

**Areas of Proposed Development** **2.1**  
**Black Mountain Ranch Subarea Plan** **FIGURE**

# LAND USE ELEMENT

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## GOAL

Create a pattern of land use and conservation that is clearly distinguishable from surrounding communities and that fosters appealing and enjoyable neighborhoods and business districts.

## IMPLEMENTING PRINCIPLES

- Provide a range and mix of residential development with a neighborhood focus supported by a mix of commercial, employment and public uses.
- Provide an employment center as a means to create a balance between the provision of new housing and the creation of places where those residents may work.
- Designate sites for public facilities and services to serve the needs of residents and workers which are convenient and establish community identity without burdening adjacent communities.
- Create opportunities through a mix of uses and intensity of development to reduce the dependency on private automobiles and encourage alternative forms of transportation such as walking, bicycles, equestrian and mass transit.

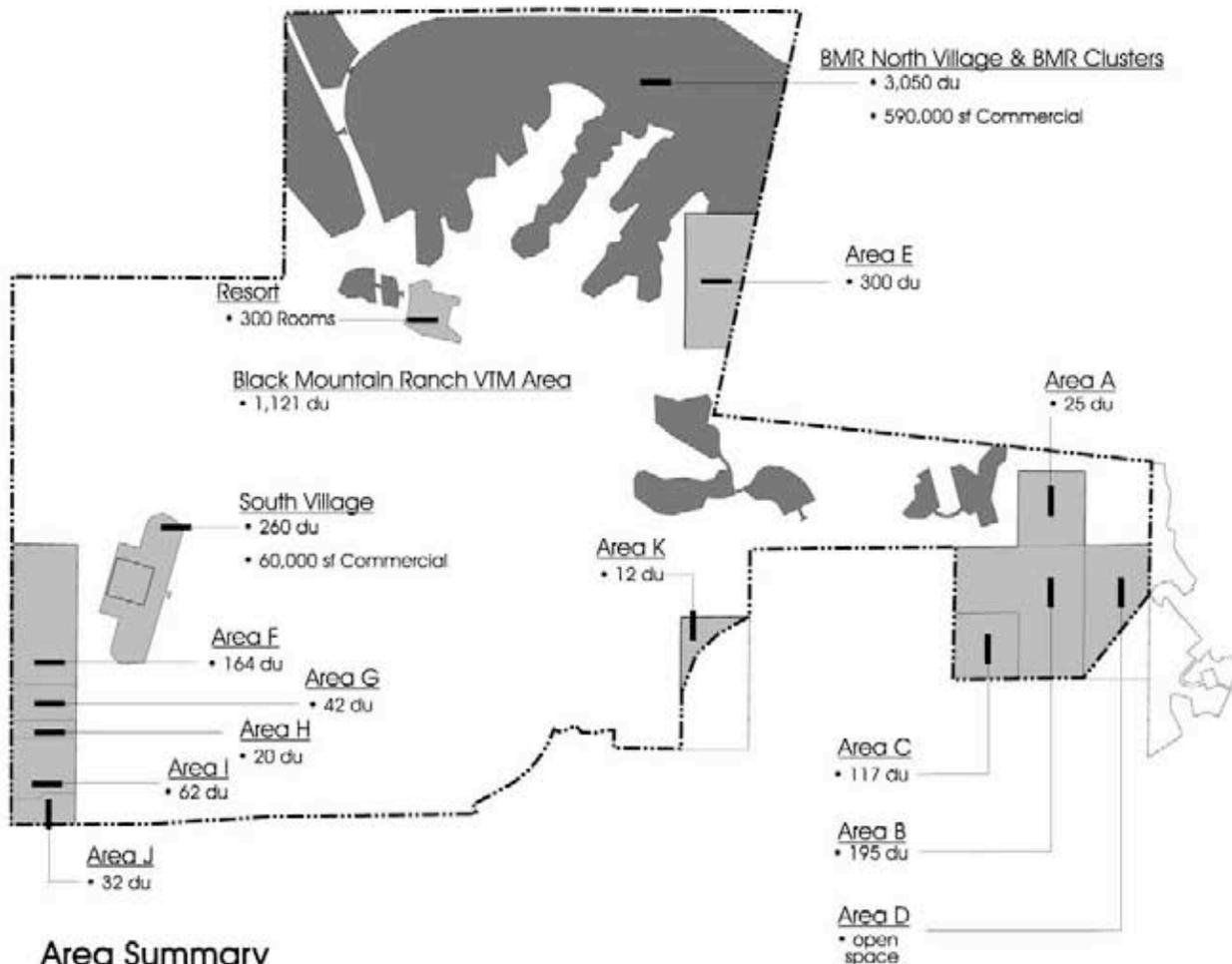
## A. OVERVIEW

The Plan for Subarea I guides land use within a 5,100-acre planning area. It focuses development in two villages surrounded by significant open space, recreational amenities and low-density development. Overall, it is a plan designed to work with the natural environment, to create pleasing neighborhoods and exceptional recreational facilities. It is a plan for a landscape where the most sought-after values of environment and community converge.

While all of Subarea I is included in the plan area, only 1,355 acres which were not part of the previously approved Black Mountain Ranch VTM/PRD are subject to a phase shift in order to implement the land use designations herein. Black Mountain Ranch Limited Partnership holds title to approximately 65 percent of the proposed area subject to a phase shift, with the balance held by the Perimeter Property owners (**Figure 2.1**).

The overall development program for Subarea I is shown on **Figure 2.2**, Development Summary by Area, and on **Table 2.1**, Development Summary.

The land use designations set forth in this chapter, in concert with the **Community Design Element** in Chapter 7, establish the specific criteria which assure the achievement of the Framework Plan policies and goals.



### Area Summary

Does not include area in Rancho Peñasquitos

#### Perimeter Ownerships

A: 44.8 ac	E: 67.2 ac	I: 30.6 ac
B: 125.0 ac	F: 82.1 ac	J: 21.2 ac
C: 41.5 ac	G: 20.7 ac	K: 16.0 ac
D: 55.0 ac	H: 10.4 ac	

Sub-Total: 514.5 ac

#### Black Mountain Ranch

North Village & BMR North Clusters:	815.0 ac
South Village:	58.5 ac
Resort:	19.5 ac
Black Mountain Ranch VTM Area:	3,690.0 ac
Sub-Total:	4,583.0 ac
Total Area:	5,097.5 ac



