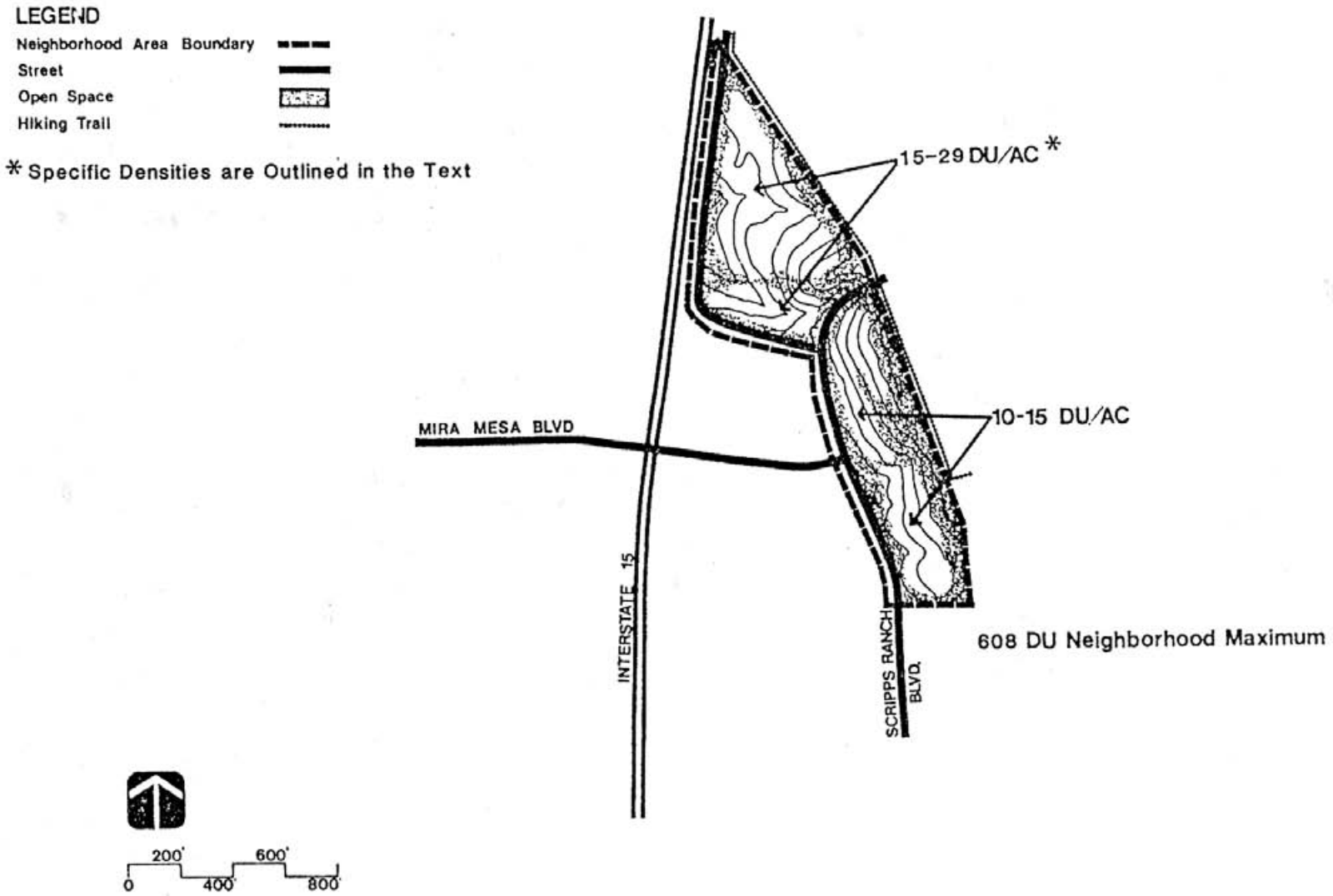
Figure 3 identifies the densities assigned to the various residential parcels within the planning area. These designations represent desired ranges of residential densities. The maximum number of homes permitted within each of the four new development areas is also shown on **Figure 3**. These numbers 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.



Area "A" Neighborhood Concept Plan **4** FIGURE

Scripps Miramar Ranch Community Plan

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.

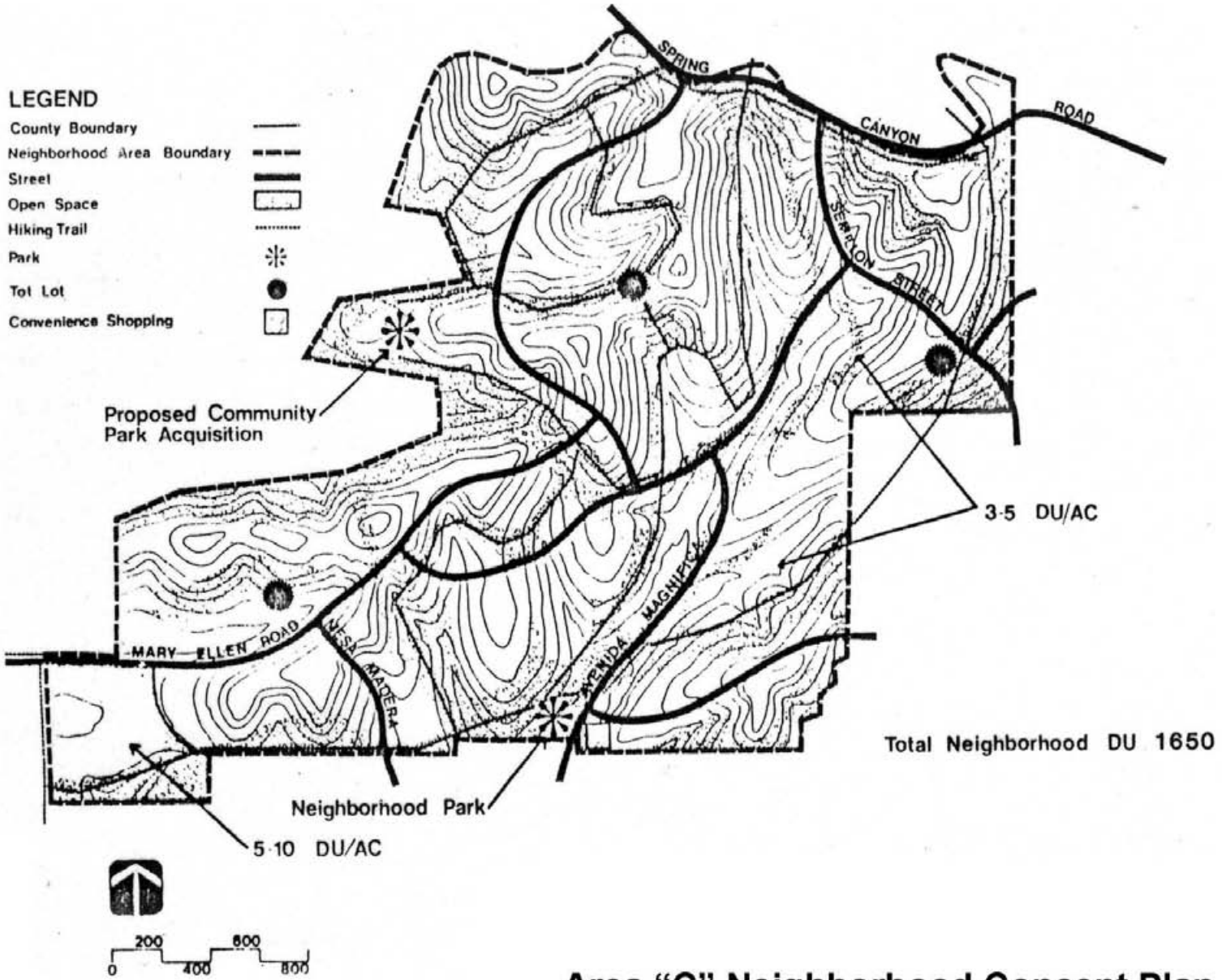
The design of all development should utilize security hardware and architectural design that will minimize the potential for criminal activity.

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.

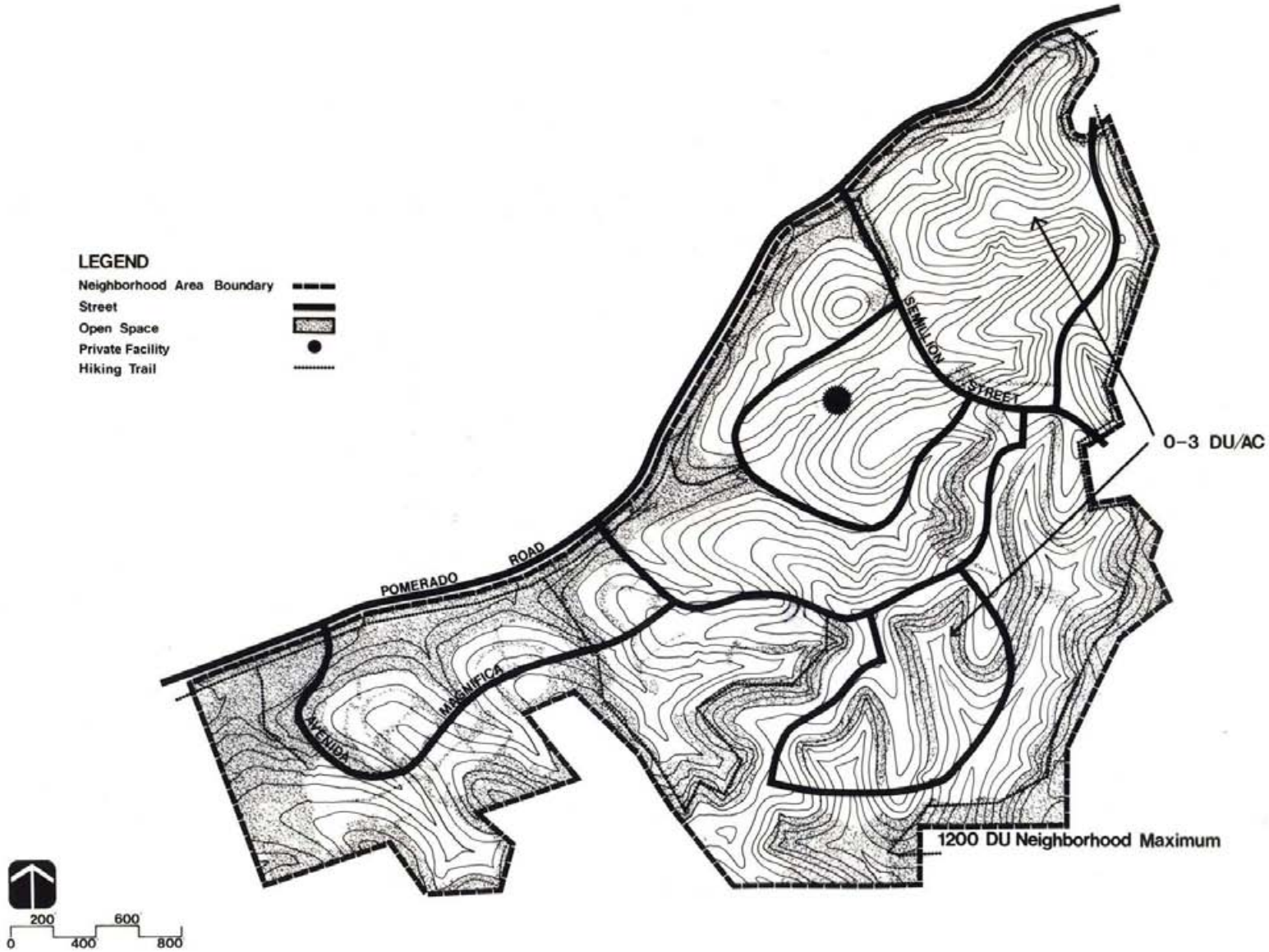
   Development in Area C should take place at a density of three to five dwelling units per net acre, except for a 20-acre parcel which bears a density of five to ten dwelling units per net acre. This will permit a maximum of 1,650 homes within the entire area. Planned Residential Developments are encouraged 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.

