TIERRASANTA
COMMUNITY PLAN

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Prepared by:

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and

The Tierrasanta Community Council

DRAFT: November 2012

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TIERRASANTA COMMUNITY PLAN

The following amendments have been incorporated into this ~~January 2007~~ Month 2013 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Removal of the western portion of the 1971 Elliott Community Plan and the inclusion of that area within the Tierrasanta Community Plan			July 27, 1982	R-256890
Redesignated area north of SR-52 alignment for military use. Redesignated centrally located area for Regional Park			April 29, 1985	R-263065
10-acre area changed from Commercial to Residential; number of dwelling units per net acre reduced			April 15, 1986	R-265460
Northern boundary aligned with SR-52			June 17, 1986	R-266025
51-acre parcel redesignated from Military to Industrial Park; guidelines for the development of this site added. 99 acres redesignated from Military to Open Space			December 8, 1987	R-269977
Redesignated land from Fire Station to Office Commercial; guidelines for the development of this site added			September 12, 1989	R-274381
Redesignated land from Neighborhood Commercial to Specialized Commercial and redesignated land left over from SR-52 to Specialized Commercial; guidelines for the development of this site added			September 12, 1989	R-274383
San Diego River Park Master Plan section.			Month, Day, 2013	R-

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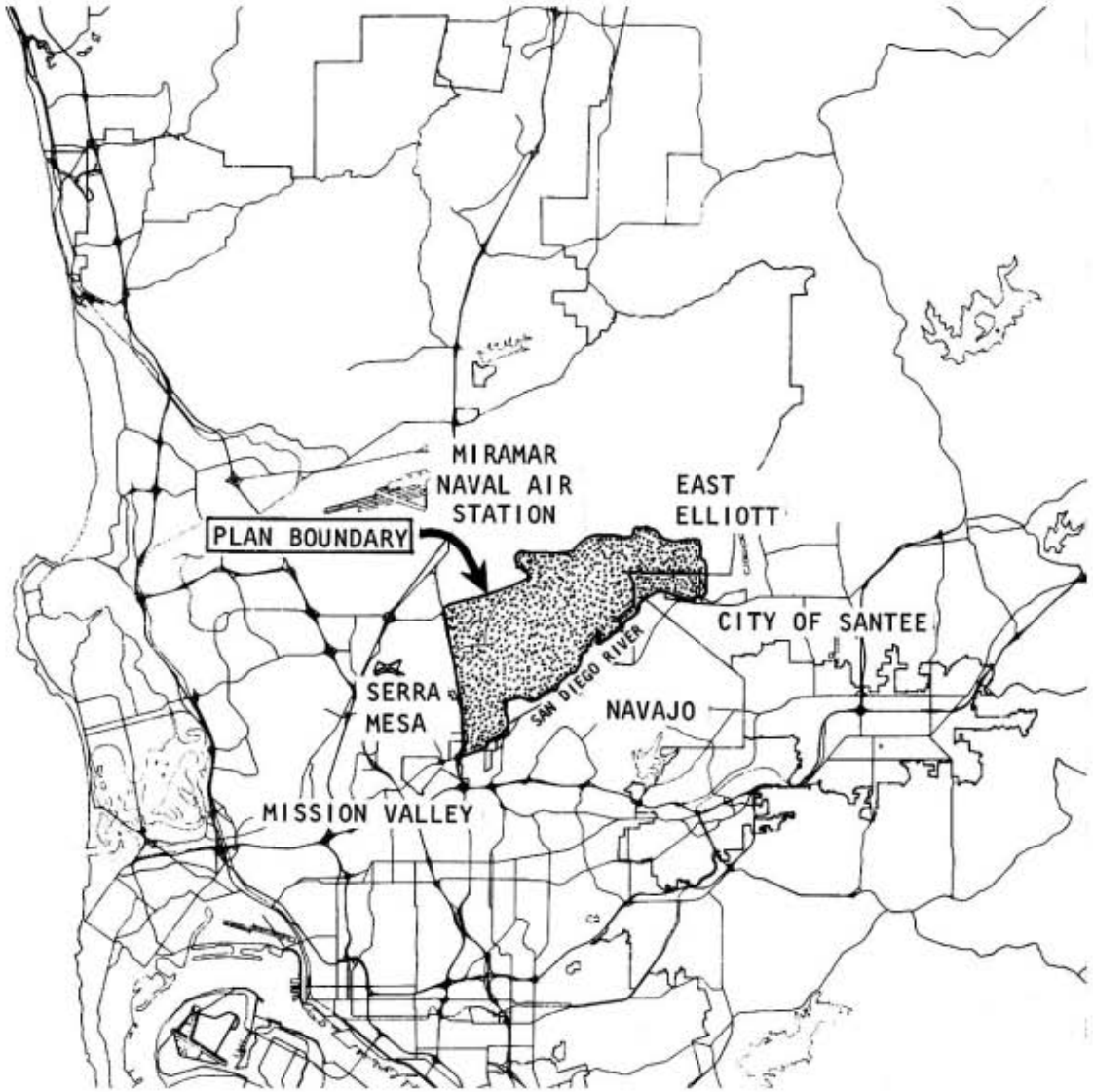
Introduction