**Development Summary by Area** **2.2**  
**Black Mountain Ranch Subarea Plan** FIGURE

**TABLE 2.1**  
**DEVELOPMENT SUMMARY**

<b>Land Use</b>	<b>Non-Phase Shifted Approvals</b>	<b>Phase-Shifted Approvals</b>	<b>Total<sup>(3)</sup></b>
<b>Residential</b>	<b>1,121 units/530 acres</b>	<b>4,279 units/835 acres</b>	<b>5,400 units/1,365 acres</b>
Very Low (<1 DU/ac)	71 DU/150 acres	118 DU/137 acres	189 DU/287 acres
Moderately Low (1-2 DU/ac)	184 DU/110 acres	391 DU/194 acres	575 DU/304 acres
Low (2-5 DU/ac)	627 DU/255 acres	1,899 DU/377 acres	2,526 DU/632 acres
Peripheral (5-10 DU/ac)		300 DU/42 acres	300 DU/42 acres
Core (10-25 DU/ac)	239 DU/15 acres	1,331 DU/85 acres	1,570 DU/100 acres
Mixed-Use Core (25-45 DU/ac) <sup>(1)</sup>		240 DU <sup>(1)</sup>	240 DU <sup>(1)</sup>
<b>Non-Residential</b>	<b>115 acres</b>	<b>150 acres</b>	<b>265 acres</b>
North Village Mixed-Use		20 acres	20 acres
Commercial		75 KSF	75 KSF
Office		65 KSF	65 KSF
Residential <sup>(1)</sup>		180 DU <sup>(1)</sup>	180 DU <sup>(1)</sup>
South Village Mixed-Use		10 acres	10 acres
Commercial <sup>(2)</sup>		60 KSF	60 KSF
Residential <sup>(1)</sup>		60 DU <sup>(1)</sup>	60 DU <sup>(1)</sup>
Employment Center		450 KSF/30 acres	450 KSF/30 acres
Resort/Hotel <sup>(2)</sup>		300 Rooms/20 acres	300 Rooms/20 acres
Golf Clubhouse	25 acres		25 acres
Community Facilities and Utilities	55 acres		55 acres
Schools	35 acres	70 acres	105 acres
<b>Open Space</b>	<b>2,785 acres</b>	<b>280 acres</b>	<b>3,065 acres</b>
Resource	1,665 acres	280 acres	1,945 acres
Amenity/Golf Courses	605 acres		605 acres
Amenity/Other	465 acres		465 acres
Active Use Parks	50 acres		50 acres
<b>Streets</b>	<b>260 acres</b>	<b>145 acres</b>	<b>405 acres</b>
<b>Total</b>	<b>3,690 acres</b>	<b>1,410 acres</b>	<b>5,100 acres</b>

(1) A total of 240 Mixed-Use Core residential units are located in the areas designated North and South Village Mixed-use.

(2) 60,000 SF of Commercial and 300 Hotel Rooms 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. The 1995 BMR VTM/PRD provides for all of the uses which were approved prior to Subarea Plan and Phase Shift approval.

(3) All development projections are approximate and subject to refinement with submittal of site-specific development plans.



Legend \_\_\_\_\_

	Residential (see figure 2.4)	1365 ac.
	Open Space (see figure 3.2)	2410 ac.
	Golf Course & Club houses	630 ac.
	Employment Center	30 ac.
	Village Mixed Use Center	30 ac.
	Village Green	10 ac.
	Resort/Recreation Facilities	25 ac.
	Utilities	25 ac.
	Neighborhood/Community Parks	50 ac.
	Institutional	120 ac.
<b>E</b>	Elementary School	
<b>M</b>	Middle School	
<b>H</b>	High School	
<b>F</b>	Fire Station	
<b>C</b>	Church	
<b>D</b>	Day Care Center	
<b>S</b>	Seniors Center	
<b>R</b>	Recreation Center	
Streets		405 ac.
TOTAL:		5100 ac.



**Land Use** **2.3**  
**Black Mountain Ranch Subarea Plan** **FIGURE**

## B. LAND USE DESIGNATIONS

The Black Mountain Ranch Land Use Plan is depicted in **Figure 2.3**. Additional details of the land use designations in the North Village and the South Village are on **Figure 2.5** and **Figure 2.8** respectively.

### Residential Neighborhoods

Subarea I has four categories of residential neighborhoods: North Village, South Village, Black Mountain Ranch Vesting Tentative Map/Planned Residential Development, and Residential Clusters. Information on each of these neighborhood areas is presented below.

**Table 2.5-A**, Estimated Housing Mix for All Subarea, is the aggregated housing information by residential land use designation. The subsequent tables and text provide more detail on the land use designations and density ranges permitted.

At buildout, the net density within a designated area must fall within the stipulated range to comply with the Subarea Plan. Housing types which exceed or are less than the density range on a single development pad are permitted so long as the density for the entire area falls within the designated range. An estimate of the total number of dwelling units by property designation is shown on **Table 2.4**, Residential Development by Ownership. The actual number of units that may be developed will depend upon site-specific project submittals and the ability of a given project to comply with relevant policies and regulations.

This Plan includes the designation of a specific number of age-restricted seniors housing units in the North Village as indicted below. It is not the intent of this Plan to limit such housing. It is the intent to provide for a minimum amount of this housing type in response to community needs. Additional age-restrict housing may be developed in any location depending on the ability of a given project to comply with relevant policies and regulations.

### North Village

Residential development is permitted on approximately 420 acres of the North Village. In total, the residential component at buildout totals approximately 2,900 homes distributed throughout the North Village. The estimated housing mix for the North Village is presented in **Table 2.5-B**. Refer to **Figure 2.5** and **Figure 2.6** for the locations and characteristics of the areas referenced in the land use designations described below:

- Mixed-Use Core (Areas 3a-g): Approximately 20 acres built out at densities of 25 to 45 units per acre yielding a residential capacity of approximately 180 homes. These will be combined vertically and horizontally with retail or office uses. In addition, a transit center and village green will be included in the mixed-use core.



- Legend**
- Very Low Residential (< 1 du/ac)
  - Moderately Low Residential (1-2 du/ac)
  - Low Residential (2-5 du/ac)
  - Peripheral Residential (5-10 du/ac)
  - Core Residential (10-25 du/ac)
  - Mixed Use Core (25-45 du/ac)



**Residential Land Use** 2.4  
**Black Mountain Ranch Subarea Plan** FIGURE

- Core Residential (Areas 2e-h, 2j, 5a, 5c, 7a): Approximately 70 acres built out at densities of ten to 25 units per acre yielding a capacity of approximately 1,090 homes in housing types that include duplex, townhomes, condominiums, courtyard homes, or apartments.
- Peripheral Residential (Areas 1b, 2i): Approximately 18 acres built out at densities of five to ten units per acre in housing types that could vary widely from conventional single-family homes to apartments. The total capacity is 160.
- Low-Density Residential (Areas 1a, 1f, 2j, 2k, 5b): Approximately 288 acres built out at densities of two to five units per acre, with a capacity of approximately 1,472 units. The housing types vary from large lot single-family to townhomes.