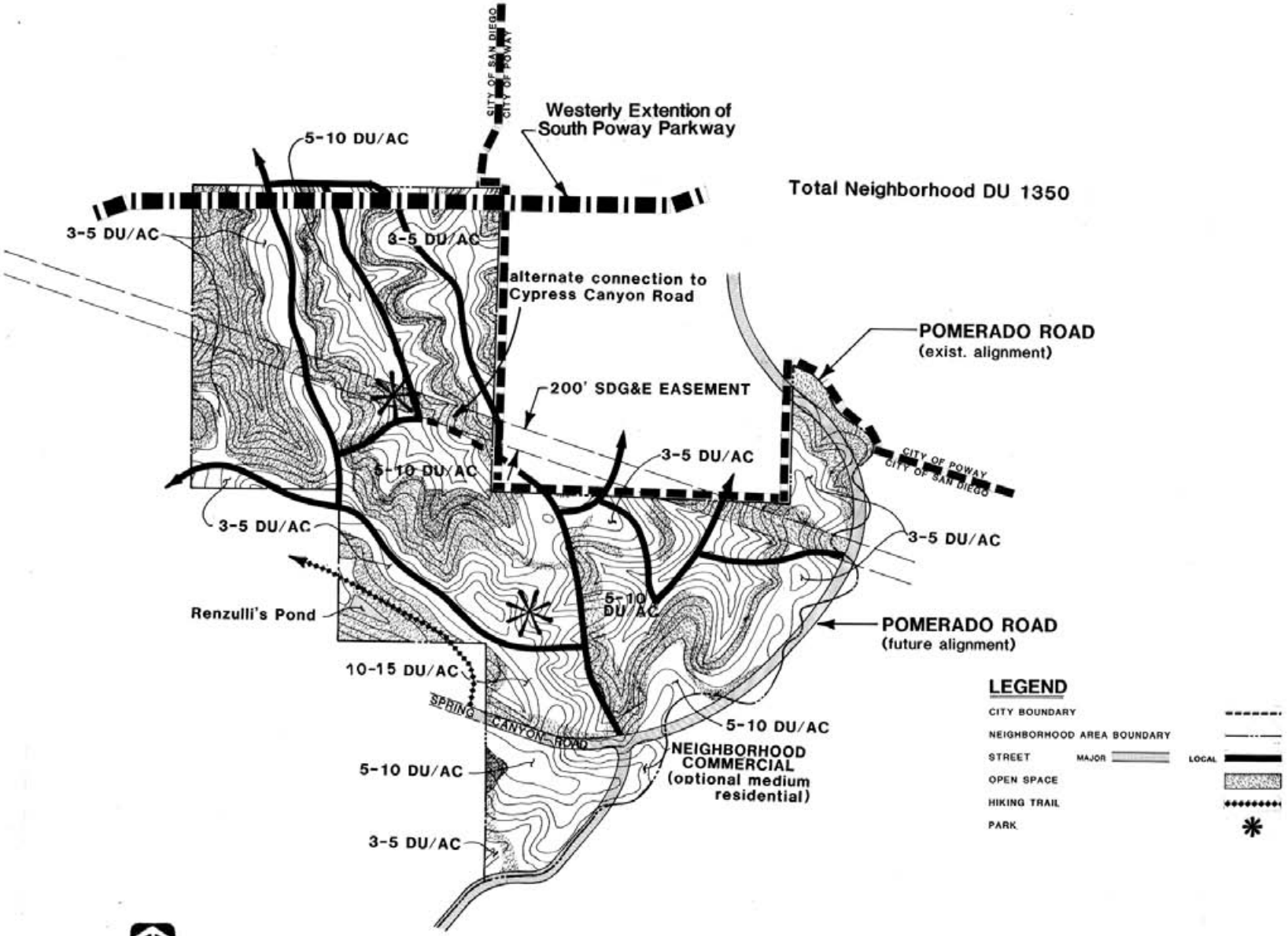
   As is typical of many areas east of I-15, this portion of the Ranch is characterized by slopes in excess of 25 percent. About 165 acres, or 43 percent of the area, should be left as open space or park land, as shown on **Figure 7A**. These areas will not only provide for visual separation of urban uses, 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.



Area "D" Neighborhood Concept Plan

Scripps Miramar Ranch Community Plan

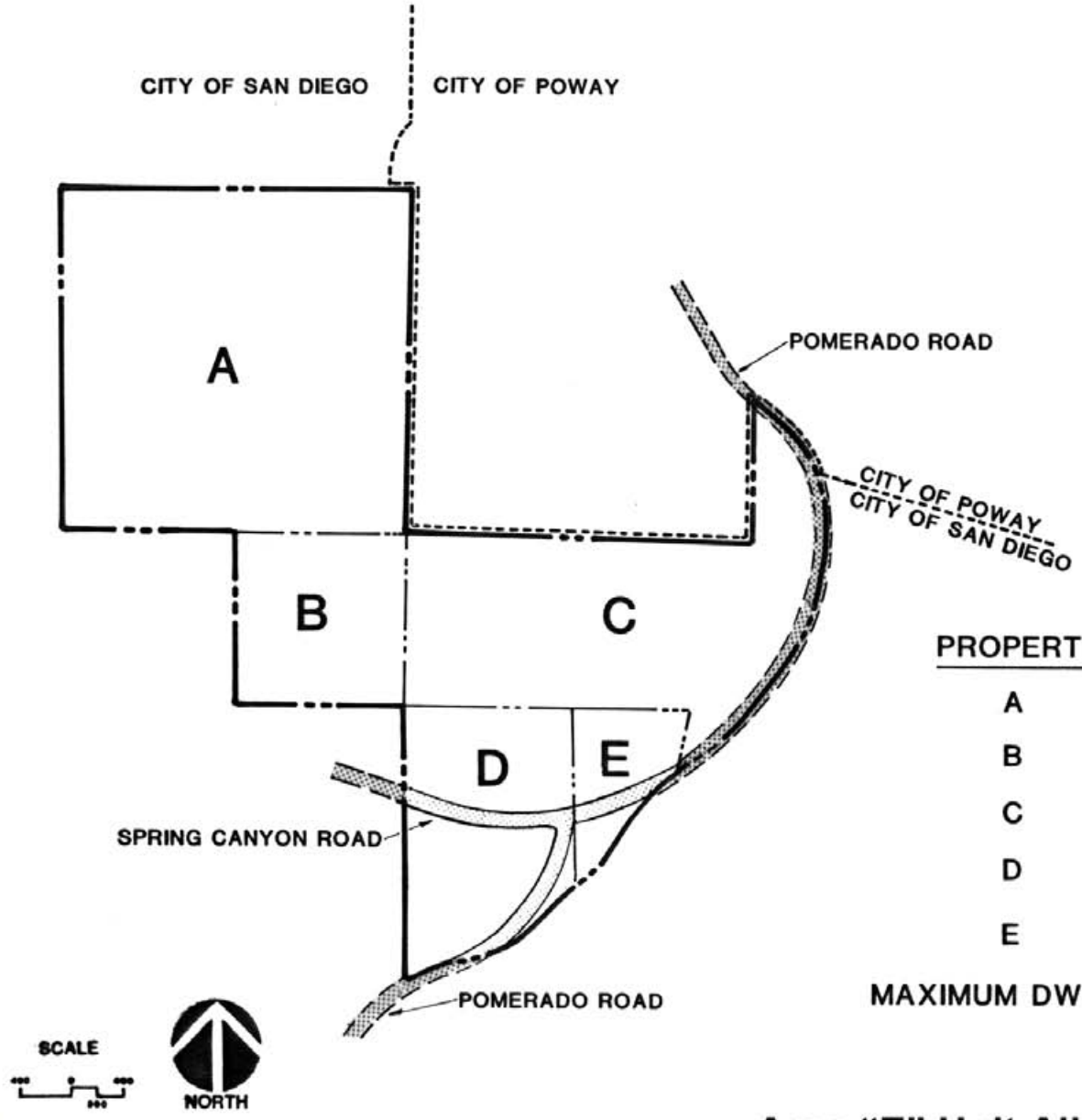
7
FIGURE



Area "E" Neighborhood Concept Plan

7a
FIGURE

Scripps Miramar Ranch Community Plan



PROPERTY	MAXIMUM UNITS
A	495
B	45
C	360
D	405
E	45

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.

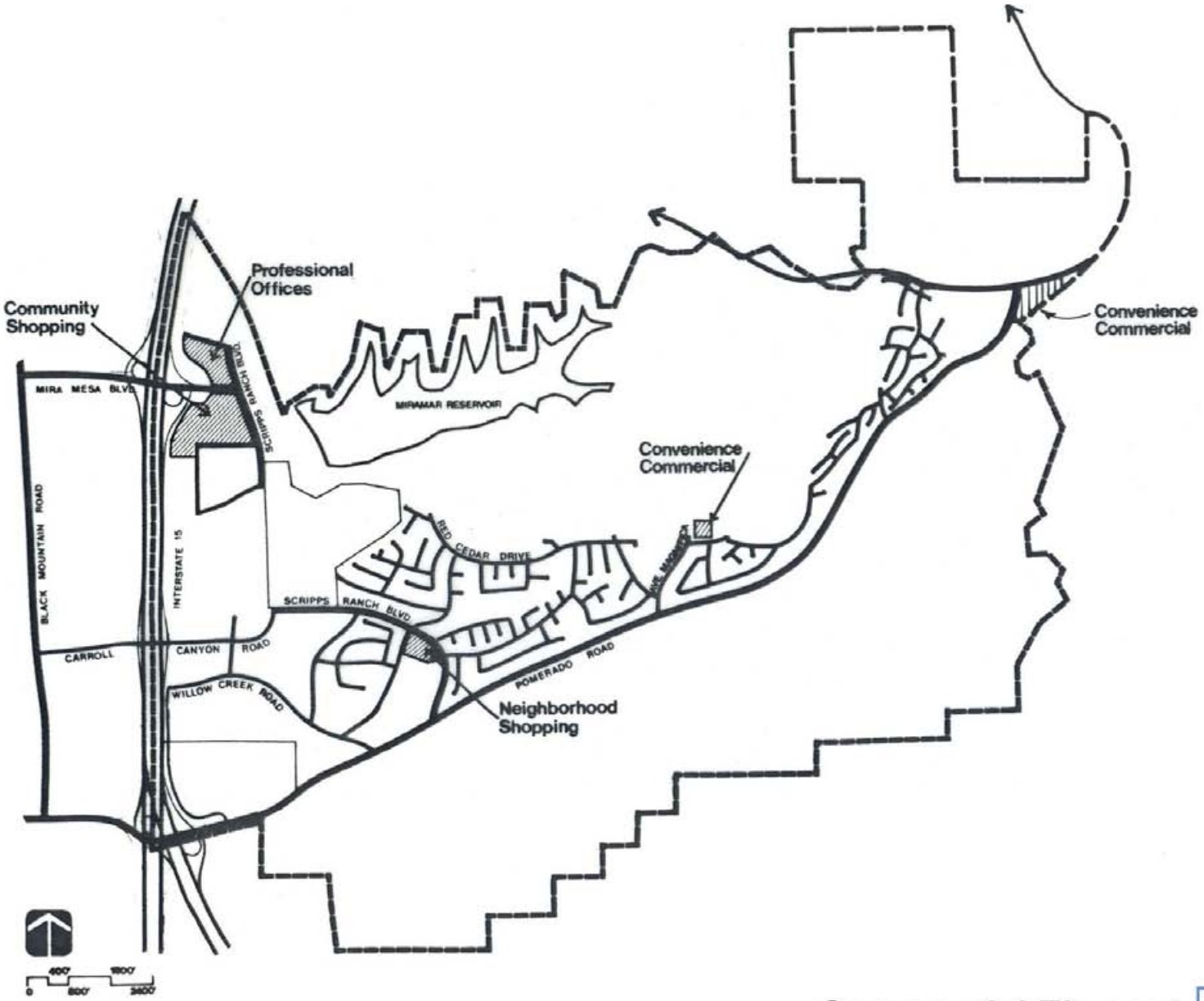
The environmental analysis prepared in conjunction with the 1987 Amendment to include this area within the Scripps community identified a concern relative to hydrology and drainage. In order to avoid potential water quality impacts, site-specific analysis will be required as outlined in the **Implementation 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 **8**

Scripps Miramar Ranch Community Plan 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.