Location Map **1** FIGURE

Tierrasanta Community Plan

INTRODUCTION

THE PLANNING AREA

The Tierrasanta community is centrally located within the greater San Diego metropolitan area (**Figure 1**). The industrial area of Kearny Mesa is to the west, Miramar Naval Air Station to the north and Mission Valley is to the southwest. Grantville lies to the south and the city of Santee to the east. The boundaries of the planning area are Interstate 15 (I-15) on the west, Friars Road and the San Diego River on the south, the city of Santee on the east and Miramar Naval Air Station on the north. The planning area is approximately 6,700 acres in size, of which about 42 percent is within the proposed Mission Trails Regional Park.

HISTORY

The Tierrasanta area was part of the original Rancho de la Mission San Diego de Alcala and the El Cajon Rancho, two mission ranchos which flourished during the first half of the 19th Century. Padre Dam, the first major irrigation project in California, is located within the boundaries of the Tierrasanta community area. It remains today as a national historical monument.

In 1941, the Tierrasanta area became part of Camp Elliott when the United States government acquired 27,700 acres of land for a Marine Corps training camp. The camp extended from Murphy Canyon Road on the west to Sycamore Canyon on the east, and from Pomerado and Beeler Canyon roads on the north to the San Diego River and Mission Gorge Road on the south.

In 1960, Camp Elliott was annexed into the City of San Diego (City). Approximately one-half of Camp Elliott, 13,277 acres, was then declared surplus by the Navy and was subject to the provisions for disposal under the General Services Administration.

Prior to the time the property was released for public sale, the City of San Diego was given the opportunity to prepare a community plan and acquire land needed for public uses at a reduced price. The 1962 Elliott Community Plan was a result of the City taking advantage of this opportunity. Based on the plan, the City acquired several park sites, major street right-of-ways, a fire station and a library site. In addition, the San Diego Unified School District obtained several school sites. During the period from 1962 to 1970, the federal government sold most of the property declared surplus. Since 1970, major subdivisions and planned residential developments have been built, based on a new Elliott Community Plan adopted in 1971.

A Master Development Plan for the proposed Mission Trails Regional Park was prepared in 1976. This plan delineates the boundaries and specifies uses and improvements within this resource-based park. A smaller version of this park was first proposed in the 1962 plan. In August 1980, the area northeasterly of the proposed Mission Trails Regional Park was detached from the original Elliott planning area. The westerly area was renamed the Tierrasanta community planning area with the easterly area becoming known as East Elliott. This action was taken due to the isolated nature of East Elliott and the special needs of this area.

