

Regional Vicinity 1.1

Black Mountain Ranch Subarea Plan **FIGURE**

INTRODUCTION

A. REQUIREMENTS FOR THE PLAN

In 1979 the City of San Diego adopted a tiered growth management system as a component of the Progress Guide and General Plan (General Plan), which classifies the entire City as Urbanized, Planned Urbanizing, or Future Urbanizing. As part of the overall growth management program, the third tier—the Future Urbanizing Area or FUA—was established as an urban reserve, an area intended for *future* planning and development.

The FUA in the northern part of the City was the subject of an extensive planning effort carried out under the auspices of the City of San Diego Planning Department in 1991/1992. This North City Future Urbanizing Area (NCFUA) is a 12,000-acre area stretching from Interstate 5 (I-5) on the west to the Rancho Peñasquitos community on the east; and from Los Peñasquitos Canyon at the southernmost edge, to the Santa Fe Valley in the county of San Diego at the north. The NCFUA planning program culminated in October 1992 when the NCFUA Framework Plan was adopted by the San Diego City Council.

The NCFUA Framework Plan establishes five subareas within the 12,000 acres, requires that plans be prepared for each subarea and outlines the requirements for those plans.

Subarea I of the NCFUA, also known as Black Mountain Ranch, is the subject of this Plan.

Proposition A, adopted by City voters in 1985, mandates an approval by a majority vote of the people to amend the General Plan to change any area designated Future Urbanizing Area to Planned Urbanizing Area. This action is known as a “Phase Shift,” and it is a required step to permit anything other than primarily rural use and development in the FUA.

This Plan describes land use patterns and policies to guide the long-term use and development of Black Mountain Ranch Subarea I—an area just over seven-and-a-half square miles in size.

B. NECESSARY PLAN ELEMENTS

According to the Framework Plan, individual subarea plans must:

- Finalize the boundaries of the open space system;
- Align roads and locate land uses to achieve compatibility with densities, intensities and land use patterns proposed in the Framework Plan;
- Designate bicycle and equestrian trail corridors;
- Locate public facilities; and
- Include as companion documents; facility financing plans, fiscal analyses and purchase agreements for public facility sites.

C. PLAN ORGANIZATION

The Subarea I Plan consists of text, maps and graphics organized in the following manner:

Introduction

Describes the background to and context within which the Subarea I Plan was formulated.

Land Use

Describes the basic development program and the allocation of uses.

Open Space

Describes and refines the regionally significant open space system, identifying the Multiple Habitat Planning Area (MHPA) and policies regarding management.

Housing

Describes the provision of an economically and socially diverse community through an affordable housing program.

Community Facilities

Describes the assured provision of safe and efficient public services concurrent with need.

Circulation

Describes the major circulation routes providing access to and through Subarea I. In addition, this chapter describes non-motorized transportation alternatives such as bicycle, pedestrian and equestrian trails and paths, as well as transit.

Community Design

Describes the development of a traditional community with distinct, yet complementary, neighborhoods emphasizing mixed uses and pedestrian friendliness.

Implementation

Describes the basic program and expectations for implementation of this Plan.

Appendices

Provides background information and parcel-by-parcel development analyses.

D. GEOGRAPHIC SETTING

Location and Current Use

Subarea I is a 5,098-acre area located approximately 20 miles north of downtown San Diego, seven miles inland from the Pacific Ocean (**Figure 1.1**).

Much of the site is currently undeveloped agricultural land used for grazing. Historically, the property was used for agriculture. Crop farming on most of the project site was suspended in 1988. A large portion of the site was being used for cattle grazing at the time of Plan preparation.

A 200-foot-wide San Diego Gas & Electric (SDG&E) transmission line easement traverses the property in a north-south direction about midway between the eastern and western borders. A second 100-foot-wide transmission line easement runs along a portion of the western boundary. The San Diego County Water Authority Second Aqueduct also traverses the site, somewhat west of the transmission line easement located in the central portion of the site. The site is crisscrossed by unimproved dirt farm roads.