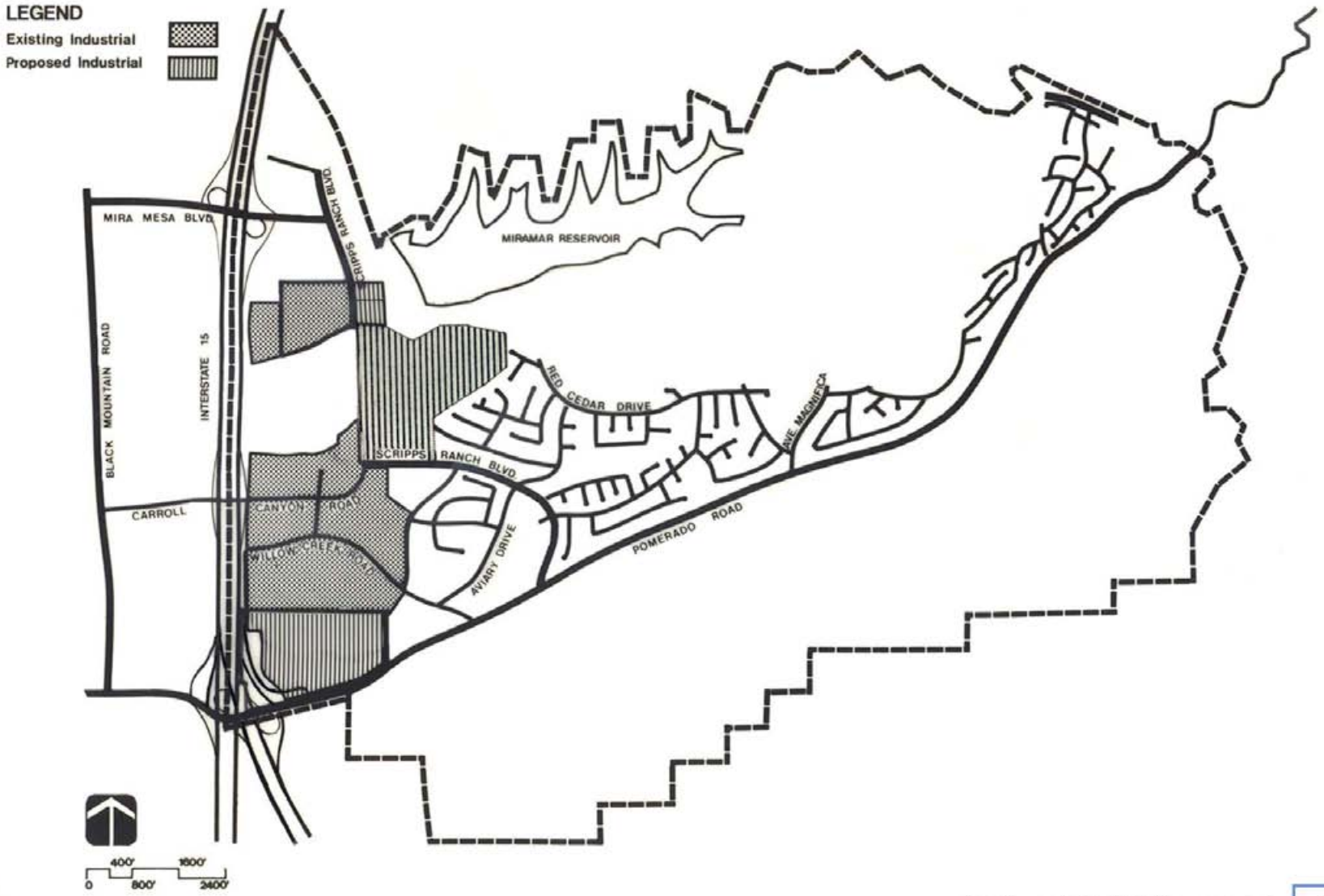
- Ingress and egress routes should not cause traffic congestion problems.

- 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.



Industrial Element **9**

Scripps Miramar Ranch Community Plan 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.

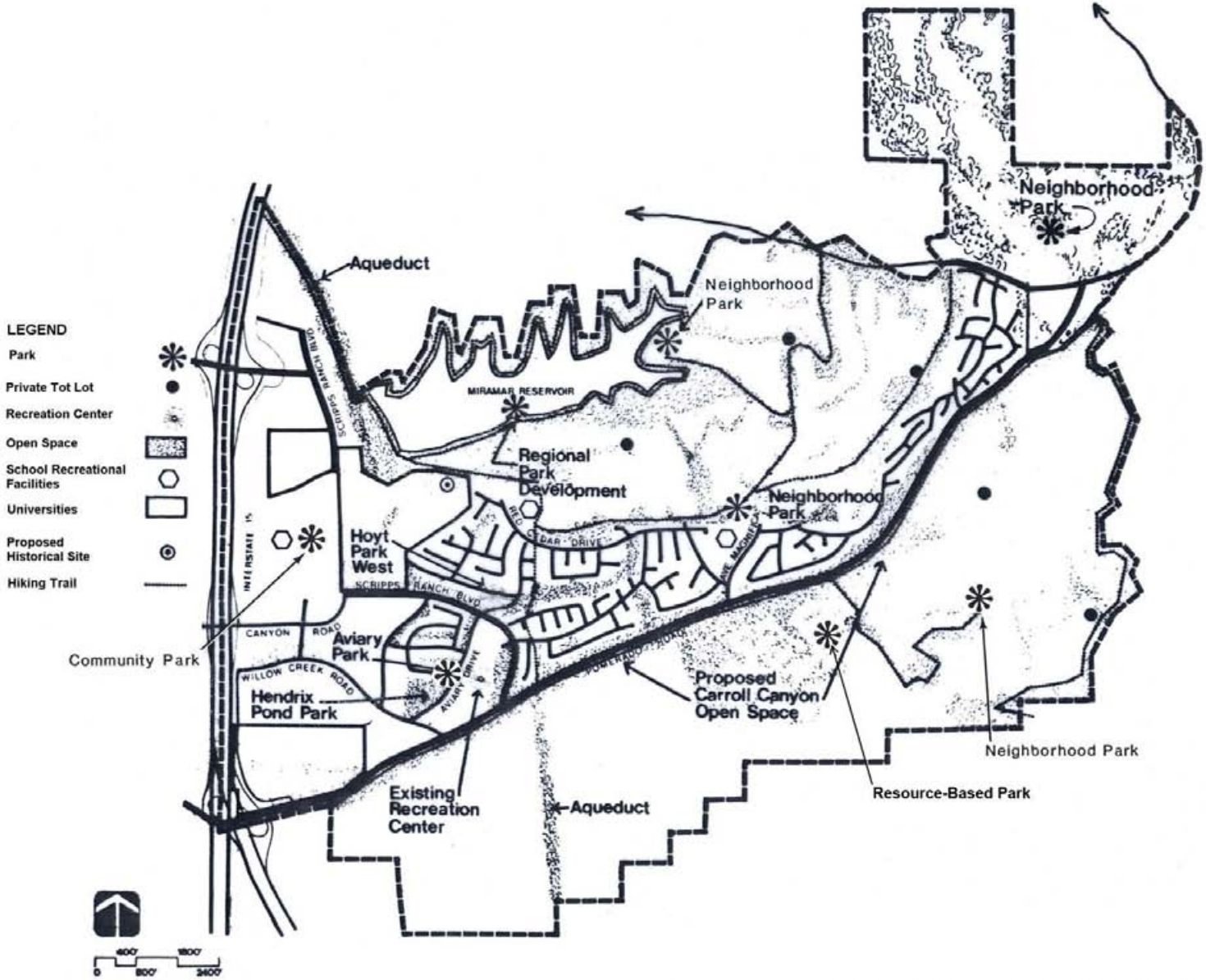
- Design of structures should be responsive to design guidelines, existing area development and current design styles, especially when structures are visible from perimeter streets.

- 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 unobstrusive 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.



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

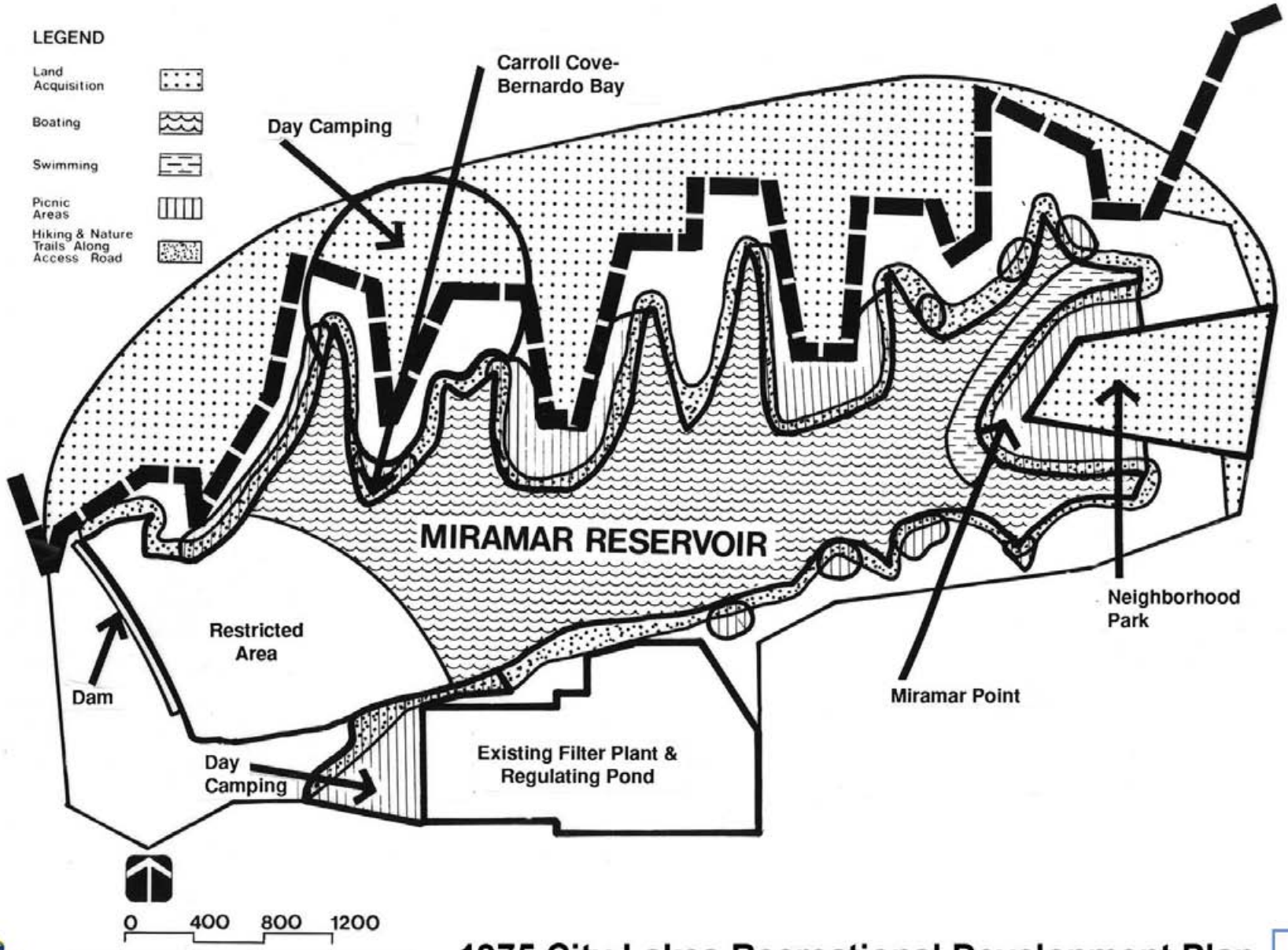
In anticipation of an ultimate population of almost 18,000 residents in Scripps Ranch, a community park site should be acquired and developed to supplement the existing neighborhood parks and open space system. A 13- to 20-acre portion of the 70-acre site designated for a secondary school between Scripps 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."



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**.

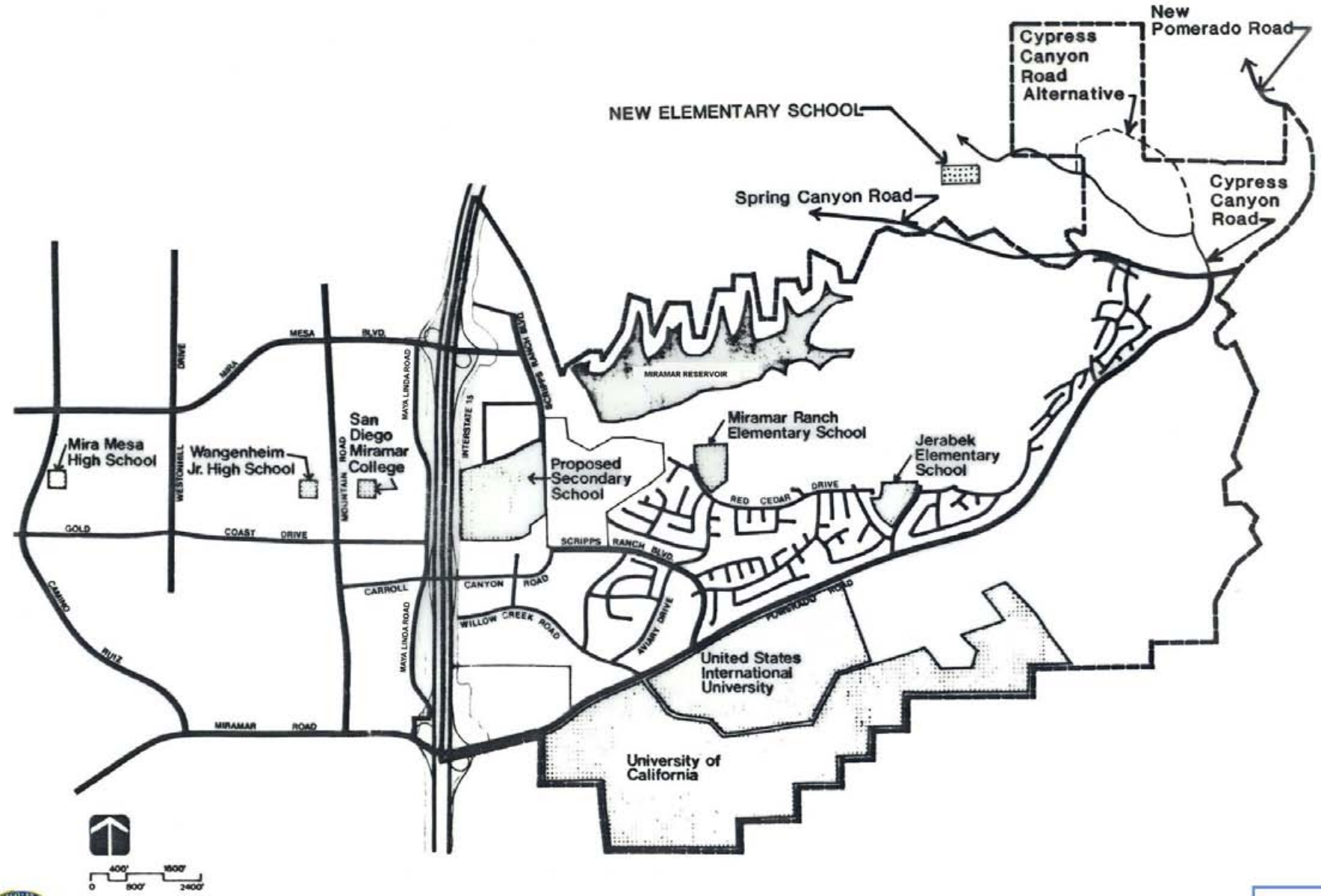
A smaller, natural resource-based park is recommended for a 17-acre site south of Pomerado Road in Carroll Canyon on property adjacent to the United States International University Campus and owned by the university. This site is located in a creek bottom, six or more feet below the adjacent street level, 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 **12**

Scripps Miramar Ranch Community Plan 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.