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A Master Plan for the San Diego River Park is a comprehensive planning effort to claim the San Diego River as a natural resource and recreational amenity. Key to the success of the San Diego River Park is building a synergy that best serves the entire river valley and its many inhabitants, including people, animals and plants. The Master Plan establishes a Vision, Principles, Recommendations and Design Guidelines for the development of the San Diego River Area. The Sections on Vision/Principles and Recommendations provide policy direction for the development of the San Diego River Area and the Design Guidelines focus on how the development should be provide in two distinct areas. The two areas are; (1) the River Corridor Area, which addresses recreational opportunities, including a public pathway corridor along the River, as well as habitat, vegetation, and water quality design; and (2) the River Influence Area, which addresses how the built environment should relate to the River. The Master Plan ensures that development of the San Diego River Park will correlate with the surrounding built environment while preserving and enhancing the natural environment.

SCOPE AND PURPOSE OF THE PLAN

The Tierrasanta Community Plan (Plan) is intended to serve as a guide for future public and private development within the Tierrasanta community through 2000. The Plan includes a series of goals and objectives established by the community which are consistent with citywide policies. While this Plan also sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. Controls over zoning, subdivision, transportation, building construction and other development must be enacted separately as part of the implementation program. Future development based on this Plan shall be undertaken in complete conformance with City Council Policy 600-10 and all other appropriate City Council policies with respect to providing necessary public facilities.

The adoption of the Plan requires rescinding that portion of the Elliott Community Plan within the Tierrasanta plan area. While this Plan is consistent with the policies and proposals of the City of San Diego Progress Guide and General Plan (General Plan) text, its adoption will require amendment of the General Plan Map. Changes to the community plan area boundaries, Mission Trails Regional Park boundaries and other land use changes must be incorporated into the map.

This Plan should not be considered the conclusion of the planning process. Two additional steps will follow this Plan's adoption: implementation and review. Implementation is the putting into effect of Plan policies and recommendations. This implementation process must be a cooperative effort among private citizens, City officials and other agencies. Among other actions, it will include the adoption of a Financing Plan for the provision of public facilities.

Unanticipated changes in environmental, social or economic conditions may occur which could necessitate a revision of this Plan. Community conditions must be continually monitored and this Plan frequently reviewed to ensure that it will remain relevant to community and City needs. Following adoption of the Plan by the City Council, any amendments, additions or deletions will require additional public hearings before the

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Planning Commission and City Council.

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LEGISLATIVE FRAMEWORK

The planning process must respond to a number of laws enacted at federal, state and local levels. Some of the more significant legislation is discussed below. Section 65450 of the Governmental Code of the State of California (known as the State Planning and Zoning Act), and Section 41(c) of the Charter of the City of San Diego gives authority for the preparation of community plans. More specifically, Section 65450 states:

> The planning agency may, or if so directed by the legislative body, shall prepare specific plans based on the general plan and drafts of such regulations, programs, and legislation as may in its judgement be required for the systematic execution of the general plan and the planning agency may recommend such plans and measures to the legislative body for adoption.

Articles 8 through 10 of Chapter 3 of this law define the Scope, Procedures for Adoption and Administration of Specific Plans and Regulations. The California Environmental Quality Act of 1970 (CEQA) was enacted in response to increasing public concern over the environment. In a 1972 landmark case, Friends of Mammoth et al. vs. Board of Supervisors Mono County et al., the California Supreme Court ruled that Environmental Impact Reports must be prepared for both public and private projects having a significant effect on the environment. Environmental Impact Reports must be prepared for all community plans. Separate, detailed EIRs are also required for all significant projects, including those implementing this Plan. Focused EIRs or Negative Declarations may be adequate for lesser projects or for component projects which are part of a Master EIR.

The citywide Zoning and Subdivision Ordinances serve to regulate the use of land. These are amended from time to time to resolve problems as they are identified, enhance the environment and encourage imaginative approaches to development design.