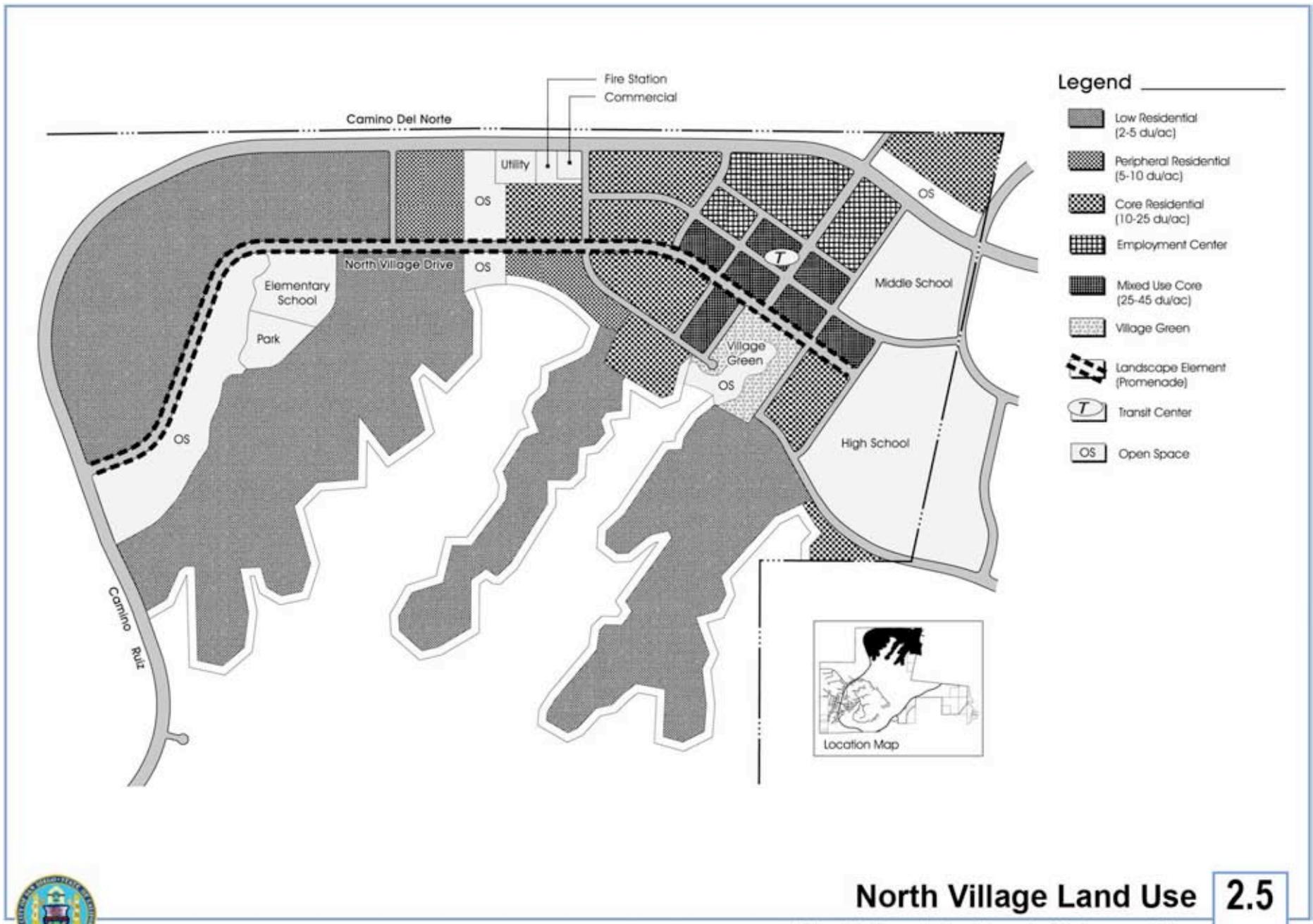
The above housing unit figures include the 119 affordable housing units approved in the 1995 Black Mountain Ranch Vesting Tentative Map/Planned Residential Development.

**TABLE 2.2**  
**ESTIMATED LAND USE IN DWELLING UNITS (DU)**  
**AND SQUARE FEET (KSF)**

Land Use	BMR	SW Perimeter Properties	SE Perimeter Properties	NE Perimeter Properties	Total
<b>Projected Residential</b>					
Single Dwelling Unit	2,521	320	349		3,190 DU
Multiple Dwelling Unit	1,910			300	2,210 DU
<b>Subtotal</b>	<b>4,431<sup>(1)(2)</sup></b>	<b>320</b>	<b>349</b>	<b>300</b>	<b>5,400 DU</b>
<b>Projected Non-Residential</b>					
Employment	450 KSF				450 KSF
Commercial	135 KSF				135 KSF
Office	65 KSF				65 KSF
Hotel	300 Rooms				300 Rooms

(1) A total of 1,121 dwelling units were approved under the Black Mountain Ranch Vesting Tentative Map/Planned Residential Development (BMR VTM/PRD) within the BMR properties. 179 of those units are designated as multifamily affordable housing to be located in the North Village (119 units) and the South Village (60 units). The balance of the BMR VTM/PRD dwelling units (942 units) are designated single-family.

(2) The total number of units includes affordable units (minimum 20 percent of the base) and associated bonus market rate units (minimum five percent of base).