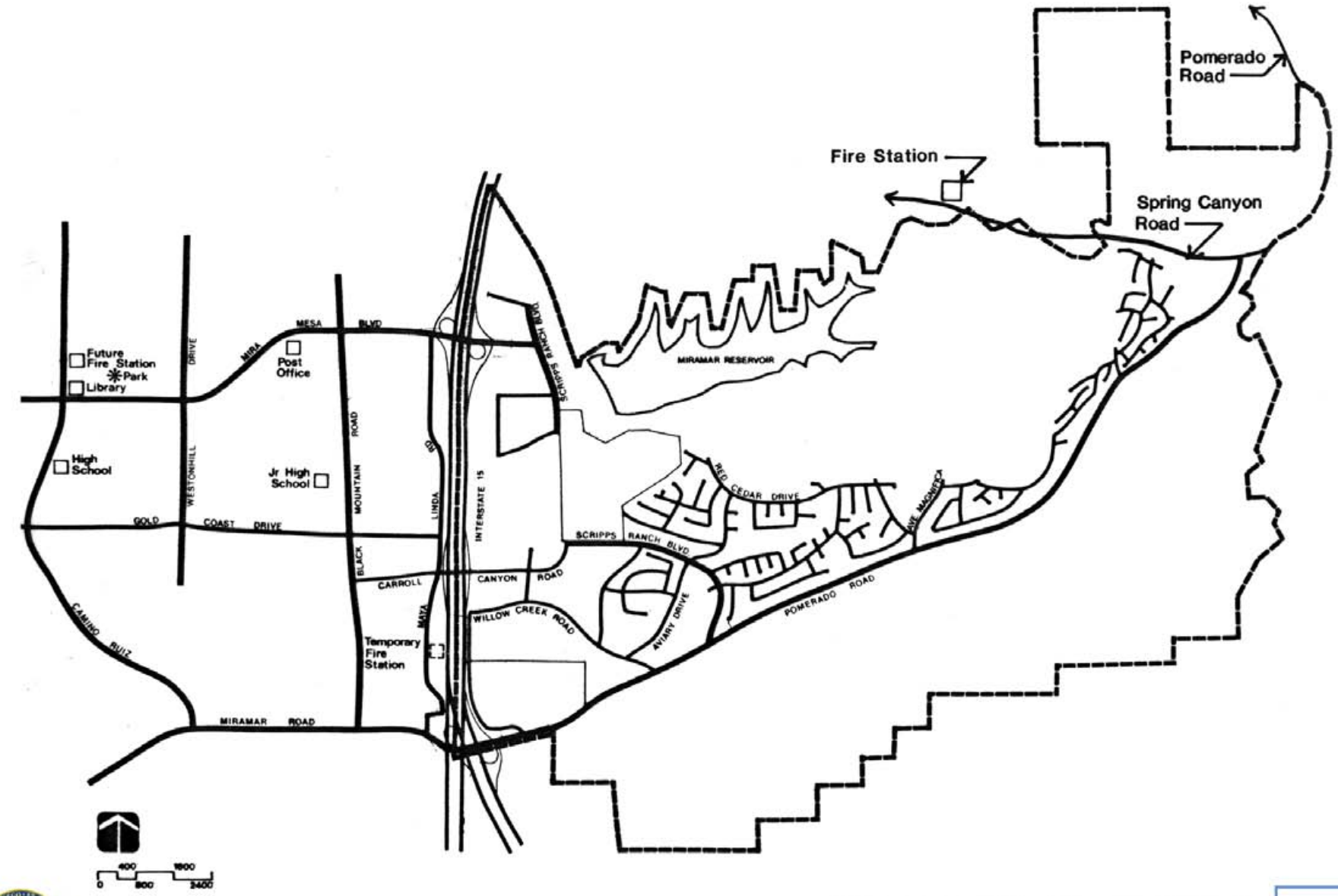
- Increase the Scripps Ranch community's participation and influence in the planning of public facilities.

- 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 **13** FIGURE

Scripps Miramar Ranch Community Plan

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.

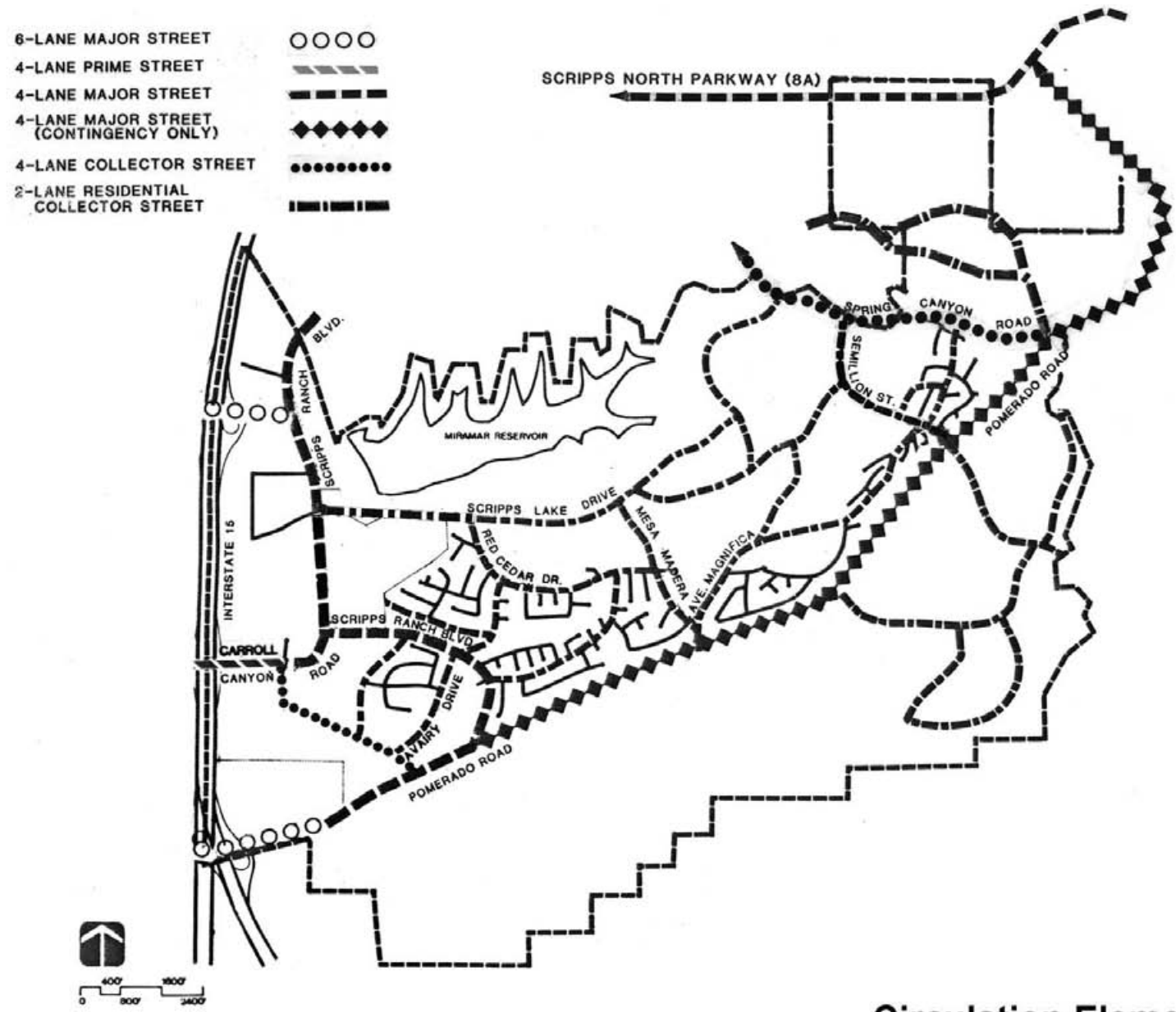
Utilities

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.)



Circulation Element **15**

Scripps Miramar Ranch Community Plan 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

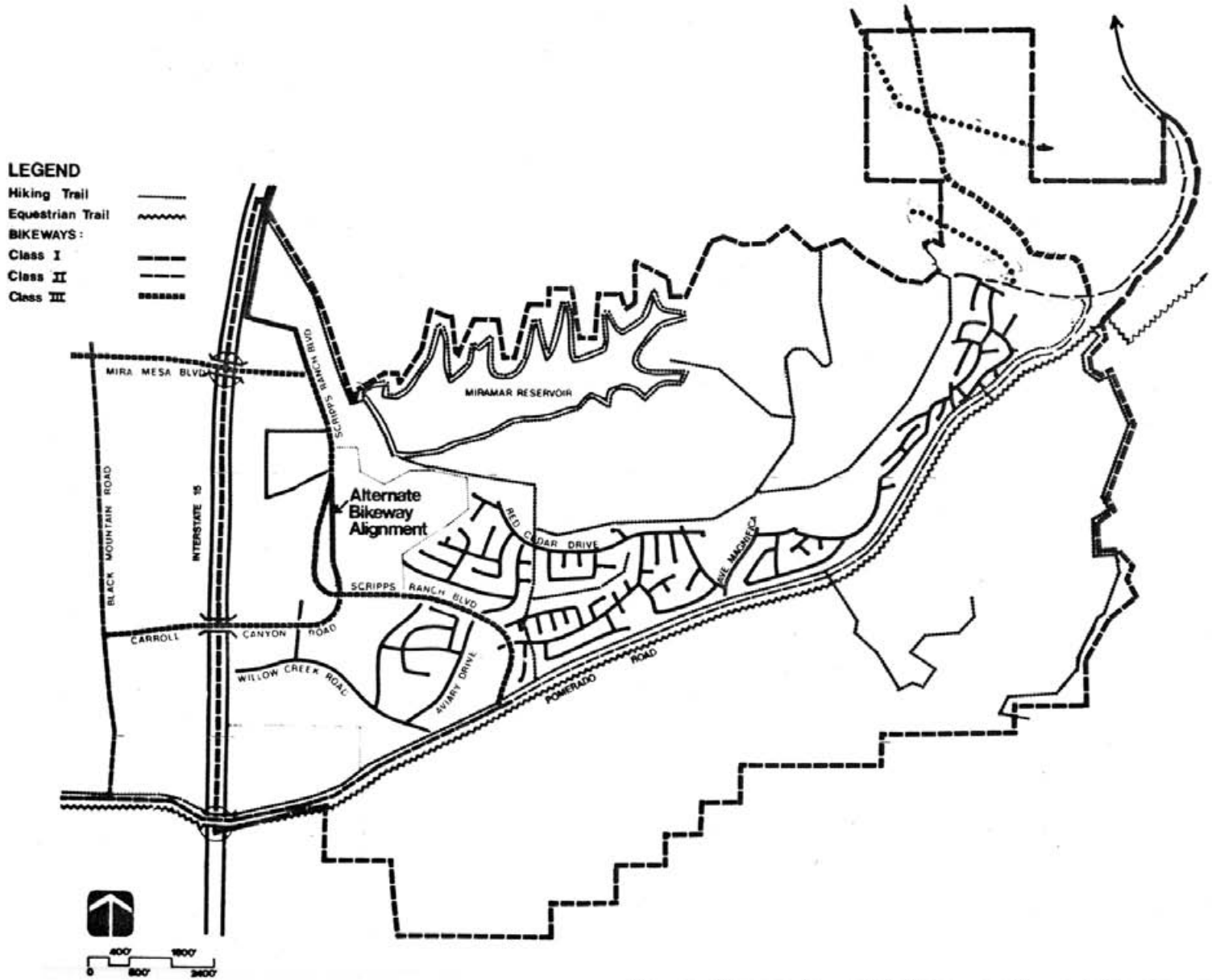
This Plan supports the improvement of public transit service in the Scripps Ranch community and to the greater metropolitan area. Therefore, the following proposals are offered to accomplish this goal:

- 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.