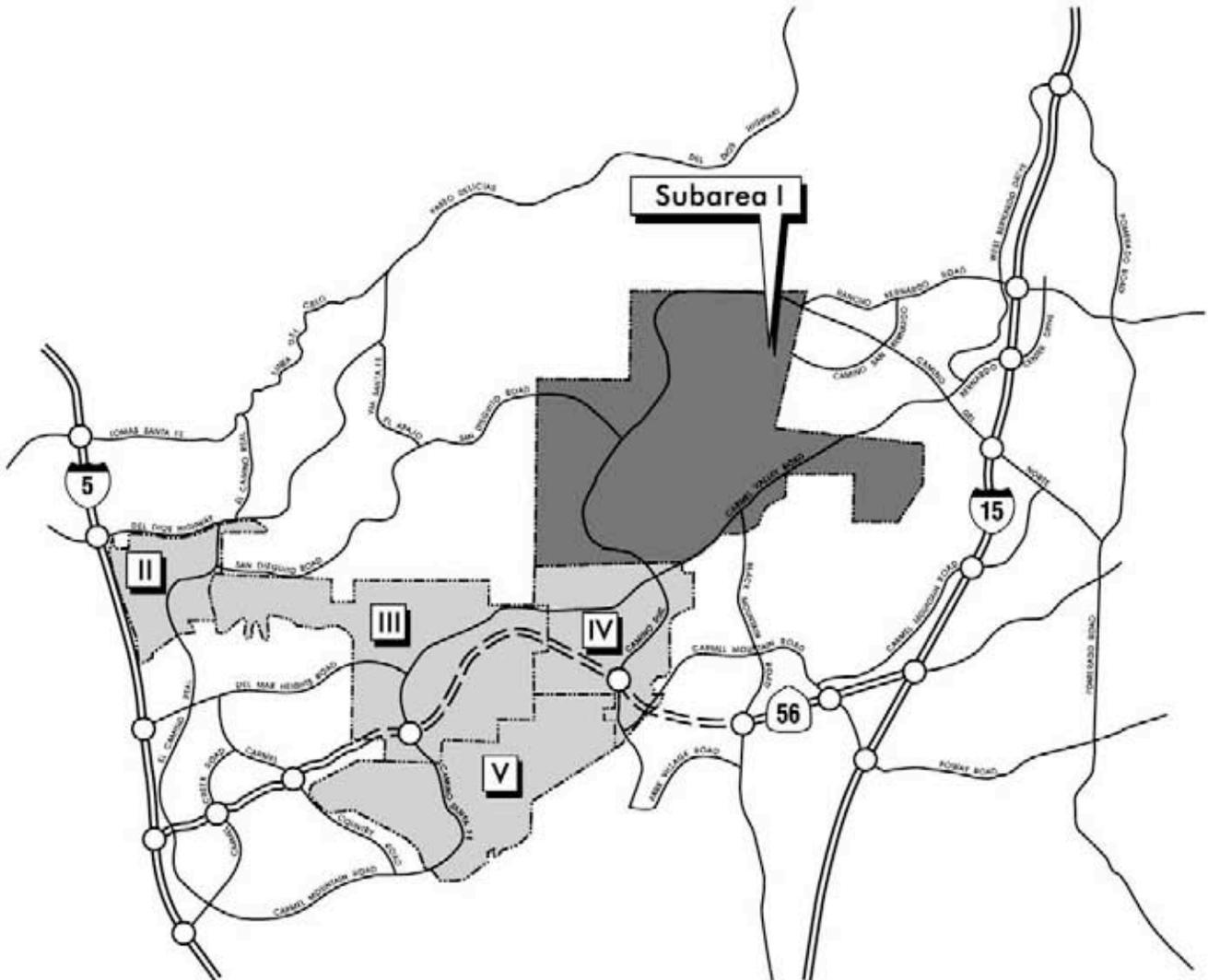
Subarea I is bound on the west, north and east by unincorporated areas of San Diego County. The 4S Ranch and Santa Fe Valley Specific Planning Areas form a portion of this county land. On the east, southeast and south, the Subarea I site is bounded by the Rancho Peñasquitos and Rancho Bernardo community planning areas and Subarea IV B Torrey Highlands (**Figure 1.2**). Adjacent developed communities include Fairbanks Ranch on the west and Rancho Peñasquitos to the southeast. Black Mountain Park abuts the southern edge of the Subarea I panhandle. The proposed San Dieguito River Valley Regional Open Space Park Focused Planning Area extends onto the southwestern corner of the project site within La Zanja Canyon and across the north-central portion of the project site within La Jolla Valley.

Regional access to the area is provided by Interstate 15 (I-15), approximately 1.5 miles to the east, and I-5, approximately seven miles to the west. Current access to the site from the south is via I-15 to State Route 56 (SR-56), then to Black Mountain Road, or from I-5 to Carmel Valley Road, then to Black Mountain Road. Interstate 15 to Rancho Bernardo Road provides entry at the northeast. Interstate 5 to Del Mar Heights Road or Via de la Valle to El Camino Real to San Dieguito Road provides entry from the northwest.

Surrounding Land Use Designations

To the north and west of the project site is the county of San Diego. This area falls within the county of San Diego's San Dieguito Community Plan, which designates the land to the north as a Specific Planning Area, and the land to the west as County Estate. The land use designation shown as Estate allows one dwelling unit per two or four acres.

Fairbanks Ranch, located along the southern half of the western Subarea I boundary, and the area adjacent to the northwest corner known as Section 26, are developed Estate Residential areas. Surrounding these developed areas along the western and northern project boundaries are county-specific planning areas.