**North Village Land Use** **2.5**  
**Black Mountain Ranch Subarea Plan** **FIGURE**

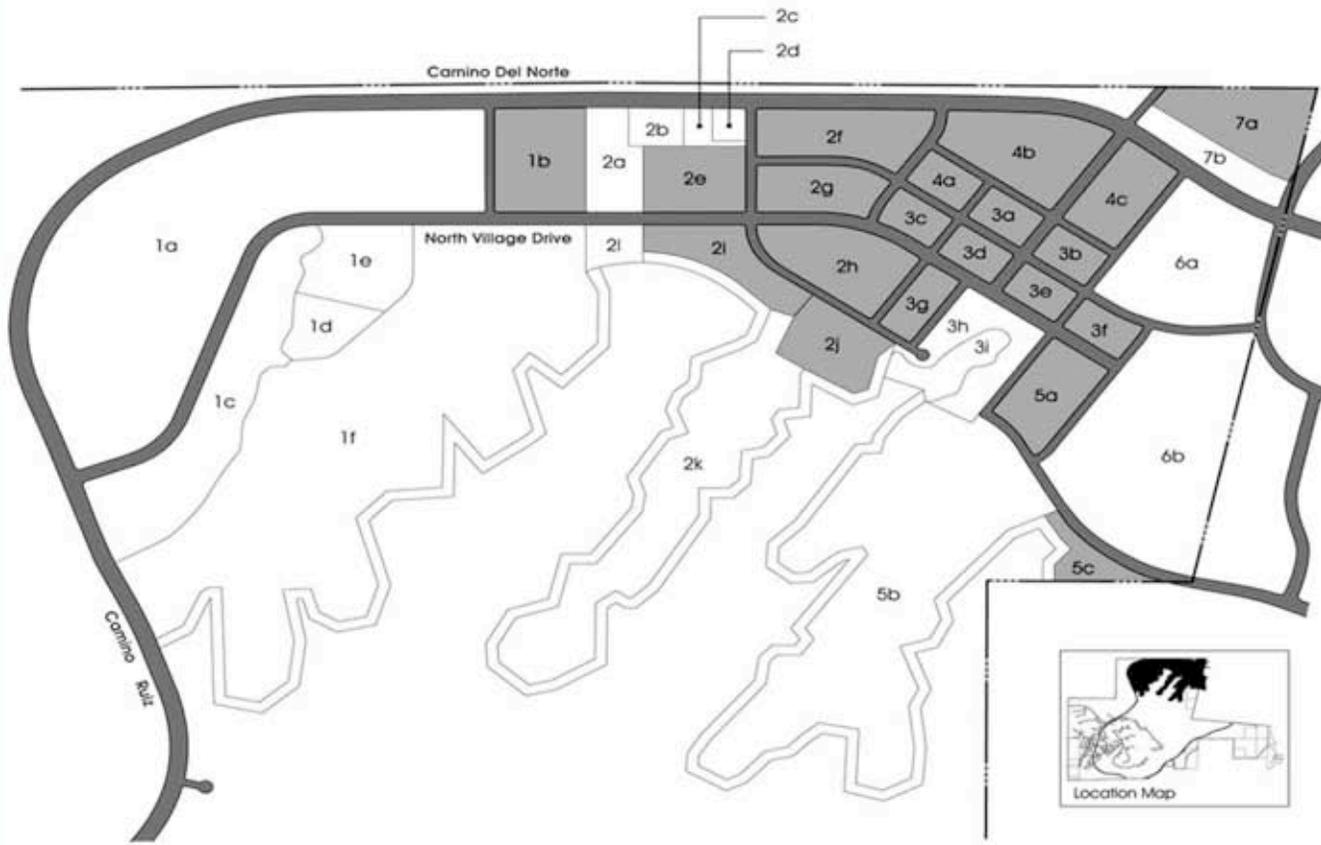
**TABLE 2.3**  
**LAND USE ACREAGE**

Land Use	Estimated Area in Acres				Total
	BMR Properties <sup>(1)</sup>	SW Perimeter Properties	SE Perimeter Properties	NE Perimeter Properties	
<b>Residential</b>					
Single Dwelling Unit	915 <sup>(2)</sup>	160	70	20	1,145
Multiple Dwelling Unit	200	160	70	20	220
<b>Subtotal</b>	<b>1,115</b>				<b>1,365</b>
<b>Non-Residential</b>					
Golf Clubhouses	25				25
Resort/Hotel	20				20
Employment Center	30				30
Mixed-Use Commercial/Office	30				30
Schools	105 <sup>(2)</sup>				105
Community Facilities & Utilities	55				55
<b>Subtotal</b>	<b>265</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>265</b>
<b>Open Space</b>					
Resource Open Space	1,685	5	210	45	
Amenity/Golf Courses	605				
Public Parks	50				
Other Amenity/Open Space	465				
<b>Subtotal</b>	<b>2,805</b>	<b>5</b>	<b>210</b>	<b>45</b>	
<b>Streets</b>					
Street Dedications & Reservations	370	25	10	0	405
<b>Subtotal</b>	<b>370</b>	<b>25</b>	<b>10</b>	<b>0</b>	<b>405</b>
<b>Total</b>	<b>4,585<sup>(1)</sup></b>	<b>165</b>	<b>285</b>	<b>65</b>	<b>5,100</b>

(1) The approved Black Mountain Ranch Vesting Tentative Map/Planned Residential Development 95-0173 comprises 4,677 acres, of which 94 acres of open space lie outside Subarea I in Rancho Peñasquitos. Of the 4,583 acres in Subarea I, the approved BMR VTM/PRD indicated that approximately 895 acres were for Future Development. That Future Development area is described in this Plan as the North Village, North Clusters, South Village and Resort.

(2) The approved BMR VTM/PRD included approximately 38 acres for a High School in the southern portion of the BMR Properties. This southern High School site is no longer required and the area has been designated in this Plan as residential as provided for in the BMR Development Agreement.

(3) All areas are approximate and subject to refinement with the submittal of site-specific development plans.



**Projected Development by Area**

Land Use	Approx. Area	Estimated Residential Development	Estimated Non-Residential Development
1a Low Residential	96.0 ac		
1b Peripheral Residential	10.0 ac		
1c Open Space	20.0 ac		
1d Park	5.0 ac		
1e Elementary School	10.0 ac		
1f Low Residential	88.5 ac		
<b>Subtotal:</b>	<b>229.5 ac</b>	<b>1148 du</b>	
2a Open Space	7.0 ac		
2b Utility	2.7 ac		
2c Fire Station	1.5 ac		
2d Commercial	1.5 ac		
2e Core Residential	9.0 ac		
2f Core Residential	10.5 ac		
2g Core Residential	7.5 ac		
2h Core Residential	11.5 ac		
2i Peripheral Residential	6.0 ac		
2j Core Residential	8.0 ac		
2k Low Residential	34.0 ac		
2l Open Space	3.0 ac		
<b>Subtotal:</b>	<b>104.2 ac</b>	<b>948 du</b>	<b>10 KSF</b>
3a Mixed Use Core/Transit Center	3.0 ac		
3b Mixed Use Core	3.0 ac		
3c Mixed Use Core	3.0 ac		
3d Mixed Use Core	3.0 ac		
3e Mixed Use Core	3.0 ac		
3f Mixed Use Core	3.0 ac		
3g Mixed Use Core	3.5 ac		
3h Village Green/Open Space	10.0 ac		
3i Open Space	4.5 ac		
<b>Subtotal:</b>	<b>36.0 ac</b>	<b>180 du</b>	<b>240 KSF</b>
4a Employment	4.0 ac		
4b Employment	16.0 ac		
4c Employment	10.0 ac		
<b>Subtotal:</b>	<b>30.0 ac</b>		<b>340 KSF</b>
5a Core Residential	8.5 ac		
5b Low Residential	69.5 ac		
5c Core Residential	3.5 ac		
<b>Subtotal:</b>	<b>81.5 ac</b>	<b>507 du</b>	
6a Middle School	20.0 ac		
6b High School	40.0 ac		
<b>Subtotal:</b>	<b>60.0 ac</b>		
7a Core Residential	11.5 ac		
7b Open Space	4.0 ac		
<b>Subtotal:</b>	<b>17.5 ac</b>	<b>119 du</b>	
<b>TOTAL ESTIMATED AREA:</b>	<b>568.7 ac</b>		
<b>TOTAL ESTIMATED DEVELOPMENT:</b>		<b>2902 du</b>	<b>590 KSF</b>



**North Village Estimated Development**

**2.6**

**Black Mountain Ranch Subarea Plan**

**FIGURE**

**TABLE 2.4**  
**RESIDENTIAL DEVELOPMENT BY OWNERSHIP**

<b>Property Designation</b>	<b>Estimated Gross Area<sup>(1)</sup></b>	<b>Estimated Development Area<sup>(1)</sup></b>	<b>Estimated Dwelling Units<sup>(3)</sup></b>	<b>Land Use Designation</b>
<b>Southeast Perimeter</b>				
A	45	5	25	Low
B	125	39	195	Low
C	42	23.5	117	Low
D <sup>(2)</sup>	55	0	0	Open Space
K	16	6	12	Moderately Low
<b>Subtotal</b>	<b>283</b>	<b>72</b>	<b>349</b>	
<b>Northeast Perimeter</b>				
E	67	20	300	Core
<b>Subtotal</b>	<b>67</b>	<b>20</b>	<b>300</b>	
<b>Southwest Perimeter</b>				
F	82	82	164	Moderately Low
G	21	21	42	Moderately Low
H	10	10	20	Moderately Low
I	31	31	62	Moderately Low
J	21	16	32	Moderately Low
<b>Subtotal</b>	<b>165</b>	<b>160</b>	<b>320</b>	
<b>Black Mountain Ranch</b>				
Phase I (VTM)	3,690	530	1,121	Very Low Moderately Low Low Core
Phase II	895	613 <sup>(4)</sup>	3,310	Very Low Moderately Low Low Peripheral Core Mixed-Use Core
<b>Subtotal</b>	<b>4,585</b>	<b>1,143<sup>(4)</sup></b>	<b>4,431</b>	
<b>Total</b>	<b>5,100 AC</b>	<b>1,395 AC<sup>(4)</sup></b>	<b>5,400 DU</b>	

(1) All areas are approximate and subject to refinement with the submittal of site-specific development plans.

(2) Parcel D is entirely within the boundary of the MPHA and therefore designated open space. Development of Parcel D may be permitted pursuant the existing zoning regulations which apply to the parcel. The maximum development area within the MPHA is limited to 25 percent of the parcel.