Non-Motorized Circulation Element

16 FIGURE

Scripps Miramar Ranch Community Plan

- 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. Marine Corps should institute a long-range program for controlling and reducing noise emanating from MCAS Miramar. U.S. Marine Corps 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 MCAS Miramar should be insulated as specified by the Airport Land Use Compatibly Plan noise compatibility criteria for MCAS Miramar (Refer to Appendix C).

- 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.

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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 Spac*e*

      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 chapparal 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:

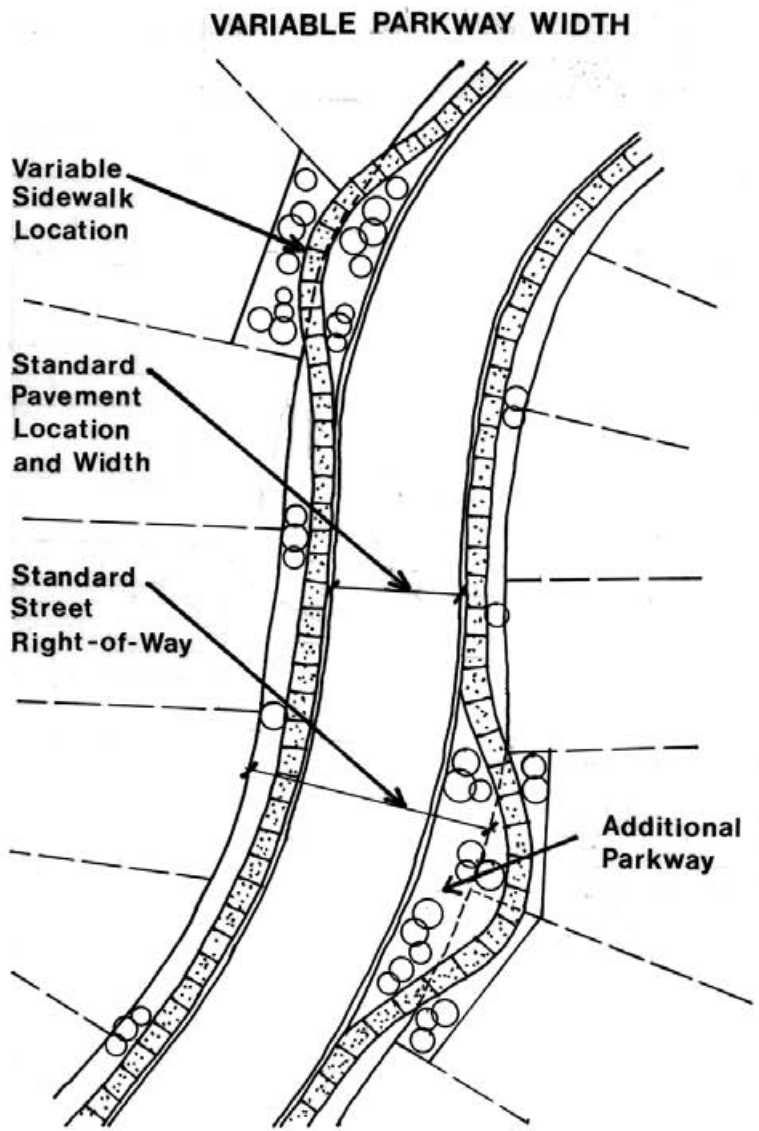
- Development should relate to existing topographic and landscape features. The hill-valley relationship should be maintained and not obliterated. While hilltops and valleys may be graded to permit human settlement, the sense of distinctive landform should remain.

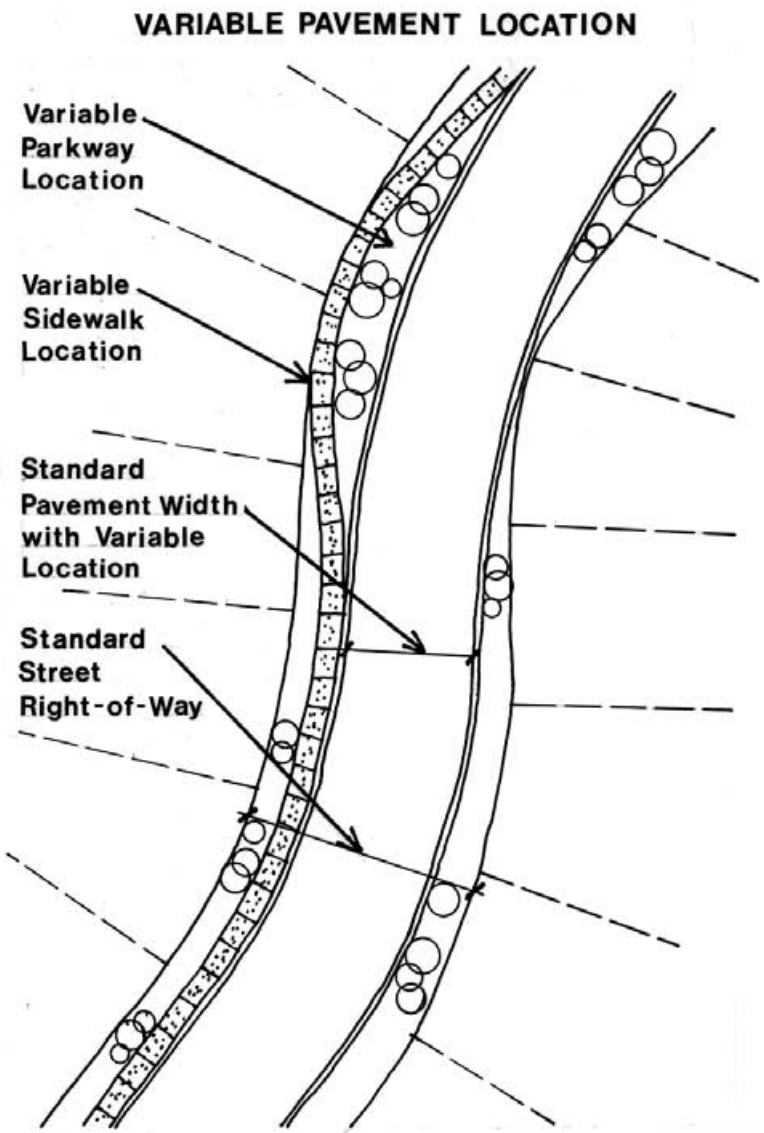
- House foundations, driveways, patios and other similar structures that occur on steep hillsides should minimize the covered surface and should support or be compatible with natural drainage.

- 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.





Landscaping Pockets **18** FIGURE

Scripps Miramar Ranch Community Plan

- 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 techiques 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 subdivsion.

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 unpadded 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.

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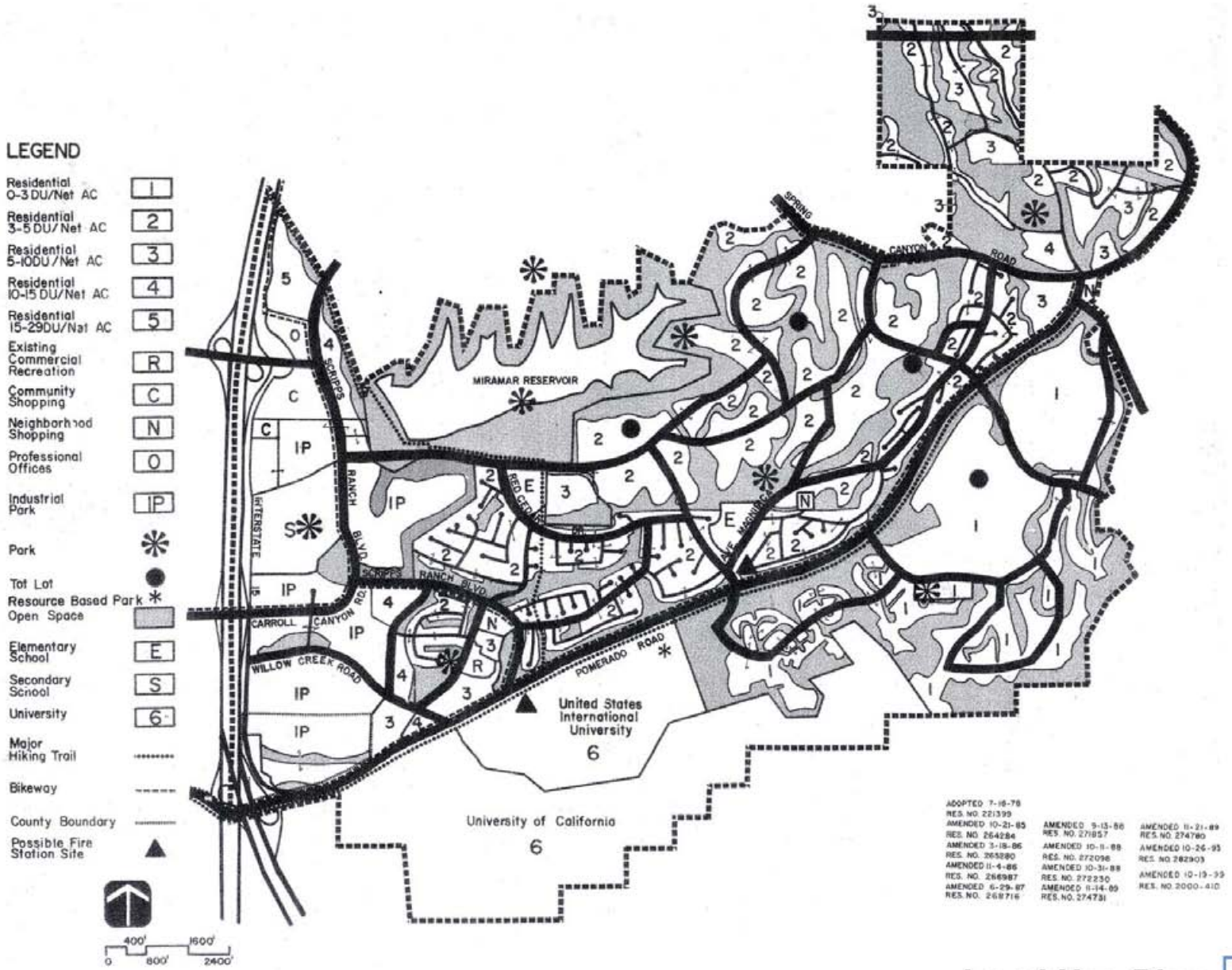
Plan Summary of Land Use Allocations



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RES. NO. 221399
AMENDED 10-21-85
RES. NO. 264284
AMENDED 3-18-86
RES. NO. 265280
AMENDED 11-4-86
RES. NO. 266987
AMENDED 6-29-87
RES. NO. 268716
AMENDED 9-13-88
RES. NO. 271857
AMENDED 10-11-88
RES. NO. 272098
AMENDED 10-31-88
RES. NO. 272230
AMENDED 11-14-89
RES. NO. 274731
AMENDED 11-21-89
RES. NO. 274780
AMENDED 10-26-93
RES. NO. 282903
AMENDED 10-19-99
RES. NO. 2000-410

Land Use Plan **19**

Scripps Miramar Ranch Community Plan **FIGURE**

PLAN SUMMARY OF LAND USE ALLOCATIONS

TABLE 2

Land Use	Acres
Very Low Residential (0-3 DU/NRA*)	475+
Low Residential (3-5 DU/NRA*)	913+
Low-Medium Residential (5-10 DU/NRA*)	99+
Medium Residential (10-15 DU/NRA*)	55+
High-Medium Residential (15-29 DU/NRA*)	29+
Neighborhood Shopping	12+
Community Shopping	28+
Professional Offices	15+
Industrial Park	386+
Park and Recreation	54+ 91+**
Reservoir and Adjoining Property	365+
Schools and Other Institutional Uses	817- 828+**
Fire Station	1+
Open Space	624+
Total Net Area	**3,923+**
Streets, Other Public Rights-of-Way	467+
Total Planning Area	**4,365+**

* Density is calculated as the number of dwelling units per net residential acre (DU/NRA). This assumes 25 percent open space and 15 percent for streets and other public rights-of-way. Residential use allocations include certain non-residential uses such as church sites, private recreation facilities and private daycare centers.

** The precise Park and Recreation and Schools/Institutional acreage will be dependent upon the future need for school facilities.

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Implementation Element

IMPLEMENTATION ELEMENT

The goals and proposals of this Plan will be realized by techniques and devices of implementation described in this element. But just as goals and objectives may change over time, resulting in periodic revisions to this Plan, the means of implementation are also subject to change.

At the present time, the techniques of implementation are limited by three key policies: Council Policy 600-10, as amended May 12, 1976; Residential Growth Management Policy, as adopted by City Council on July 20, 1977; and a fundamental goal of this Plan which states that ". . . the financial costs of further development in the planning area shall not be borne by the residents of the Scripps Miramar Ranch community existing prior to the adoption of this Plan."

Policy 600-10 makes clear the City Council's view and requirement that public facilities, such as schools, roads, recreation facilities and utilities should be available at the time of need, i.e., when homes are occupied or very soon thereafter.

One of the principal statements of the Residential Growth Management Policy is that City general revenues will be diverted to the inner city, or "Urbanized" area (Tiers I and II), from the suburbs, or "Planned Urbanizing" area (Tier III). Hence, this Plan for Scripps Miramar Ranch anticipates little, if any, financial aid from the City's general budget.

