

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.

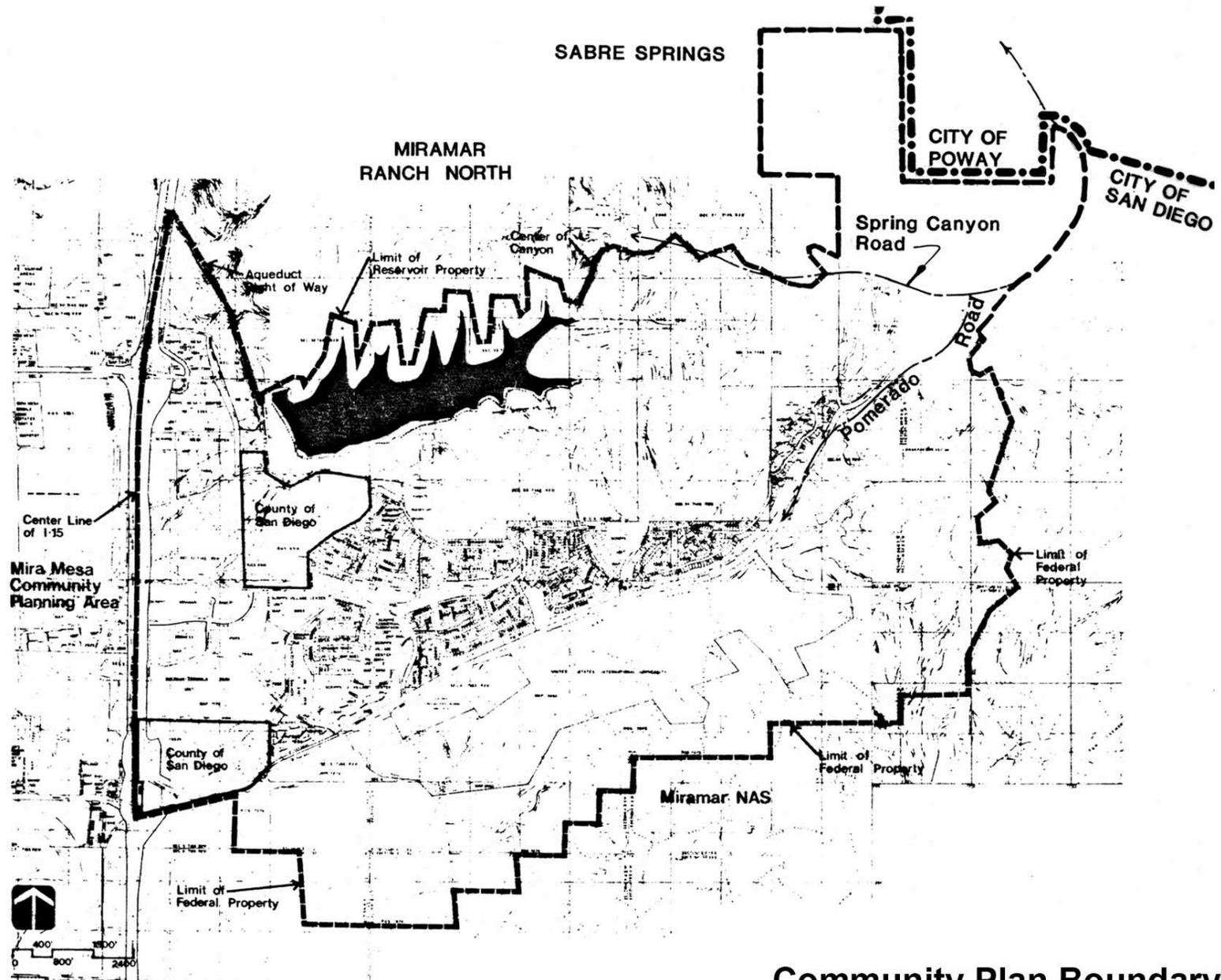
The Plan and accompanying Environmental Impact Report were prepared by a private consultant working closely with City of San Diego (City) Planning Department staff and the Scripps Miramar Ranch Planning Committee. The consultant was largely responsible for conducting the necessary research—drafting the 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 Miramar Naval Air Station; and on the west by Interstate 15 (I-15). (See **Figures 1 and 2.**)



Community Plan Boundary
Scripps Miramar Ranch Community Plan

2
FIGURE



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 Miramar Naval Air Station.

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.