(3) The estimated number of units includes affordable units (minimum 20 percent of base) and associated bonus units (minimum five percent of base). Total unit count will depend upon individual project submittals and ability to comply with relevant policies and regulations.

(4) Includes area designated for North and South Mixed-Use Villages which also includes Commercial and Office uses.

**TABLE 2.5-A**  
**SUMMARY ESTIMATE OF HOUSING MIX FOR ALL OF SUBAREA I<sup>(1)</sup>**

<b>Land Use Designation</b>	<b>Density Range DU/Acre</b>	<b>Approximate Area in Acres<sup>(2)</sup></b>	<b>Number of DU</b>	<b>Percent of Total DU</b>	<b>Persons Per DU</b>	<b>Estimated Population</b>
Very Low	<1	287	189	4	2.62	495
Moderately Low	1-2	304	575	11	2.62	1,505
Low	2-5	632	2,526	46	2.62	6,620
Peripheral	5-10	42	300	6	2.62	785
Core	10-25	103	1,570	29	2.62	4,115
Mixed-Use Core	25-45	30 <sup>(3)</sup>	240	4	2.62	630
<b>Total</b>		<b>1,398<sup>(3)</sup></b>	<b>5,400</b>	<b>100%</b>		<b>14,150</b>

(1) Includes all of the approved BMR VTM/PRD.

(2) Approximation based on a mix of net and gross development areas.

(3) Includes 30 acres designated for North and South Village Mixed-Use which also includes Commercial and Office uses.

**TABLE 2.5-B**  
**ESTIMATED HOUSING MIX, BMR NORTH VILLAGE<sup>(1)</sup>**

<b>Land Use Designation</b>	<b>Density Range DU/Acre</b>	<b>Approximate Area in Acres<sup>(2)</sup></b>	<b>Number of DU</b>	<b>Percent of Total DU</b>	<b>Persons Per DU</b>	<b>Estimated Population</b>
Very Low	<1					
Moderately Low	1-2					
Low	2-5	288	1,472	50	2.62	3,860
Peripheral	5-10	18	160	6	2.62	420
Core	10-25	70	1,090	38	2.62	2,855
Mixed-Use Core	25-45	20	180	6	2.62	470
<b>Total</b>		<b>396</b>	<b>2,902</b>	<b>100%</b>		<b>7,605</b>

(1) The housing mix includes 119 units of affordable housing from the BMR VTM/PRD.

(2) Approximation based on a mix of net and gross development areas.

(3) 500 units of housing in the North Village is "Age Restricted" to residents 55 years of age or older.

**TABLE 2.5-C**  
**ESTIMATED HOUSING MIX, BMR SOUTH VILLAGE<sup>(1)</sup>**

<b>Land Use Designation</b>	<b>Density Range DU/Acre</b>	<b>Approximate Area in Acres<sup>(2)</sup></b>	<b>Number of DU</b>	<b>Percent of Total DU</b>	<b>Persons Per DU</b>	<b>Estimated Population</b>
Very Low	<1					
Moderately Low	1-2					
Low	2-5					
Peripheral	5-10	24	140	37	2.62	535
Core	10-25	13	180	47	2.62	470
Mixed-Use Core	25-45	10	60	16	2.62	230
<b>Total</b>		<b>47</b>	<b>380</b>	<b>100%</b>		<b>995</b>

(1) The housing mix includes 60 units of affordable housing from the BMR VTM/PRD.

(2) Approximation based on a mix of net and gross development areas.

**TABLE 2.5-D**  
**ESTIMATED HOUSING MIX, BLACK MOUNTAIN RANCH VTM<sup>(1)</sup>**

<b>Land Use Designation</b>	<b>Density Range DU/Acre</b>	<b>Approximate Area in Acres<sup>(2)</sup></b>	<b>Number of DU</b>	<b>Percent of Total DU</b>	<b>Persons Per DU</b>	<b>Estimated Population</b>
Very Low	<1	150	71	8	2.62	185
Moderately Low	1-2	110	184	21	2.62	485
Low	2-5	255	627	71	2.62	1,645
Peripheral	5-10					
Core	10-25					
Mixed-Use Core	25-45					
<b>Total</b>		<b>515</b>	<b>882</b>	<b>100%</b>		<b>2,315</b>

(1) The approved BMR VTM/PRD affordable housing sites are not included in this housing mix. For the purposes of this table, they have been transferred to the North Village Housing Mix and South Village Housing Mix since they are physically located there.

(2) Approximation based on a mix of net and gross development areas.

**TABLE 2.5-E**

**ESTIMATED HOUSING MIX, SOUTHWEST PERIMETER PROPERTIES**

<b>Land Use Designation</b>	<b>Density Range DU/Acre</b>	<b>Approximate Area in Acres<sup>(2)</sup></b>	<b>Number of DU</b>	<b>Percent of Total DU</b>	<b>Persons Per DU</b>	<b>Estimated Population</b>
Very Low	<1					
Moderately Low	1-2	160	320	100	2.62	835
Low	2-5					
Peripheral	5-10					
Core	10-25					
Mixed-Use Core	25-45					
<b>Total</b>		<b>160</b>	<b>320</b>	<b>100%</b>		<b>835</b>

(1) Approximation based on a mix of net and gross development areas.

**TABLE 2.5-F**

**ESTIMATED HOUSING MIX, SOUTHEAST PERIMETER PROPERTIES**

<b>Land Use Designation</b>	<b>Density Range DU/Acre</b>	<b>Approximate Area in Acres<sup>(2)</sup></b>	<b>Number of DU</b>	<b>Percent of Total DU</b>	<b>Persons Per DU</b>	<b>Estimated Population</b>
Very Low	<1					
Moderately Low	1-2	6	12	3	2.62	30
Low	2-5	66	337	97	2.62	885
Peripheral	5-10					
Core	10-25					
Mixed-Use Core	25-45					
<b>Total</b>		<b>72</b>	<b>349</b>	<b>100%</b>		<b>915</b>

(1) Approximation based on a mix of net and gross development areas.

**TABLE 2.5-G**

**ESTIMATED HOUSING MIX, NORTHEAST PERIMETER PROPERTIES**

<b>Land Use Designation</b>	<b>Density Range DU/Acre</b>	<b>Approximate Area in Acres<sup>(2)</sup></b>	<b>Number of DU</b>	<b>Percent of Total DU</b>	<b>Persons Per DU</b>	<b>Estimated Population</b>
Very Low	<1					
Moderately Low	1-2					
Low	2-5					
Peripheral	5-10					
Core	10-25	20	300	100	2.62	785
Mixed-Use Core	25-45					
<b>Total</b>		<b>20</b>	<b>300</b>	<b>100%</b>		<b>785</b>