Although the first priority of the Residential Growth Management Policy is to accommodate the continuing growth of San Diego in the "Urbanized" area, it also recognizes that the City's total growth potential cannot be realized within this area. Consequently, the Policy selects suburban communities with existing infrastructure as areas best suited to accommodate the continuing growth.

Scripps Miramar Ranch is designated as a "Planned Urbanizing" community. After much effort, it has adequate elementary schools, an improving freeway link to San Diego, basic and adequate utility systems, and a system of open spaces. On the other hand, it presently suffers from inadequacies in secondary schools, access to I-15, and public park facilities.

The continuing development of Scripps Miramar Ranch must not only correct present deficiencies but also make timely provisions for new additions. The previously cited Plan goal and Residential Growth Management Policy make clear the costs associated with new development in the community must be borne by those developments.

Plan Review and Maintenance

The Scripps Miramar Ranch Planning Committee (SMRPC) has been a vital force in the preparation of this Plan. Once the Plan is adopted, continued citizen input is essential for its implementation. The SMRPC and succeeding private citizen organizations should provide leadership for any pertinent actions relating to the implementation of this Plan.

Effective implementation of this Plan necessitates continual monitoring of the Plan and its proposals. Each new development proposal should be reviewed and analyzed in terms of the adopted proposals and objectives of this Plan. Certain actions, such as the formation of assessment districts or the consolidation of park districts, should be initiated by the citizens of the community. Citizens of the community should stand ready to work with developers in selecting residential, commercial and industrial designs which will meet the goals and desires of Scripps Ranch residents, both present and future. The Capital Improvements Program budget should be reviewed on an annual basis to guarantee maximum community input regarding funding and completion of projects related to Scripps Ranch. Finally, the Plan should be continually monitored to ensure its timeliness. The Plan's intent is to provide guidance for orderly growth and to respond to changing environmental, social and economic conditions; it should also reflect changes in the legislative framework. In order to accomplish these aims, the Plan should be continually monitored and amended when necessary so that it remains relevant to community and City needs. This process will probably involve a yearly review and a major overhaul and revision every five to ten years. The planning committee should be responsible for this task.

Until such time as other arrangements are made, the planning committee should act as the architectural review board for the community. This board should review all commercial and industrial development proposals, as well as Planned Residential Developments and custom home designs.

Citizen Participation

As the foregoing discussion points out, the citizens of Scripps Miramar Ranch have an ongoing responsibility to remain active in the planning and development process in order to achieve the goals and objectives outlined in this Plan. The following specific recommendations are made as a means of promoting citizen participation in this Plan.

The Scripps Miramar Ranch Planning Committee should meet on a regular basis following Plan adoption. These meetings should be open to the public. They may be held either downtown when staff assistance is required, or at a designated meeting place in the community. Although these meetings will generally be concerned with issues of direct relevance to the Plan, they may function as forums for other matters of community concern and interest.

Special meetings should be announced when matters of communitywide interest arise. These meetings may concern all residents of the community or only those living in a particular neighborhood. Meetings should be held in places convenient to those interested in the issues at hand.

The SMRPC should support the establishment of a "Town Council" which would represent the interests of all residents in Scripps Miramar Ranch. This organization could include members from existing civic groups, homeowners associations, social and athletic groups, as well as commercial, industrial and development interests.

Composition of the planning committee should be truly representative of the community. Procedures should be established to ensure that the planning committee reflects a wide range of opinions and that a maximum number of citizens participate. These should be accomplished by periodic, democratically conducted elections of representatives to the planning committee by all members of the Scripps Miramar Ranch community. Membership should also include development, commercial and industrial interests.

All government agencies should solicit citizen input before making decisions that affect the community. As this Plan urges, citizen input should be sought on all matters relating to the construction and maintenance of facilities and programs utilized by Scripps Ranch residents.

Citizens should be advised of the existence and nature of community organizations. This can be accomplished through the construction and use of kiosks at key points within the community. The Scripps Ranch Civic Association Newsletter can also note the existence and membership of these various groups.

Cooperation between the Mira Mesa Planning Committee and the SMRPC should be strongly supported. So long as Scripps Ranch relies on the Mira Mesa community for some of its services and facilities, the needs and interests of the community will remain closely linked. The communities will maintain their individual identities, but they should recognize their similarities and shared needs.

Tools of Compliance and Implementation

The following methods and processes are identified as controls and input opportunities regarding development proposals. Citizens should view these items as opportunities to be involved in the ongoing planning and development process in Scripps Miramar Ranch.

a. Subdivision Map Act and Local Subdivision Ordinance

   These laws, as enforced by City staff, Planning Commission and City Council, will ensure provision of on-site improvements, enforcement of matters dealing with public health, safety and welfare, and provision of those off-site public facilities directly related to the needs of the subdivision. The subdivision process can also be used to create open space areas, varied setbacks and public park dedications.

b. Open Space Maintenance District

   Additional Open Space Maintenance Districts should be created (subject to City Council approval) to maintain additions to the open space system. The subdivision process will ensure the improvement and dedication of such open space. Districts should be established as needed to cover all new development areas.

c. Park Service District

   The community can request a consolidation of all existing and proposed park service districts within the planning area to facilitate the development of neighborhood and community parks. Creation of a single park service district would make all park fees collected within the area more useful in meeting the community's population-based park needs.

d. Hillside Review Permits

This process provides citizens with an opportunity to review and comment on development proposals for areas with slopes exceeding 25 percent. Conformance with the standards and criteria outlined in the **Design Element** can be reviewed in detail during this process to ensure that the project respects the goals and objectives set forth in this Plan.

e. Planned Residential Development

Projects approved under the Planned Residential Development (PRD) Ordinance may use this flexible but scrutinized process to achieve greater design flexibility in meeting the goals of this Plan. The process also involves a public hearing, at which public comment and participation are sought regarding the proposed project.

f. Planned Commercial Development

This public review process provides the same public input opportunities and design flexibility as the Planned Residential Development permit process; however, it deals exclusively with commercial development and associated uses.

g. Planned Industrial Controls

The M-IP Zone has been applied to all existing industrial land within Scripps Miramar Ranch. This zone fosters high standards of development through enforcement of the ordinance and the Planning Commission's review of individual development plans. A public hearing is also required prior to granting of a permit.

h. Rezoning Procedures

Because the City Council must approve a rezoning for most, if not all, of the additional development in Scripps Ranch, a full public hearing through the Council is required. This process will necessitate the preparation of an environmental impact analysis discussing the impacts of the proposed project and alternatives to the project.

i. Environmental Review

Under the terms of the California Environmental Quality Act (CEQA) and the City Code, all rezonings, subdivisions, use permits, hillside permits and other discretionary acts required for implementation of this Plan are subject to environmental review. This review includes City staff analysis of the project and related impacts, as well as a public review period. It also considers alternatives to the proposed project.

j. Subdivision Law

This state law, which must be differentiated from the Map Act, is administered by the Commission of Real Estate. Its basic purpose is to eliminate fraud by assuring that all required or promised facilities, both public and private, will be provided. This must be determined prior to public announcement of the sale or rental of property.

k. City Council Policy 600-10.

Because of limits inherent in the Subdivision Map Act, the City Council has adopted and continues to endorse this policy. Before an applicant is granted approval for a tentative map, use permit, or rezoning, he must show that all necessary public facilities will be furnished at the time of need. Proof of such provision may take the form of letters from other public agencies, such as San Diego Unified School District, or written offers by the applicant which are then incorporated in the approvals as voluntary but absolute requirements of development.

Phasing

The SMRPC has identified no real need for mandatory phasing of development within the community. So long as the preconditions for facilities and services set out in the Plan are met, development may proceed according to the market conditions and developer needs. However, traffic from new developments should not have a significant adverse impact on the flow of community traffic onto I-15.

Financing

Because the community cannot depend upon funding of local projects with Capital Improvement Program monies, other financing methods must be found for major public projects in the planning area. This Plan sets forth the requirements which must be met prior to development and proposes methods of acquisition and financing of public improvements within Scripps Miramar Ranch.

a. Parks

General citywide public purchase is normally indicated for the acquisition of neighborhood and community parks. Funds typically come from general revenues, bond funds, or area-wide park fee districts. This Plan anticipates that neither general revenue nor bond fund sources will be available for community facilities; it also recognizes that present park service fees are inadequate for the acquisition and improvement of needed parks. Because it is essential that adequate parks be available to serve existing and future development, this Plan proposes the creation of a special park fee district which shall apply to the Scripps Miramar Ranch planning area.

The Scripps Miramar Ranch Park Service District should be created by amendment of Section 102.0406 et seq. of the City Code. This amendment should contain the following key points:

- This district should be otherwise excluded from Section 102.0406.
- The “Population-Based Park Service District” map should be amended to show a single park service district for the planning area.
- The amount of the park service fee should correspond to the cost of acquiring and improving the neighborhood park next to Jerabek Elementary School and acquiring the land for a community park; allowances should be made for a community

recreation building at one of these park sites. This fee should be increased each year to reflect annual inflation rates. Initial estimates anticipate a fee of about $800 for each single- and multifamily unit.

- Appropriate land and improvement cost donations may be made in lieu of fees.

- Subsidized and student housing should pay the normal park fee required by Section 102.0406 et seq.

- As with other improvement costs associated with future development, this special park fee should not apply to homes existing prior to adoption of this Plan.

In the event a special park fee district is not established, alternative methods of providing needed park facilities should be explored. For example, parks in specific development areas could be provided by developers or development could be delayed until Capital Improvement Program funds become available. Alternatively, residential densities could be lowered throughout the planning area to reduce the demand for park facilities. In any case, a situation should not be created which would result in a permanent shortage of needed park amenities in Scripps Miramar Ranch.

b. Open Space

Public fee acquisition by donation is appropriate for open space areas sufficiently large to be useful to the entire Scripps Ranch community. These areas can be acquired in fee by deed, as has been done, in the course of development. This land should be owned by the City with maintenance by the Open Space Maintenance District. Areas suitable for this method of acquisition include Carroll Canyon, the area on the perimeter of Miramar Reservoir not designated as a park, and other major open spaces within development areas. These areas fall into Category II of open space, as described in A Plan for the Preservation of Natural Parks in San Diego.

In some instances, open space by positive easement can have virtually the same effect as the donation method mentioned above. This system grants public access to certain portions of otherwise privately-owned property.

Finally, where the open space is for visual effect only and no active public use is contemplated, the desired results may be achieved with open space by negative easement. This system permits no mandatory public access but does restrict the private owner's opportunity to build within the easement. This would be most suitable for heavily forested, large lots located south of Pomerado Road.

Rezoning Proposals

Council Policy 600-6 states that zoning should be used to implement proposals in adopted community plans. This policy is an indication of the City's intent to follow through on its proposed plans.

Figure 20 identifies those areas which must be rezoned to conform with the land use designations of this Plan. It also suggests possible zones which would permit the recommended uses. Because all of these rezonings will result in more intensive zones than presently exists, requests for these rezonings should come from the property owner when development is desired.

Pomerado/Spring Canyon Road County Island

a. Development Phasing

The Pomerado/Spring Canyon Road County Island area occupies a unique geographic position between the city of Poway at the east, the Planned Urbanizing Communities of Sabre Springs and Miramar Ranch North to the north and west, the virtually developed community of Scripps Ranch to the southwest. The area is the focus of the intersection of two major City of San Diego and County of San Diego General Plan Circulation Element roadways, Spring Canyon Road and Pomerado Road. The purpose of this implementation program is to ensure that public and private facilities are phased to be available concurrent with need, and to encourage the orderly buildout of the area. Even though development in the County Island does not precipitate the need for all of the facilities located within its boundaries, the phasing of the County Island must by necessity include those items.