Legend: _____

-  North City
Future Urbanizing Subarea
-  Subarea Designation



Planning Area 1.2

Black Mountain Ranch Subarea Plan **FIGURE**

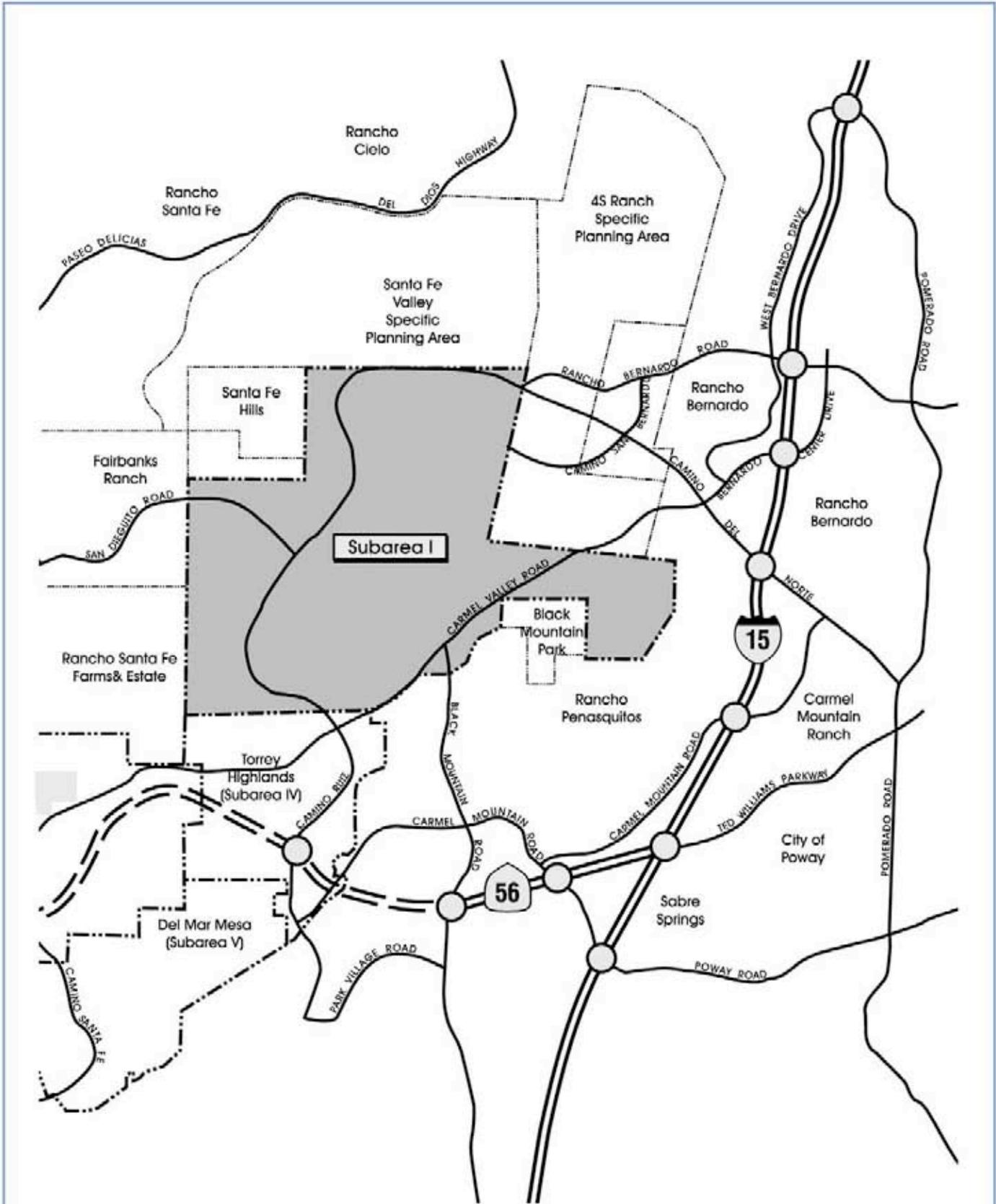
In San Diego County, the Specific Planning Area designation is used where a specific plan has been or must be adopted prior to development. The maximum density permitted in a Specific Planning Area is designated in the community plan. To the north and west around the Estate designations is the Santa Fe Valley Specific Planning Area, which allows a maximum of 0.4 dwelling unit per acre (**Figure 1.3**). A specific plan was recently adopted for the Santa Fe Valley which includes approximately 1,200 single-family residential units; golf course and clubhouse, equestrian center, resort hotel, commercial and group care uses; community facilities including parks, fire station, water storage facility, sewer and water treatment works; and 1,404 acres of open space.

To the east along the northern portion of Subarea I is the Specific Planning Area for the 4S Ranch, which is in the county's Future Urban Development Area (**Figure 1.3**). This portion of 4S Ranch was within a Williamson Act Agricultural Preserve until the contract expired at the end of 1992. The entire 4S Ranch area consists of approximately 3,600 acres directly adjacent to Black Mountain Ranch on the east boundary of Santa Fe Mesa and north of the panhandle area. Approximately 634 acres of 4S Ranch are within the current urban development area and has an approved specific plan, with portions already developed or under construction. The future urban development portion comprises the remaining 2,891 acres. An amendment to the specific plan was being processed by the county at the time of subarea plan preparation to allow up to 4,965 single-family and multifamily residential units, a 550,000-square-foot commercial center, 1,641 acres of open space, two elementary, a junior and senior high school, neighborhood and community parks, a fire station and expansion of an existing wastewater treatment works.

Easterly of the proposed 4S Ranch amendment area is a large site, also belonging to the 4S Ranch, which is within the county's current Urban Development Area (**Figure 1.3**). This portion of 4S Ranch is now being developed at an overall density of 1.3 dwelling units per acre. Land uses include multifamily residential, office professional, commercial and industrial. Industrial facilities have been developed as part of an overall 1,000,000-square-foot industrial development program within the 4S Ranch.

To the east of 4S Ranch is the community of Rancho Bernardo, which is centered on I-15 just south of Lake Hodges and the San Pasqual Valley (**Figure 1.3**). The community planning area encompasses approximately 6,511 acres of which 6,107 acres contain the developed and nearly built out community of Rancho Bernardo. The remaining 341 acres consists of other adjacent land proposed for development. Approximately 4,560 acres, or 70 percent of the entire plan area, has been developed with a mix of recreational, residential, commercial and industrial uses. Residential uses currently occupy approximately 2,437 acres and consist of 13,854 dwelling units. Commercial activity is concentrated around a 53-acre town center and five (1-6 acre) neighborhood commercial centers. Industrial activity in Rancho Bernardo occupies approximately 618 acres and consists of two industrial parks located on the west and southeast sides of I-15.

The community of Rancho Peñasquitos is located to the east and southeast of the panhandle area of Subarea I (**Figure 1.3**). Rancho Peñasquitos is governed by the Rancho Peñasquitos Community Plan with an overall average residential density of seven dwelling units per acre.



Surrounding Communities **1.3**
Black Mountain Ranch Subarea Plan **FIGURE**

The land use plan for the Rancho Peñasquitos Community Plan shows low-density residential use and open space in those areas adjacent to the project site. The majority of the Rancho Peñasquitos community is built out.