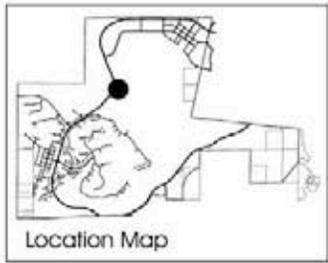
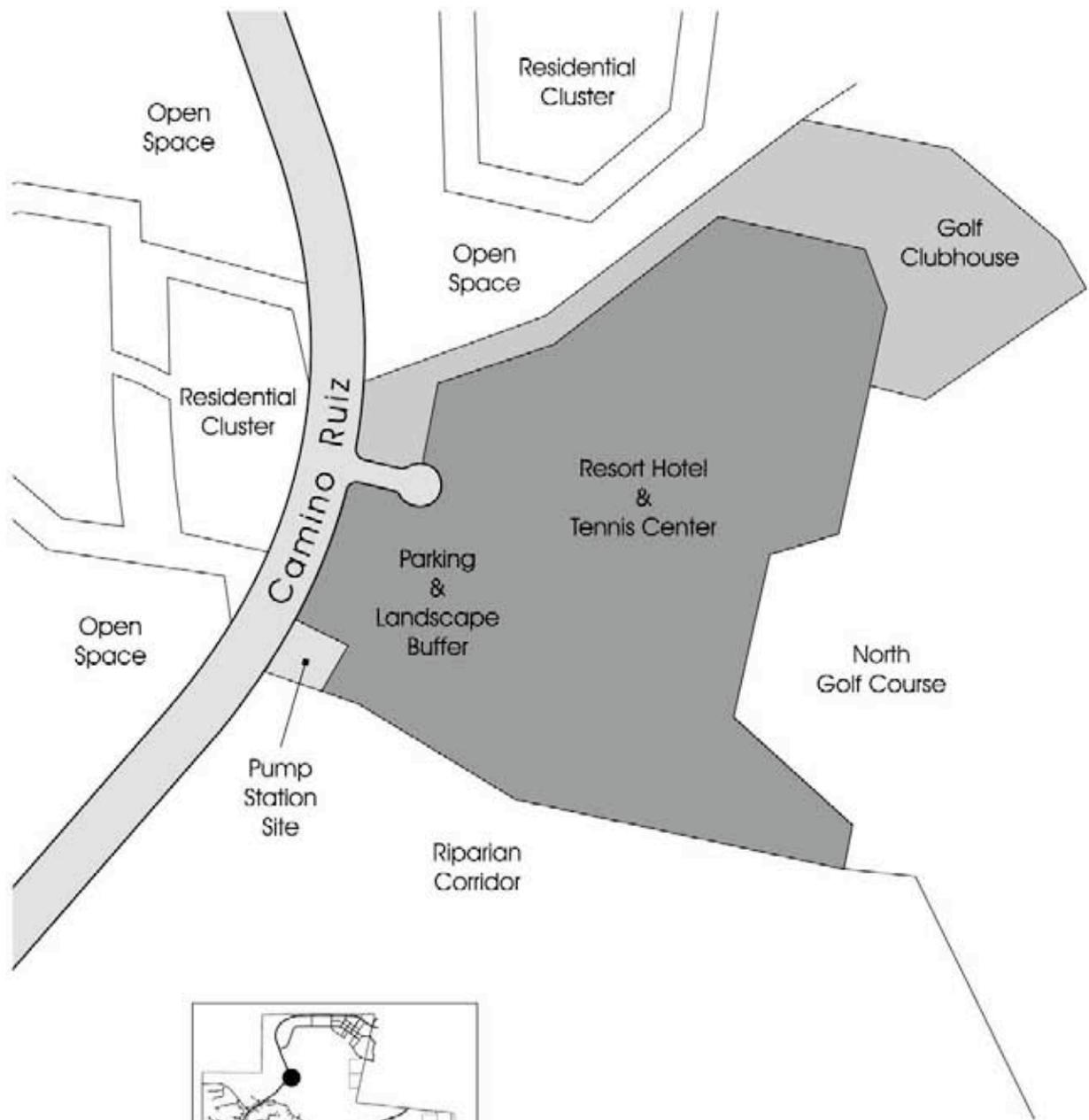
(1) Approximation based on a mix of net and gross development areas.

**TABLE 2.5-H**

**ESTIMATED HOUSING MIX, BMR, NORTH, EAST AND WEST CLUSTERS**

<b>Land Use Designation</b>	<b>Density Range DU/Acre</b>	<b>Approximate Area in Acres<sup>(2)</sup></b>	<b>Number of DU</b>	<b>Percent of Total DU</b>	<b>Persons Per DU</b>	<b>Estimated Population</b>
Very Low	<1	137	118	44	2.62	310
Moderately Low	1-2	28	59	23	2.62	155
Low	2-5	23	90	33	2.62	235
Peripheral	5-10					
Core	10-25					
Mixed-Use Core	25-45					
<b>Total</b>		<b>188</b>	<b>267</b>	<b>100%</b>		<b>700</b>

(1) Approximation based on a mix of net and gross development areas.



**Resort 2.7**  
**Black Mountain Ranch Subarea Plan** FIGURE

## South Village

Residential development is permitted on approximately 47 acres of the South Village. In total, the residential component at buildout totals approximately 380 homes, including the 60 affordable units approved as part of the BMR VTM/PRD (**Figure 2.9**).

A description of the land use designations in the South Village follows:

- Mixed-Use Core and Core Residential: Approximately 13 acres are designated Core Residential for buildout at densities of ten to 25 units per acre. The adjacent ten acres of Mixed Use Core will be mostly commercial and public uses but will also include residential uses. The total capacity of both the Mixed-Use Core and Core Residential is approximately 240 homes in housing types that could include duplex, townhomes, condominiums, courtyard homes, apartments or units mixed in with the commercial.
- Peripheral Residential: Approximately 24 acres built out at densities of five to ten units per acre in housing types that could vary widely from conventional single-family homes to apartments. The total capacity is estimated at 140 units.

## Black Mountain Ranch VTM/PRD Area

The approved 1995 BMR VTM/PRD has a capacity of 942 units, excluding the 179 affordable units included in the North and South Villages (**Figure 2.4**). The land use designations, density ranges and approved number of dwelling units are presented in **Table 2.5-D**.