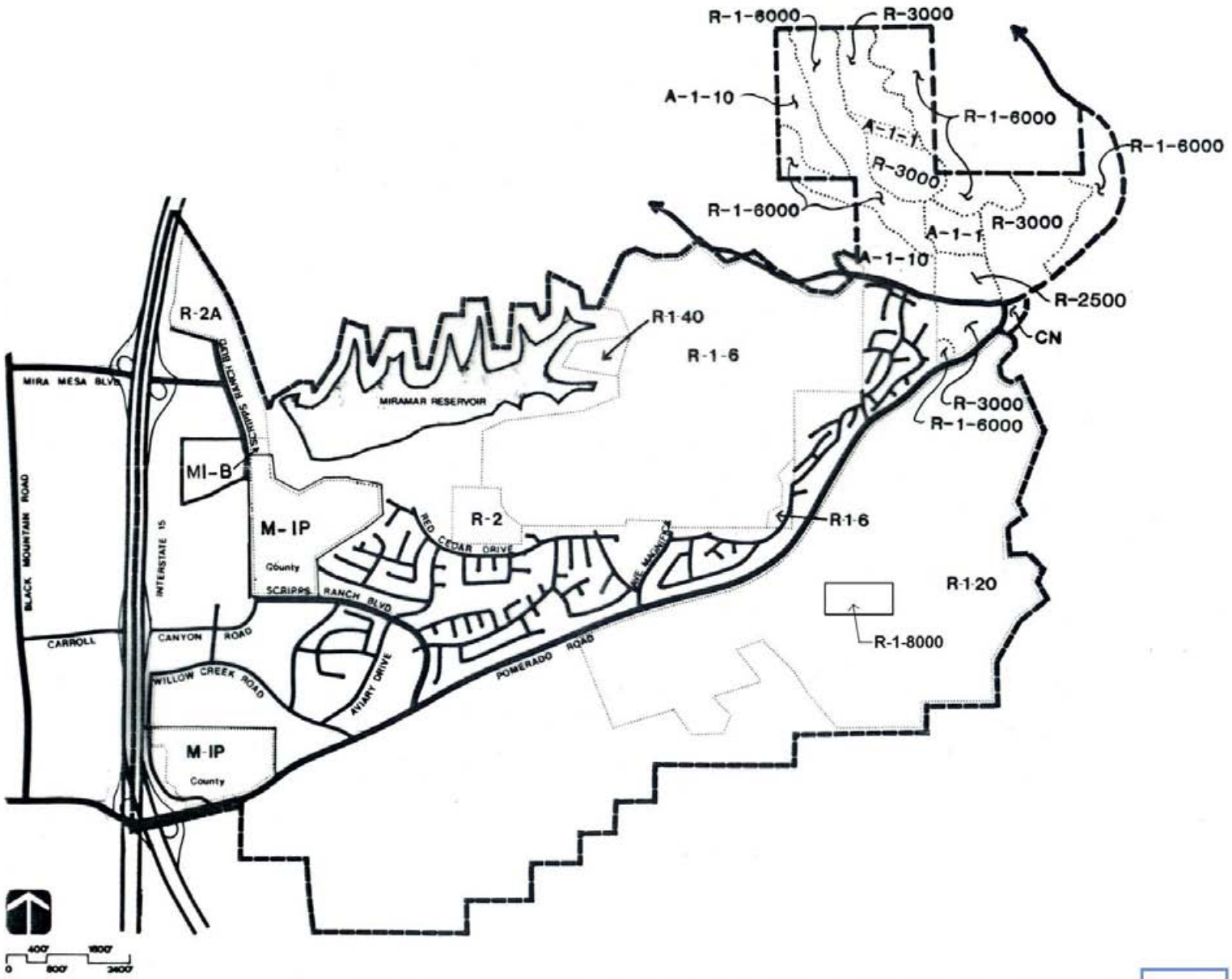
Further, City Policies 600-10 and 600-28 set forth the requirements for approving development in conjunction with the provision of facilities. Policy 600-10 requires that availability of services and facilities must be demonstrated prior to development approval. Policy 600-28 requires that in developing communities, the Implementation Program must include a community facilities financing program, which will set forth the methods and sources of financing for all needed improvements. The County Island will be required to prepare such a financing plan prior to the recordation of any final maps on the site. Section C contains a more complete description of that program.

b. Phasing Sequence

This section describes the specific improvements and timing required of the county island for various facilities.

1. Transportation

a). Upon completion of annexation to the City of San Diego, close Pomerado Road to through traffic, except for emergency vehicles. Pomerado Road can only be reopened to through traffic after the westerly extension of the South Poway Parkway (Alternative 8A) is constructed with four lanes from I-15 to Pomerado Road and only after Pomerado Road is improved (see item d). below).



Proposed Rezoning for Plan Implementation

Scripps Miramar Ranch Community Plan

20
FIGURE

b). Construct Spring Canyon Road within the project area to Pomerado Road to four-lane collector street standards.

c). Construct Pomerado Road south from the Spring Canyon road intersection to major street standards to the existing Pomerado Road at project boundary. Grade and construct half-width improvements (full-width improvements where development occurs on both sides) and signalize intersection of Pomerado Road and Spring Canyon Road when warrants are met.

d). Design and grade Pomerado Road northeast of Spring Canyon Road intersection within the project area to four-lane major street standards, and construct two driving lanes with ultimate four-lane graded roadbed.

e). Bond for completion of construction described in items b)., c). and d). as a condition of the first final subdivision map.

2. Schools

   School fees collected at the building permit stage should be directed toward construction of an elementary school on either the existing Fairbrook school site or on the easternmost school site in Miramar Ranch North.

3. The County Island currently has made provision for up to 12 acres of active neighborhood park lands on Cypress Canyon Road and a 4.5-acre improved open space area under the SDG&E easement at the northern portion of the site.With occupancy of the first phase of residential development in the County Island, a ten-acre finished neighborhood park site shall be available to the residents of the Ranch.

4. Sewer and Water

   The County Island will use the existing Scripps Ranch Reservoir for water service through a localized subdivision piping system. No extraordinary off-site or major water lines are required as the water capacity and pressure has already been planned to accommodate development in the project area.

   Sewer lines will gravity flow into the Peñasquitos Trunk sewer line, which has also been sized to accommodate development in the project area.

   The normal capacity charges imposed by the City of San Diego for water and sewer service area used for capital construction of regionally required facilities. Therefore, no special facilities provisions or phasing plans are required of the County Island.

5. Fire Protection, Library, Police Protection

   Through a Public Facilities Financing Plan, the County Island developments will be required to make provisions for per-unit contributions to a fund used to construct needed new capital facilities for fire and police protection, as well as for a public library. Currently, a fire station is planned along Spring Canyon Road in the Miramar Ranch North community, and a library is planned near the Scripps Ranch Business Park. See Section 6 for a more complete description of that financing program.

c. Public Facilities Financing Plan

Prior to the recordation of any final maps in the County Island area, a Public Facilities Financing Plan (PFFP) must be adopted. Several financing mechanisms are possible which may or may not be prepared in conjunction with nearby development such as Miramar Ranch North.

An assessment district may be formed over the County Island area to assign costs for major facilities on a benefit basis. A Facilities Benefit Assessment program or Development Agreement fees may be used to assign per-unit costs for:

1). Facilities which already exist or are planned outside the County Island area and the planning area which may require expansion due to the additional development (i.e., police substation).

2). Facilities within the planning area, but outside the County Island, which will be used by County Island residents, as well as planning area residents (i.e., library, parks, fire station).

3). Facilities within the County Island area which serve both the County Island and plan area residents (i.e., parks, roads).

Any PFFP must take into account the existing per-unit park fees levied in the Scripps Miramar Ranch planning area, as well as the fees imposed for school facilities by the San Diego Unified School District.

On-site, subdivision-specific facilities will be provided through conventional subdivision agreements.

As set forth in City Council Resolution R-2687l6 (June 29, 1987), the financing of improvements to Pomerado and Spring Canyon Roads and the westerly extension of South Poway Parkway will be accomplished as follows:

1). $1.05 million from BCED (the developer of Miramar Ranch North) shall be used to construct Pomerado Road within the area from Spring Canyon Road to the Poway city limits and $1.05 million from BCED shall be used to construct the westerly extension of South Poway Parkway (Alternative 8A) within the County Island, easterly from Miramar Ranch North.

2). The FBA or similar funds to the extent available should be used to construct the easterly half of Pomerado Road from the Spring Canyon and Pomerado Road intersection to the Poway city limits and for a traffic signal at the intersection of Pomerado and Spring Canyon Roads, and for reconstructing a short portion of the terminus of existing Spring Canyon Road which must be reconfigured at a different gradient.

3). The developers of the County Island properties shall be responsible for the balance of the improvement costs of Pomerado Road.

d. Implementation of Water Quality/Hydrology Measures

As part of the Tentative Subdivision Map process a detailed water quality analysis shall be prepared by a qualified hydrologic engineer and submitted to the City Engineer for approval. That study shall include specific measures to be implemented by the developer which will avoid water quality impacts as identified in the Scripps Miramar Ranch Amendment EIR (EQD No. 84-0744). If mitigation cannot be assured, the developer shall provide adequate water service to the affected homes in the adjacent Beeler Canyon area.

SUMMARY OF PROPOSED PROJECTS

Project	Responsibility	Status
Streets and Highways		
Construction of Carroll Canyon interchange	Caltrans	Project complete
Construction of New Pomerado interchange	Caltrans	Project complete
Completion of Scripps Ranch Boulevard between Pomerado Road and Mira Mesa Boulevard	City of San Diego Private developers	Awaiting landscaped median between Scripps Lake Drive and Mira Mesa Boulevard. Awaiting paving of two center lanes.
Improvements of Scripps Lake Drive between Red Cedar Drive and Scripps Ranch Boulevard	Private developers	To occur in association with future development west of the reservoir
Construction of Spring Canyon Road to Pomerado Road	City of San Diego Private developers	Project complete
Construction of westerly extension of South Poway Parkway (Alternative 8a)	City of San Diego City of Poway Private developers in Miramar Ranch North	Poway has responsibility for designing and acquiring right-of-way under construction.
Parks		
Neighborhood Park next to Jerabek Elementary School	City of San Diego Private developers	Proposed for acquisition and improvement per special park fee ordinance
Neighborhood (3.7-acre) Park	City of San Diego	Proposed to be developed by City and/or LMD (Landscape Maintenance District)
Community Park	City of San Diego Private developers	Proposed for acquisition per special park fee ordinance
Schools		
Miramar Ranch Elementary	San Diego Unified School District (SDUSD)	Existing
Jerabek Elementary	SDUSD	Existing
Wangenheim Junior High	SDUSD	Proposed for completion
Mira Mesa Senior High	SDUSD	Existing
Scripps Ranch Junior/Senior High	SDUSD	Existing
Other Public Facilities		
Fire station in Scripps Ranch	City of San Diego	Proposed

SUMMARY TABLE OF PLAN PROPOSALS

Proposal	Action	Responsibility
Residential Element		
Encourage density ranges (0-3, 3-5, 5-10, 10-15 DU/NRA) to develop and/or maintain these densities as shown on **Figure 19**.	Allow no rezonings that conflict with the Plan.	Planning Commission City Council
Encourage conformance to standards and criteria set out in **Design Element**.	Work with developers, apply HR overlay zoning.	SMRPC* Planning Department
Investigate use of housing in Scripps Ranch community.	Investigate state and federal housing subsidy and City-leased housing programs.	City Council City Manager Private developers
Strengthen Hillside Review process and encourage flexibility in enforcement of zones.	Amend zoning ordinances.	Planning Department
Commercial Element		
Limit commercial development in the community to those areas shown on **Figure 19**.	Monitor situation.	Planning Commission City Council
Enhance the appearance of future commercial development by encouraging PCD and **Design Element** standards.	Monitor situation, work with developers.	SMRPC*
Encourage development of convenience shopping facility in the eastern area of the community.	Permit rezoning, work with developer on design.	SMRPC* Planning Department Planning Commission City Council
Industrial Element		
Continue to develop industrial park under M-IP restrictions.	Monitor development proposals, compare with design recommendations of the Plan.	SMRPC* Private developers
Support design of open spaces to coincide with adjoining open spaces.	Monitor development proposals, work with developer.	SMRPC*
Protect industrial park from encroaching uses.	Approve only those uses acceptable in an M-IP zone.	Planning Commission City Council
Provide buffers to separate industrial uses from disparate uses.	Provide landscaping, fences, etc. to separate industrial uses from adjoining uses.	Private developers

* SMRPC: Scripps Miramar Ranch Planning Committee or successor

SUMMARY TABLE OF PLAN PROPOSALS (continued)

Proposal	Action	Responsibility
Park, Recreation and Open Space Element		
Acquire and improve neighborhood park next to Jerabek School.	Acquire land and construct improvements.	Park and Recreation Department Private developers
Acquire and improve community park	Acquire land and construct improvements.	Park and Recreation Department
Maintain and extend existing open spaces.	Require dedication of open space with development; maintain with Open Space Maintenance District.	Park and Recreation Department SMRPC*
Consolidate all park districts in Ranch to one.	Submit request to Park and Recreation Department.	SMRPC*
Support development of resource-based park at Miramar Reservoir.	Urge acquisition of land north of reservoir.	SMRPC*
Landscape open spaces with eucalyptus trees.	Plant at rate of 100 trees per acre.	Private developers
Schools Element		
Assure availability of school facilities to all developments without overcrowding.	Review capacity and generation data.	San Diego Unified School District
Support retention and development of secondary school site in Scripps Ranch.	Work with school district.	SMRPC* San Diego Unified School District
Encourage community school programs within the Ranch.	Work with school district.	SMRPC*
Public Facilities Element		
Ensure adequacy of all public services.	Monitor needs; improve when necessary.	City of San Diego
Provide fire station within community.	Designate site, improve as needed.	San Diego Fire Department
Increase bookmobile service and investigate library site within community.	Monitor needs and increase service as community population increases.	City of San Diego

* SMRPC: Scripps Miramar Ranch Planning Committee or successor

SUMMARY TABLE OF PLAN PROPOSALS (continued)