The area directly to the south of Subarea I is Subarea IV of the North City Future Urbanizing Area. A subarea plan (Torrey Highlands) was adopted and a phase shift approved in 1996 for Subarea IV (**Figure 1.3**). This plan provides for a range of land uses including a maximum of 2,693 residential dwelling units (includes 93 in Fairbanks Highlands), an employment center on 34 acres, a joint operations center on 57 acres, mixed-use on 42 acres, regional commercial on a total of 35 acres, elementary schools and a high school on a total of 83 acres and a total of ten acres for neighborhood parks. A tentative map for residential development at one dwelling unit per four acres on a 400-acre parcel within Subarea IV adjoining the southern boundary of the Black Mountain Ranch property has been approved (Fairbanks Highlands). Ninety-three single-family residential lots are proposed with approximately 222 acres dedicated to open space for the Multiple Habitat Planning Area (MHPA) and the proposed San Dieguito River Valley Regional Open Space Park.

The recently developed Rancho Santa Fe Farms lies just west of this area. Rancho Santa Fe Farms is located within the county of San Diego and was developed at a density of one dwelling unit per two acres, clustered on lots that average just under one acre in size.

Subarea III, known as Pacific Highlands Ranch, consists of 2,650 acres located to the southwest of Subarea I, adjacent to the community of Carmel Valley (**Figure 1.2**). There are two alternatives proposed which are necessary due to alternative alignments of SR-56. Proposed Subarea III land uses include residential, mixed-use, employment center, schools, a community park and other community-serving uses. The plan for Subarea III also includes MHPA preserve lands.

A large portion of the southeastern Subarea I boundary is directly adjacent to Black Mountain Park, which is City-owned and maintained (**Figure 1.3**). The park consists of 240 acres of relatively undisturbed mountainous terrain characterized by bands of steep ridges and canyons across the majority of the site. The City intends to expand the park by acquiring an additional 240 acres of land, and also by acquiring land for an open space corridor running from Black Mountain Park to the coast via McGonigle Canyon and Carmel Valley. This expansion will provide continuity with the adjacent open space areas. As described in the draft Black Mountain Park Master Plan (City of San Diego, November 1987), the park will ultimately develop a variety of passive recreational facilities, trail systems that include pedestrian, equestrian and bike trails, scenic viewpoint areas, an amphitheater and an interpretive center.

The San Dieguito River Valley Regional Open Space Park bisects Subarea I. The San Dieguito River Park Joint Powers Authority (JPA) was established for the primary purpose of planning and acquiring a greenbelt and park system within the San Dieguito River Valley from the river's source on Volcan Mountain near Julian to the ocean at Del Mar, a distance of 55 miles. This river system forms a natural corridor, connecting a wide

variety of native environments and vegetation types. A 60,000-acre Focused Planning Area (FPA), which generally corresponds to the viewshed of the San Dieguito River Valley and its tributary canyons, was adopted by the JPA in September 1988 and was followed by adoption by each individual jurisdiction in the spring of 1989. The JPA's goal is to preserve as much of the FPA as possible as open space and park land.

Existing Circulation Conditions

Subarea I is not currently served internally by any improved roadways, although some roadways do end at the subarea boundary. There are unimproved farming roads and residential access roads in the project area. Artesian Road and Artesian Trail to the north and west of Subarea I are presently two-lane dirt roads. Several other agricultural dirt roads traverse the site, including a portion of the north-south dirt segment of Black Mountain Road.

Interstate 5 is located approximately seven miles from the western Subarea I boundary and I-15 is located about 1.5 miles from the eastern border of the site. The Del Dios Highway is located approximately 1.3 miles north of the site. At present, there is no east-west paved roadway between I-5 and I-15 from Mira Mesa Boulevard to Del Dios Highway.

Access to Subarea I is currently provided by I-5 via Del Mar Heights Road or Via de la Valle to El Camino Real, then to San Dieguito Road. In addition, the project area may be reached from I-15, a portion of SR-56, or Carmel Mountain Road to Black Mountain Road. Future access would be provided via extensions of existing San Dieguito Road, Black Mountain Road, Camino del Norte, an improved Carmel Valley Road, new construction of Camino Ruiz and, ultimately, a completed SR-56.

San Dieguito Road, a two-lane collector, originates at El Camino Real south of Via de la Valle and terminates at the subarea. On the south, Black Mountain Road, a major four-lane road, runs northward from Miramar Road and connects Mira Mesa to the Rancho Peñasquitos community. The north-south segment of improved Black Mountain Road in Rancho Peñasquitos terminates at the southern Subarea I boundary. An unimproved portion of Black Mountain Road extends across the site. Carmel Valley Road, a two-lane collector, originates west of I-5 and extends in a northeast direction towards Subarea I. A segment of Carmel Valley Road has been constructed adjacent to the southern portion of Subarea I. Camino del Norte, a six-lane prime arterial, originates in Poway and extends in a northwest direction where it terminates in the southern portion of 4S Ranch just south of Rancho Bernardo Road. Rancho Bernardo Road, a major four-lane road, connects portions of 4S Ranch east of Subarea I to I-15 further to the east. A two-lane westerly extension of Rancho Bernardo Road presently terminates at Subarea I.

Three major roadways are designated in the City and county General Plan circulation element to traverse the project in the future: Camino Ruiz, Camino del Norte and Carmel Valley Road. Black Mountain Road will extend northward from Rancho Peñasquitos to Carmel Valley Road.