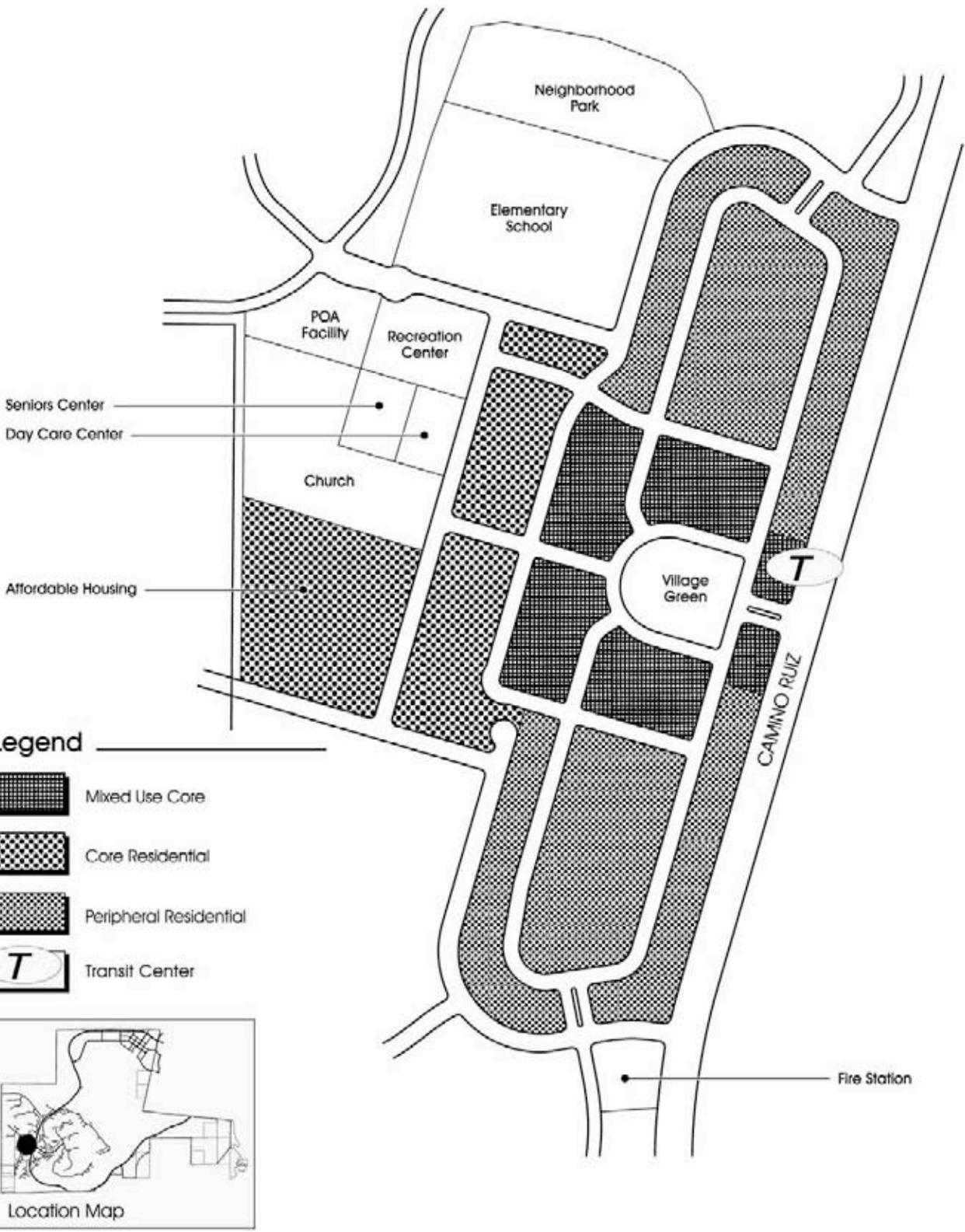
The development agreement for this approved BMR VTM/PRD permits the option of using second units for compliance with a portion of the affordable housing requirement. In the event that option is executed, the number of affordable units in the North or South Villages will be decreased accordingly.

## Residential Clusters

The Residential Clusters or neighborhoods are in four distinct locations. For that reason four tables are used (**Tables 2.5-E through Table 2.5-H**) to present the residential land use designation information. Those properties which have been identified as “Perimeter Properties” are all included in this residential neighborhood category. Refer to **Figure 2.4** for the location of the areas subject to these designations.

Taken in the aggregate, the Residential Clusters have the following residential characteristics:

- Core Residential: Approximately 20 acres built out at densities of ten to 25 units per acre yielding a capacity of approximately 300 homes in housing types that include duplex, townhomes, condominiums, courtyard homes, or apartments.



**South Village Land Use** **2.8**  
**Black Mountain Ranch Subarea Plan** **FIGURE**

- Low-Density Residential: Approximately 89 acres built out at densities of two to five units per acre, with a capacity of approximately 427 units. The housing types vary from large lot single-family to townhomes.
- Moderately Low-Density Residential: Approximately 194 acres built out at densities of one to two units per acre, with a capacity of approximately 391 units. The housing types would include large lot, conventional suburban, small lot and clustered units.
- Very Low-Density Residential: Approximately 137 acres built out at densities of less than one unit per acre, with a capacity of approximately 118 units. The housing types would include large lot, conventional suburban, and clustered units. Lots adjacent to the area known as Santa Fe Hills in the northwest portion of Subarea I will be a minimum of one acre in size.

### **Employment and Commercial**

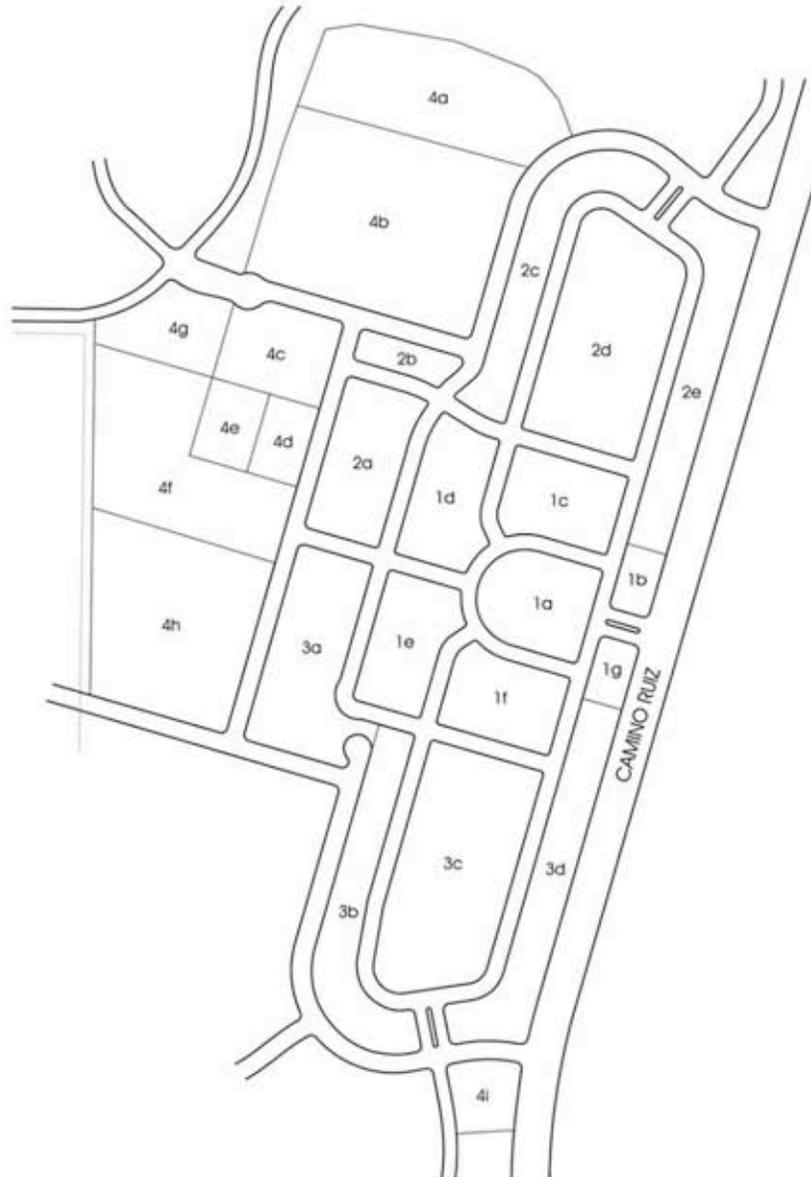
The two land use designations of Employment and Mixed-Use Core (office/retail) are located in the North and South Villages (**Figure 2.5** and **Figure 2.8**, respectively). Visitor commercial uses are permitted on the 20-acre site designated Resort, located adjacent to the golf course (**Figure 2.7**). **Table 2.6**, Non-Residential/Mixed-Use Areas, presents the typical uses and zones associated with the land use designations.