Proposal	Action	Responsibility
Transportation Element		
Complete Scripps Ranch Boulevard between Pomerado Road and Mira Mesa Boulevard.	Provide prior to occupancy of first unit south of Pomerado Road.	Private developers Project completed
Construct Mary Ellen Road between Scripps Ranch Boulevard and Red Cedar Drive.	Complete two lanes prior to occupancy of first unit east of reservoir.	Private developers Project completed
Encourage conformance to criteria set forth in the **Design Element**.	Monitor situation, work with developers.	SMRPC*
Community Environment Element		
Implement design guidelines which minimize impacts associated with development, especially in areas with slopes over 25 percent.	Review all proposals; apply HR overlay zone to all land over 25 percent slope.	SMRPC* Planning Commission City Council
Determine location and significance of biological and archaeological resources in planning area.	Conduct surveys of all lands proposed for development as part of the environmental review process.	Developers Environmental Quality Division of City of San Diego
Minimize urban impacts to Miramar Reservoir.	Secure approval for development from agencies concerned with water quality in reservoir; construct protective features as needed.	Developers Pertinent agencies
Preserve existing eucalyptus trees and extend groves with landscaping of open spaces.	Review all proposals; encourage large-lot development in forested areas.	Developers SRMPC* Planning Department

* SMRPC: Scripps Miramar Ranch Planning Committee or successor

SUMMARY TABLE OF PLAN PROPOSALS (continued)

Proposal	Action	Responsibility
Community Environment Element (continued)		
Minimize visual impacts to Miramar Reservoir.	Implement design criteria.	Developers SRMPC* Planning Department
Minimize noise impacts to residences exposed to CNEL of 60 dB or greater.	Insulate all new homes within the 60 CNEL contour to meet state Noise Insulation Standards (CAC, Title 25).	Developers City of San Diego
Prohibit outside aerial antennae in all new developments.	Enforce CC&Rs.	Developers SRMPC* Homeowners association
Encourage energy conservative building practices and methods which conform to design criteria.	Implement design criteria; encourage latest energy conservation construction methods.	Developers SRMPC* City of San Diego
Apply Floodplain Fringe overlay zoning to land within Carroll Canyon where appropriate.	Initiate zoning procedures.	City of San Diego
Social Needs Element		
Encourage greater interaction between community and local instituations.	Coordinate announcements of activities and use of facilities.	SMRPC*
Support creation of "Town Council" as civic organization representing entire community.	Work with all residents and organizations.	SMRPC*
Support the development and maintenance of youth-oriented programs for local teenagers.	Coordinate with local groups and facilities.	SMRPC* Pertinent community groups
Design Element		
Encourage project conformance to design criteria and standards outlined in the Plan.	Monitor situation; work with developers.	SMRPC*

* SMRPC: Scripps Miramar Ranch Planning Committee or successor

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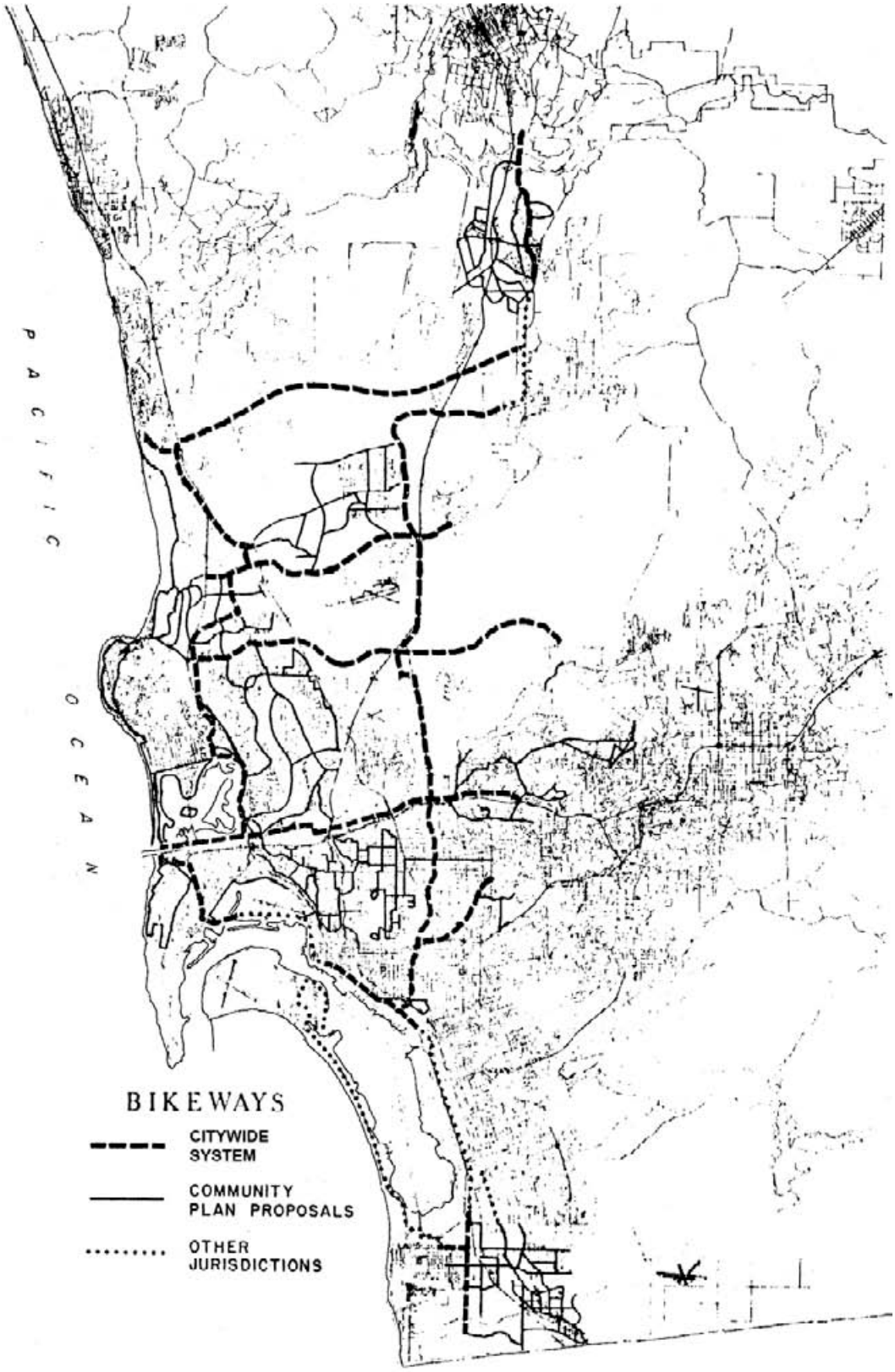
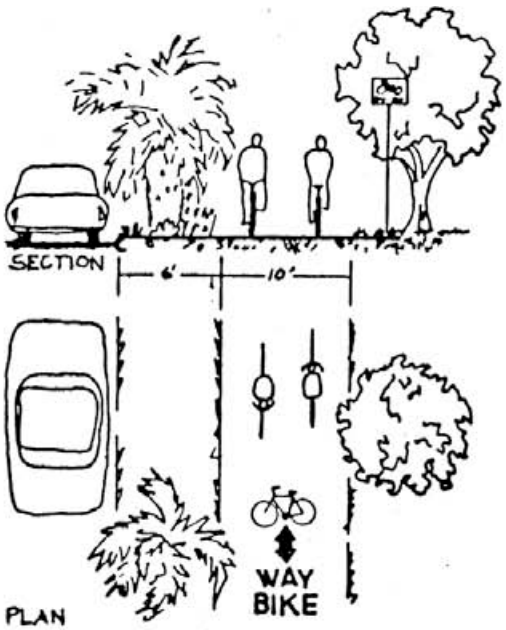
Appendices

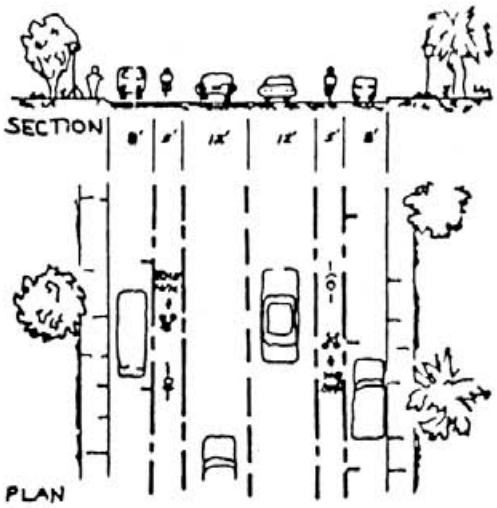
APPENDIX A. BICYCLE PATH ROUTES AND STANDARDS





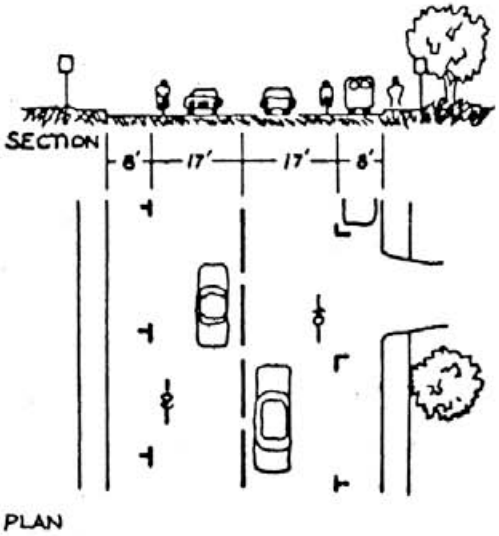
NOTES
- MOTOR VEHICLES PROHIBITED
- PEDESTRIAN USE MINIMIZED

CLASS I • BIKE TRAIL



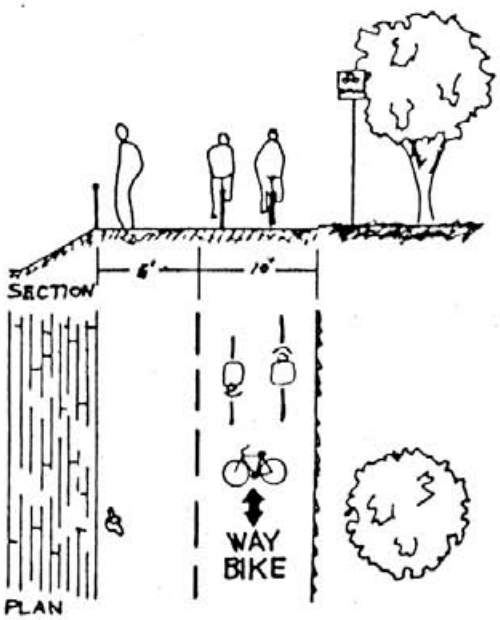
NOTES
- MOTOR VEHICLES SEPARATED
- CURB PARKING PERMITTED
- DESIRABLE SPEED LESS THAN 40 M.P.H.

CLASS II • BIKE LANE (A)



NOTES
- MOTOR VEHICLES & BICYCLES SHARE LANE

CLASS III • BIKE WAY



NOTES
- MOTOR VEHICLES PROHIBITED
- PEDESTRIAN USE PERMITTED

CLASS II • PEDESTRIAN/BIKE PATH (B)

APPENDIX B. EUCALYPTUS SPECIES

The following varieties of eucalyptus trees are known to occur in subtropical regions and should be considered for landscaping in Scripps Miramar Ranch. Check Lists for Ornamental Plants of Subtropical Regions (1958), compiled by Roland Stewart Hoyt, contains a detailed description of each variety.

Eucalyptus blackeleyi
E. botryoides
E. caesia
E. calophylla
E. cinerea
E. cladocalyx
E. cornuta
E. cruces
E. eremophila
E. erythrocorys
E. erythronema
E. forrestiana
E. globules
E. compacta
E. grossa
E. lehmanni
E. leucoxylon
E. macrocarpa
E. maculata
E. citriodora
E. nutans
E. polyanthemos
E. preissiana
E. pulverulenta
E. pyriformis
E. robusta
E. rudis
E. sepulcralis
E. sideroxylon orsea
E. stricklandi
E. tereticornis
E. torquata
E. viminalis
E. ficifolia
E. rostrata

APPENDIX C. AIRPORT INFLUENCE AREA

The Airport Influence Area for Marine Corps Air Station (MCAS) Miramar affects the Scripps Miramar Ranch Community Plan. The Airport Influence Area serves as the planning boundaries for the Airport Land Use Compatibility Plan for MCAS Miramar and is divided into two review areas. Review Area 1 is comprised of the noise contours, safety zones, airspace protection surfaces, and overflight areas. Review Area 2 is comprised of the airspace protection surfaces and overflight areas. The Airport Land Use Commission for San Diego County adopted the Airport Land Use Compatibility Plan for MCAS Miramar to establish land use compatibility policies and development criteria for new development within the Airport Influence Area to protect the airport from incompatible land uses and provide the City with development criteria that will allow for the orderly growth of the area surrounding the airport. The policies and criteria contained in the Airport Land Use Compatibility Plan are addressed in the General Plan (Land Use and Community Planning Element and Noise Element) and implemented by the supplemental development regulations in the Airport Land Use Compatibility Overlay Zone within Chapter 13 of the San Diego Municipal Code. Planning efforts need to address airport land use compatibility issues consistent with airport land use compatibility policies and regulations mentioned above.