Both the west and east ends of SR-56 are complete and in operation. The proposed middle segment which runs through the NCFUA is currently undergoing environmental review and is expected to be in operation by the year 2000. This segment would connect the west end of SR-56 in Carmel Valley with SR-56 east in Rancho Peñasquitos. Four alternative alignments for SR-56 were under consideration at the time of Plan preparation. None of the alternatives directly affects Subarea I.

The existing transit service in the study area is limited to bus service on existing roadways in Carmel Valley, Rancho Peñasquitos and Rancho Bernardo. Local and express bus routes exist, as well as high-occupancy vehicle (HOV) lanes on I-15 south of Ted Williams Parkway. A number of park-and-ride lots are located at strategic areas along the freeway corridors.

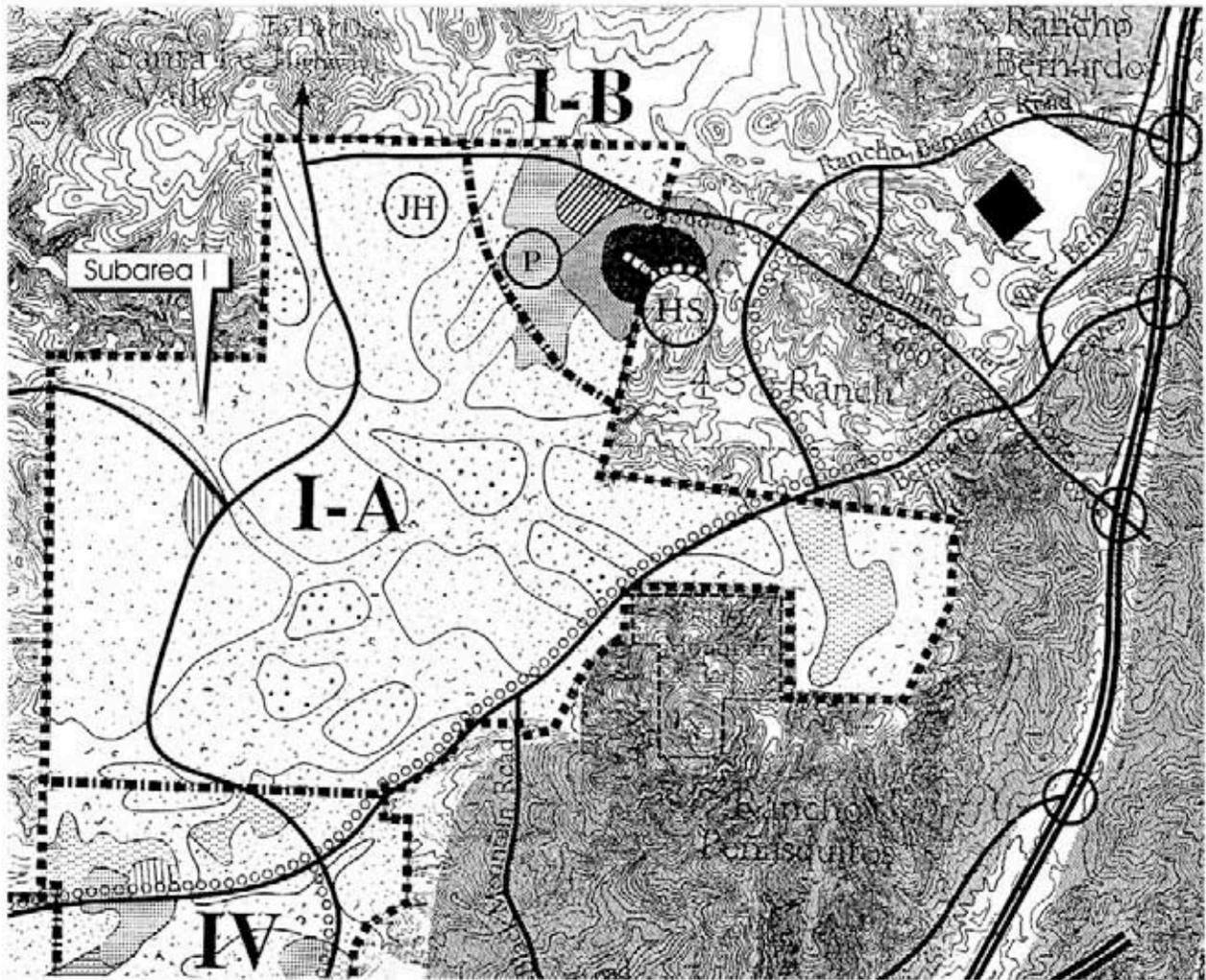
Natural Setting

Subarea I is characterized by a variety of landforms ranging from nearly flat-lying mesas and gently rolling hills to rugged, steeply sloping hillside terrain. The La Jolla Valley, located in the north-central portion of the property, constitutes the most prominent topographical feature on site. Running in an east-west direction, La Jolla Valley is bisected by Lusardi Creek which drains the northern half of the project area. The broad valley floor is bounded by gentle-to-moderately-steep slopes in its eastern portion. Nearing the western part of the site, the valley becomes rugged and narrow with steep walls and numerous rock outcrops.

The area north of the valley consists of moderately sloping uplands and mesas which break into four small southerly trending canyons which are tributaries to Lusardi Creek. South of the valley, the land rises to a northwest/southwest-trending ridge which divides the site hydrologically into its two major drainage units, Lusardi Creek and La Zanja Canyon. The southern portion of the site contains large expanses of rolling topography, sloping generally to the southwest. The eastern panhandle area encompasses rolling hilly terrain along the northerly and westerly base of Black Mountain.