The local commercial—office/retail—uses in the Mixed-Use Core of the North Village total 140,000 square feet. Located in the Mixed-Use Core (areas 3a to g on **Figure 2.6**), this neighborhood and community-serving commercial will be integrated with residential units. The 60,000 square feet of commercial uses in the South Village are located within the approximately 12 acres designated Mixed-Use Core.

Also in the North Village are approximately 30 acres (areas 4a, b, c on **Figure 2.6**) designated Employment which, in combination with the Mixed-Use Core, allow 450,000 square feet of employment uses. These are located in proximity to the densest portions of both Black Mountain Ranch and adjacent 4S Ranch to maximize access by area residents. Accessibility is also enhanced by proximity to the transit center.

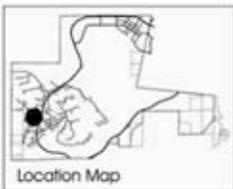
### **Alternative Land Uses**

In the event that any of the designated school sites in Subarea I are not ultimately utilized for school purposes, they may be converted to other uses compatible with adjacent areas. In the case of the north elementary, the south elementary and the south middle school sites, uses consistent with the Low-Density residential designation are appropriate. In the North Village on the north middle school and north high school sites, uses consistent with Employment or Core Residential designations are appropriate. All development within the North Village will be subject to the Urban Village Overlay Zone. Alternative use of these school sites is consistent with this Plan and does not require a plan amendment.



**Projected Development by Area**

Land Use	Approx. Area	Estimated Residential Development	Estimated Commercial Development
1a Village Green	2.45 ac		
1b Mixed Use Core (Transit Center)	0.60 ac		
1c Mixed Use Core	2.25 ac		
1d Mixed Use Core	2.50 ac		
1e Mixed Use Core	2.35 ac		
1f Mixed Use Core	2.25 ac		
1g Mixed Use Core	0.60 ac		
<b>Subtotal:</b>	<b>13.00 ac</b>	<b>60 du</b>	<b>60 KSF</b>
2a Core Residential	2.90 ac		
2b Core Residential	0.75 ac		
2c Peripheral Residential	3.40 ac		
2d Peripheral Residential	6.05 ac		
2e Peripheral Residential	3.60 ac		
<b>Subtotal:</b>	<b>16.70 ac</b>	<b>85 du</b>	
3a Core Residential	4.15 ac		
3b Peripheral Residential	3.50 ac		
3c Peripheral Residential	6.50 ac		
3d Peripheral Residential	3.85 ac		
<b>Subtotal:</b>	<b>18.00 ac</b>	<b>115 du</b>	
4a Park	5.00 ac		
4b Elementary School	10.00 ac		
4c Recreation Center	2.30 ac		
4d Day Care Center	1.25 ac		
4e Seniors Center	0.85 ac		
4f Church	5.90 ac		
4g Association Facility	2.00 ac		
4h Core Residential (Affordable Housing)	7.10 ac		
4i Fire Station	1.00 ac		
<b>Subtotal:</b>	<b>35.40 ac</b>	<b>120 du</b>	
<b>TOTAL ESTIMATED AREA:</b>	<b>83.10 ac</b>		
<b>Total Estimated Development:</b>		<b>380 du</b>	<b>60 KSF</b>



**South Village Estimated Development**

**Black Mountain Ranch Subarea Plan**

**2.9**

FIGURE

## C. OVERVIEW OF THE COMPACT COMMUNITY

The Framework Plan specifically identifies the eastern portion of the North Village as a “compact community.” The land use designations presented above embody that intent and the **Community Design Element** (Chapter 7) provides additional guidance in project review during the implementation phase. This section gives a sense of the overall character of the compact community, particularly the mixed-use core and core residential component of the North Village.

The North Village contains one of the two compact communities designated in the NCFUA Framework Plan, and is the largest single area of proposed development in Black Mountain Ranch. Consistent with the guidelines of the Framework Plan, this compact community contains four primary components:

- A mixed-use community core which will contain neighborhood retail shops and commercial services, facilities to encourage transit patronage, employment and higher residential densities
- A core residential area which will contain a mix of housing types creating a socially diverse community which may take advantage of local commercial and employment opportunities
- Nearby job opportunities to enhance accessibility without auto-travel
- Civic buildings and public spaces consisting of public plazas and walkways which encourage pedestrian activity and community interaction in support of community identity

The most intense mix of residential and commercial uses surround a village green/plaza. The combination of residential, commercial, civic and public space creates a walkable community that embodies the critical mass necessary to support local business. This is enhanced by land designated for employment uses within a half-mile of the Mixed-Use Core.

A wide variety of housing types and affordability will be provided within the compact community. Housing above the retail shops as well as apartments, townhomes, small-lot detached units will enable prospective residents of all income levels to consider living in Black Mountain Ranch. This implements the desired jobs/housing balance goals of creating opportunities for area employees to live close to their jobs.

Portions of the North Village core residential area may appropriately be considered for change to employment center or retail/mixed-use core designations. However, such changes must assure compatibility with the remaining adjacent core residential uses. Consideration of such a change must be accomplished through a Subarea Plan amendment and will be subject to environmental review for the identification and analysis of potential impacts.

Identifying the core residential area as being suitable for alternative land uses is consistent with the goals for a vibrant, accessible, compact community. It is an intense area with a clear urban structure that can accommodate changes in use without damaging the community character. In addition, the Framework Plan directs that consideration be given to adjusting land uses in this area depending on the ultimate land use characteristics of the adjacent 4S Ranch.

**TABLE 2.6**  
**NON-RESIDENTIAL/MIXED USE AREAS**

<b>Area</b>	<b>Uses</b>
<p><b>Community Mixed-Use Center</b></p> <p>North Village</p>	<p>RETAIL/OFFICE: Uses permitted are those identified in the City of San Diego Community Commercial (CC-1-3/UVOZ, CC-3-5/UVOZ) zones.</p> <p>EMPLOYMENT/OFFICE: Uses permitted are those identified in the City of San Diego Industrial Park (IP-2-1). Light Industrial (IL-2-1), and Community Commercial (CC-4-5/UVOZ) zones.</p> <p>RESIDENTIAL: Low, Peripheral, Core and Mixed-Use Core Residential uses, including affordable and age-restricted residential uses.</p> <p>PUBLIC: Public and quasi-public facilities/services.</p> <p>The relationship between and integration of uses shall be established through the use of the Urban Village Overlay Zone (UVOZ).</p> <p>Estimated at 75 KSF Commercial Uses. Estimated at 65 KSF Offices Uses. Estimated at 450 KSF Employment Uses. Estimated at 2,900 Residential Units.</p>
<p><b>Local Mixed-Use Center</b></p> <p>South Village</p>	<p>RETAIL/OFFICE: Uses permitted are those identified in the City of San Diego Neighborhood Commercial (CN-1-3) and Community Commercial (CC-1-3) zones.</p> <p>RESIDENTIAL: Peripheral and Core Residential uses.</p> <p>PUBLIC: Public and quasi-public facilities/services.</p> <p>The relationship between and integration of uses shall be established through the use of the Urban Village Overlay Zone (UVOZ).</p> <p>Estimated at 60 KSF Commercial Uses. Estimated at 380 Residential Units.</p>
<p><b>Visitor Commercial Resort</b></p>	<p>Uses permitted are those identified in the City of San Diego Commercial Visitor (CV-1-1, CV-1-2) zone.</p> <p>Estimated at 300 Hotel Rooms.</p>