On-site elevations range from 125 feet above mean sea level (MSL) within Lusardi Canyon as it crosses the northwesterly portion of the project site to over 1,100 feet above MSL in that portion of the panhandle adjacent to Black Mountain Park. Off-site, Black Mountain reaches an elevation of 1,550 feet above MSL. It is a dominant feature within the community of Rancho Peñasquitos and can be seen for miles in all directions.

Vegetation communities occurring on-site are predominantly non-native grasslands resulting from agricultural activities. Native vegetation includes southern willow scrub, mule fat scrub, freshwater marsh, Diegan coastal sage scrub, southern mixed chaparral, chamise chaparral and native grassland. These habitat types are capable of supporting diverse wildlife communities.



Legend

 Mixed-Use Community Core	 Local Mixed-Use Center	 Transit Emphasis
 Core Residential 11 du/gross ac average	 Employment Center	 Transit Exclusive Right-of-Way
 Peripheral Residential 7 du/gross ac average	 Environmental Tier	 High School
 Moderately Low-Density Res 1.6 du/gross ac average	 Major Roadway (generalized alignment)	 Junior High/ Middle School
 Very Low-Density Res 0.8 du/gross ac average	 Freeway	 Community Park
 Estate Residential 0.2 du/gross ac average	 Interchange	 Major Employment Center (outside NCFUA)



NCFUA Framework Plan **1.4**
Black Mountain Ranch Subarea Plan **FIGURE**

E. PLANNING CONSIDERATIONS

NCFUA Planning Effort

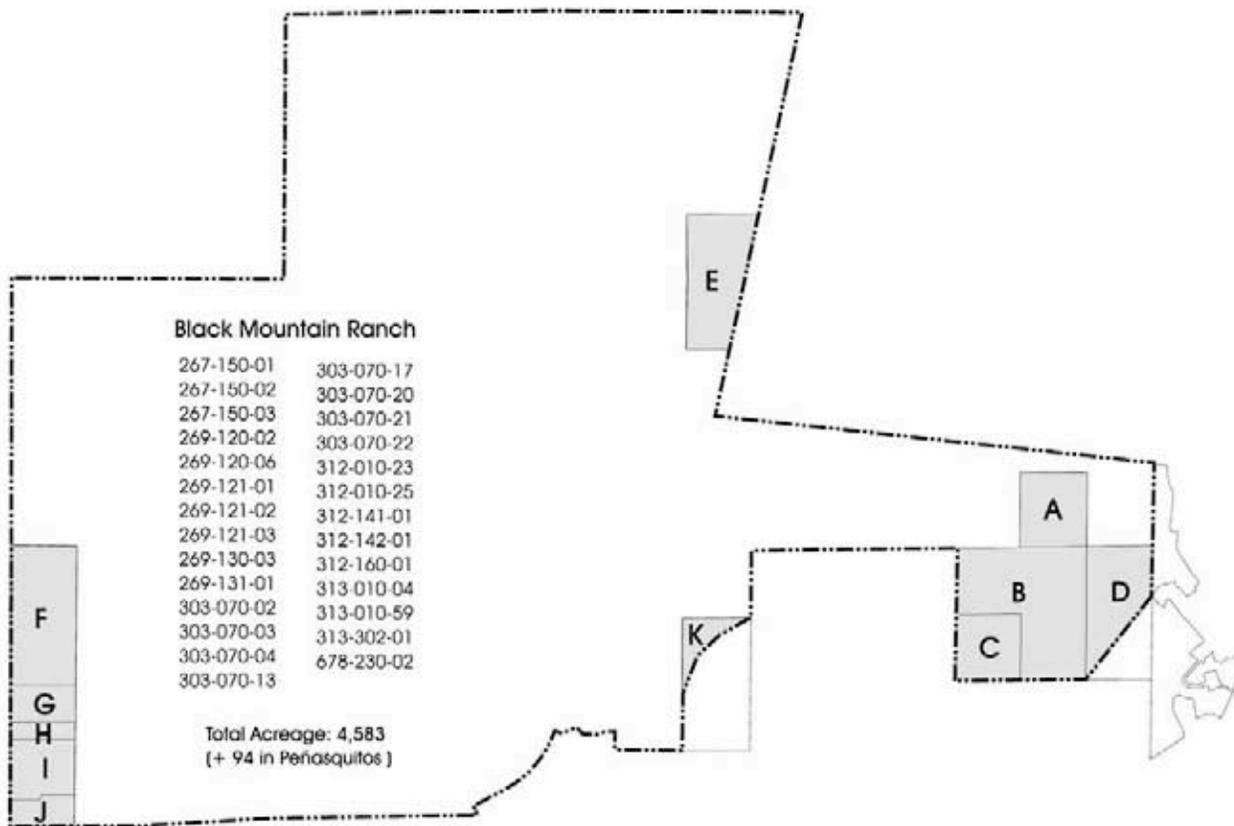
The Future Urbanizing area in the northern part of the City was the subject of an extensive planning effort carried out under the auspices of the City of San Diego Planning Department in 1991 and 1992. The North City Future Urbanizing Area (NCFUA) comprises about 12,000 acres stretching from I-5 on the west to the Rancho Peñasquitos community on the east and from Los Peñasquitos Canyon at the southernmost edge to the Santa Fe Valley at the north. The NCFUA planning program culminated in October 1992, when the NCFUA Framework Plan was adopted by the City Council.

In October 1990, the City Council created a citizens committee to advise the council on land use within the NCFUA. The committee addressed a long-term vision for the area, the pertinent issues of the area, a process to resolve these issues, a financing mechanism and a schedule. This advisory committee released a final draft report in June 1991, recommending a process for planning in the NCFUA—a framework plan to be developed in the subsequent year.

The City Council approved the preparation of the Framework Plan and directed the planning staff to work with applicants and landowners in the Future Urbanizing area to develop a mapping overlay known as the Environmental Tier (**Figure 1.4**). This was to consist of mapping of known geology and soils, 100-year floodway and floodplains, wetlands, utilities, existing and proposed roads, vegetation and cultural resources. “The Environmental Tier” concept envisions that the clustering of units shall be accomplished in a manner which will (1) encourage the creation and expansion of regional park open space systems, such as San Dieguito River Valley Regional Open Space Park, Los Peñasquitos Canyon Preserve and Black Mountain Park, or (2) create a system of wildlife/open space corridors linking the various regional parks and/or creating a continuous open space system. The Environmental Tier of the Framework Plan has been superseded by the Multiple Species Conservation Program (MSCP) and Multiple Habitat Planning Area (MHPA) planning policies.

The NCFUA Framework Plan was adopted by the San Diego City Council in October 1992, as an amendment to the General Plan. The Framework Plan contains eight plan sections: plan overview, plan implementation, land use, urban design, open space, transportation, affordable housing and housing for persons with special needs, and public facilities needs and financing. Each of these sections contains a set of guiding principles to implement future development.

The NCFUA Framework Plan has been amended since adoption, the most recent of which permitted a public vote on a phase shift for the entire NCFUA prior to the completion and adoption of subarea plans. Such a vote was taken in 1994. The voters did not approve a phase shift for the entire NCFUA and at this time phase shifts may be presented to the voters subarea by subarea after subarea plan approval.



Perimeter Ownerships

Area	APN	Acreage	Area	APN	Acreage
A	312-160-02	44.8	F	303-070-07	82.1
B	312-010-15	125.0	G	303-070-09	20.7
C	312-010-16	41.5	H	303-070-11	10.4
D	313-010-59	55.0 (+ 25 in Peñasquitos)	I	303-070-18	30.6
E	312-141-02	30.0	J	303-070-19	21.2
	678-230-04	37.2	K	312-010-09	16.0 (+ 64 in Peñasquitos)

Total Acreage: 514.5
(+ 89 in Peñasquitos)



Ownership Patterns **1.5**
Black Mountain Ranch Subarea Plan **FIGURE**

Following adoption of the Framework Plan, individual consulting teams representing affected property owners drafted separate plans for each of the subareas, with extensive coordination in the following areas:

Traffic: A major issue of concern was the alignment of SR-56. Although its routing does not directly impact Subarea I, the fact that the alignment may not be adopted prior to Plan completion means uncertainty for some FUA development and a lack of clarity regarding costs. Alignments for other major roads including Camino Ruiz, Carmel Valley Road and Carmel Mountain Road involved coordinated effort among City Planning and Engineering and Development staff, property owners and consultant teams.

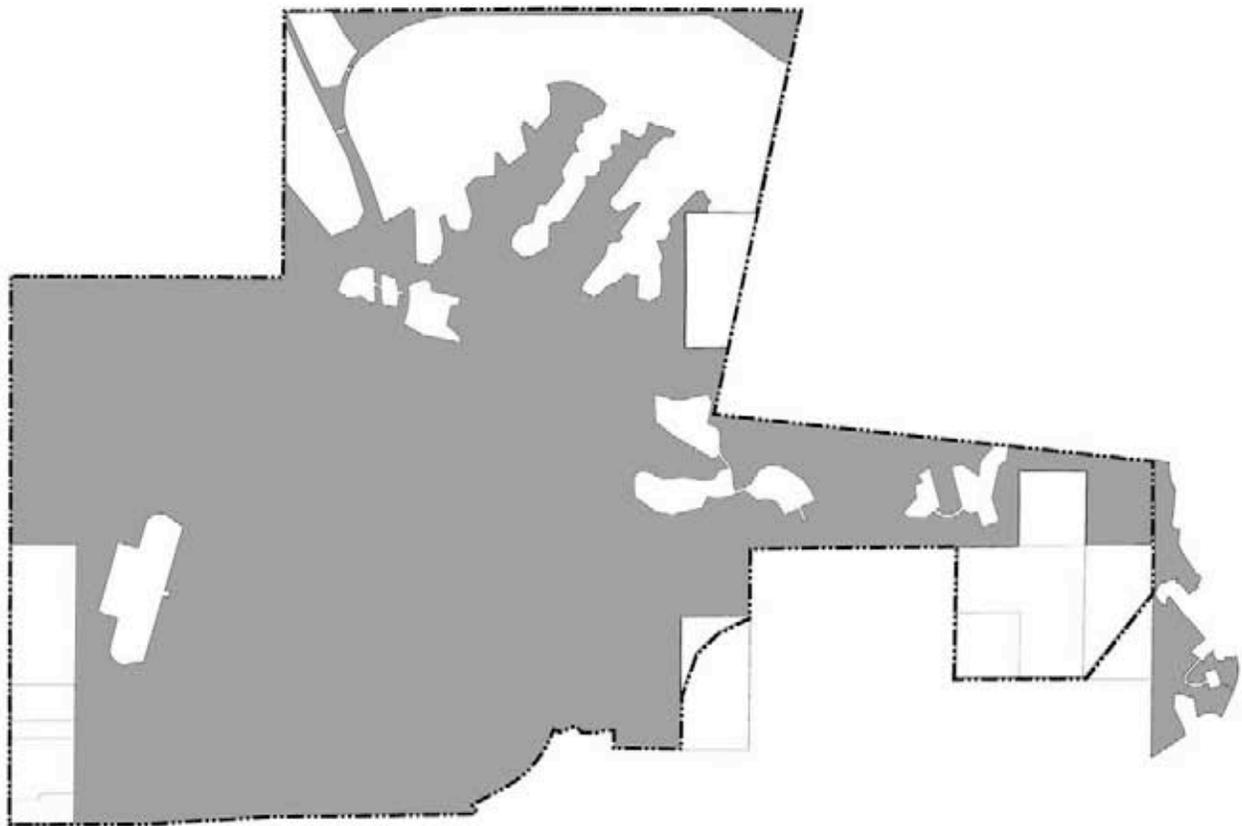
Environmental Tier: The Framework Plan identified an Environmental Tier in the FUA using policies, base maps and overlays developed by an outside consultant and City staff. During the initial subarea planning effort, biological surveys and in-the-field assessments of resources occurred for several of the subareas. As a result, the Environmental Tier was refined in the FUA so that actual “edges” were created which separated resource areas from other land uses. A coordinated effort of City staff and subarea project biologists was intended to result in an interconnected biological community maintaining biotic value and adding significantly to the regional open space system. The adopted Multiple Species Conservation Program (MSCP) preserve reflects the result of the coordinated effort in most of the NCFUA.

Public Facility Needs: One of the goals of comprehensively planning the NCFUA is achieving adequate public facilities for future populations. Most public services and facilities will be provided by the City of San Diego with the exception of utilities (gas and electric, provided by SDG&E) and educational services (provided by four school districts serving the NCFUA area). Subarea plans are required to accommodate public facilities. A coordinated effort was undertaken to identify the needs and locations for library, police and fire facilities, community parks and conceptual sewer and water systems throughout the NCFUA.

This initial coordinating planning effort was put on hold in mid-1994 when a ballot measure was placed before the voters to Phase Shift the entire NCFUA. The 1994 Phase Shift ballot measure was not approved by the voters and all subarea planning efforts were put on hold. This Plan for Subarea I is based directly on the earlier drafts that were prepared prior to the 1994 Phase Shift vote.

Land Ownership

Subarea I, as defined in the Framework Plan, comprises 5,098 acres. Of that total area, 4,583 acres are owned by Black Mountain Ranch Limited Partnership and 515 acres are held by 11 separate owners (the “Perimeter Properties”). Of these 11 separate ownerships, the smallest area held is ten acres and the largest is 125 acres. Median ownership is 42 acres. The property in these 11 ownerships all lay along the perimeter of the Black Mountain Ranch Limited Partnership holding (**Figure 1.5**). Each of the 11 owners was contacted in the planning process and their individual development proposal incorporated within the total Subarea I planning process.



■ Area of Black Mountain Ranch VTM/PRD 95-0173
excluding "Future Development Areas" of the VTM and
"Perimeter Properties"



Area of Approved BMR VTM **1.6**
Black Mountain Ranch Subarea Plan **FIGURE**

Previously Approved Development

In October of 1995, the Black Mountain Ranch Limited Partnership received approval from the San Diego City Council for use and development of 4,677 acres of their ownership, including 893 acres which were identified as future development areas. Of the total Black Mountain Ranch ownership, 94 acres occur as open space within the Rancho Peñasquitos community planning area and lie outside the Subarea I boundary.

As a result of the 1995 approval, 3,690 acres or approximately 75 percent of Subarea I (**Figure 1.6**) is approved for use and development under the terms of Vesting Tentative Map (VTM)/Planned Residential Development (PRD) Permit 95-0173, and its associated resource protection ordinance permit, development agreement and Environmental Impact Report (DEP No. 95-0173), titled “Final Environmental Impact Report for the Black Mountain Ranch Vesting Tentative Map/Planned Residential Development City of San Diego,” which provided an environmental review of the Black Mountain Ranch VTM/PRD 95-0173 and was certified by the San Diego City Council at the time of their action on the VTM/PRD.

Under the terms of approval, 942 single-family lots, 179 multifamily affordable units, two 18-hole golf courses, and a series of subordinate uses including schools, churches, public facilities, reservoirs and open space areas will develop within Black Mountain Ranch. **Table 1.1** identifies the land uses approved under the Black Mountain Ranch Vesting Tentative Map/Planned Residential Permit.

In March of 1996, Proposition C, which was approved by the voters of the City of San Diego provided for a 300-room hotel and 60,000 square feet of accessory commercial uses within the Black Mountain Ranch Limited Partnership ownership in Subarea I.

This previously approved development, the Black Mountain Ranch Vesting Tentative Map/Planned Residential Development, is referred to as the BMR VTM/PRD throughout this document.

TABLE 1.1
PREVIOUSLY APPROVED LAND USE—1995 BMR VTM/PRD⁽¹⁾

Land Use	Estimated Gross Acres
Residential	
Single-Family Residential (942 DU)	477
Multifamily Residential (179 DU)	16
Subtotal	493
Non-Residential	
Golf Clubhouses	23
Community Facilities and Services	47
Schools	76
Domestic Water Reservoir	13
Subtotal	159
Open Space	
Public Open Space ⁽¹⁾	1,760
Golf Courses	607
Public Parks	53
Brush Management	174
Reclaimed Water Reservoir	133
Desilting Basins	12
Other Parks and Open Space	132
Subtotal	2,871
Future Development Area ⁽²⁾	
A-1-10 Zone	893
Subtotal	893
Streets	
Street Dedications	182
Street Reservations	79
Subtotal	261
Total	4,677

(1) Includes 94 acres of Open Space in Rancho Peñasquitos.

(2) Includes approximately 25 acres for a Resort Hotel and Accessory Commercial Uses which were approved by voter passage of Proposition C in 1996. These uses were not included in the BMR VTM/PRD which was approved in 1995.