In addition to legislation, the City Council utilizes a set of officially designated and numbered policies as a guideline in the decision-making process. Many of the policies relate directly to planning issues and should be used in implementing Plan recommendations. San Diego City Council Policy 600-24 establishes the purpose, procedures and responsibilities of recognized community planning committees. More specifically, Article II Section 1 states:

> The primary purpose of this community planning committee shall be to advise the City Council, Planning Commission and other governmental agencies as may be appropriate in the initial preparation, adoption of, implementation of or amendment to the general or community plan as it pertains to the area or areas of concern to said committee (hereafter referred to as the planning process).

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GOALS

As Tierrasanta continues to grow, it has become known as a high-quality, planned residential community. It includes diverse housing types, ranging from private and Naval apartment units to luxurious, custom built homes, all interspersed with open space canyons. The relative isolation of Tierrasanta from surrounding communities has enhanced the sense of community felt by its residents. The following overall goals have been established to guide future governmental and private actions related to Tierrasanta. These goals serve as the foundation for proposals throughout this Plan.

- TO PROVIDE A VARIETY OF NEW HOUSING TYPES WITHIN THE COMMUNITY.
- TO ENCOURAGE THE DEVELOPMENT OF COMMERCIAL AREAS WHICH UTILIZE HIGH DESIGN STANDARDS AND MEET THE NEEDS OF THE COMMUNITY.
- TO FOSTER THE DEVELOPMENT OF MISSION TRAILS REGIONAL PARK.
- TO PROMOTE A HIGH LEVEL OF COMMUNITY SERVICES AND FACILITIES TO ADEQUATELY MEET THE NEEDS OF THE TIERRASANTA COMMUNITY.
- TO PROTECT THE NATURAL ENVIRONMENT.
- TO PROVIDE AN EFFICIENT TRANSPORTATION SYSTEM TO MEET THE NEEDS OF COMMUNITY RESIDENTS.
- TO FOSTER THE DEVELOPMENT OF SAN DIEGO RIVER PARK.

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Plan Summary

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PLAN SUMMARY

The Plan which follows has been organized into separate subject areas, or Plan elements. The Community Plan map on page 100 depicts the land uses proposed in this Plan, while the Plan text includes goals, objectives and proposals for the continuing development of the community. Following the Plan elements, an implementation section proposes additional measures to implement the Plan.

The Plan as a whole describes a relatively low-density residential community. Commercial areas are limited to those needed to support the community and only two isolated industrial sites are shown. A number of open space canyons enhance the community and there is an expansive, open space-oriented regional park easterly of the community. The community is further characterized by a large Naval housing facility in the southwesterly sector of the community.

While only about 60 percent of projected housing in the community is built as of 1980, a much greater proportion of the overall community is either built or planned for construction. All of the school and park sites have been acquired, and nearly all of the major roads have been constructed. With the exception of those areas under federal ownership, all of the major undeveloped residential areas have some form of approval for development.

A statistical summary of the existing and proposed land uses, dwelling units and population follows.

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TIERRASANTA LAND USE
DWELLING UNITS AND POPULATION

		Proposed Capacity	Existing 1980
LAND USE			
Residential			
Low Density			
Private		700	600
Navy		440	440
Low-Medium Density		590	220
	Subtotal:	**1,730 acres**	**1,260 acres**
Commercial			
Neighborhood		5	5
Community		26	21
Specialized		10	0
	Subtotal:	**41 acres**	**26 acres**
Light Industrial		**57 acres**	**6 acres**
Open Space			
Mission Trails Regional Park		2,830	2,830
Sand and Gravel Extraction		80	80
Admiral Baker Golf and Recreation		460	460
Canyons and Hillsides		983	983
	Subtotal:	**4,353 acres**	**4,353 acres**
Schools		**255 acres**	**186 acres**
Parks		**56 acres**	**44 acres**
	Total:	**6,482 acres**	**5,926 acres**
DWELLING UNITS			
Low Density			
Private		4,025	3,264
Navy		2,320	2,320
Low-Medium Density		5,475	1,774
	Total:	**11,820 units**	**7,358 units**
POPULATION			
Private Housing		26,650	13,550
Navy Housing		10,350	10,350
	Total:	**37,000 people**	**23,900 people**

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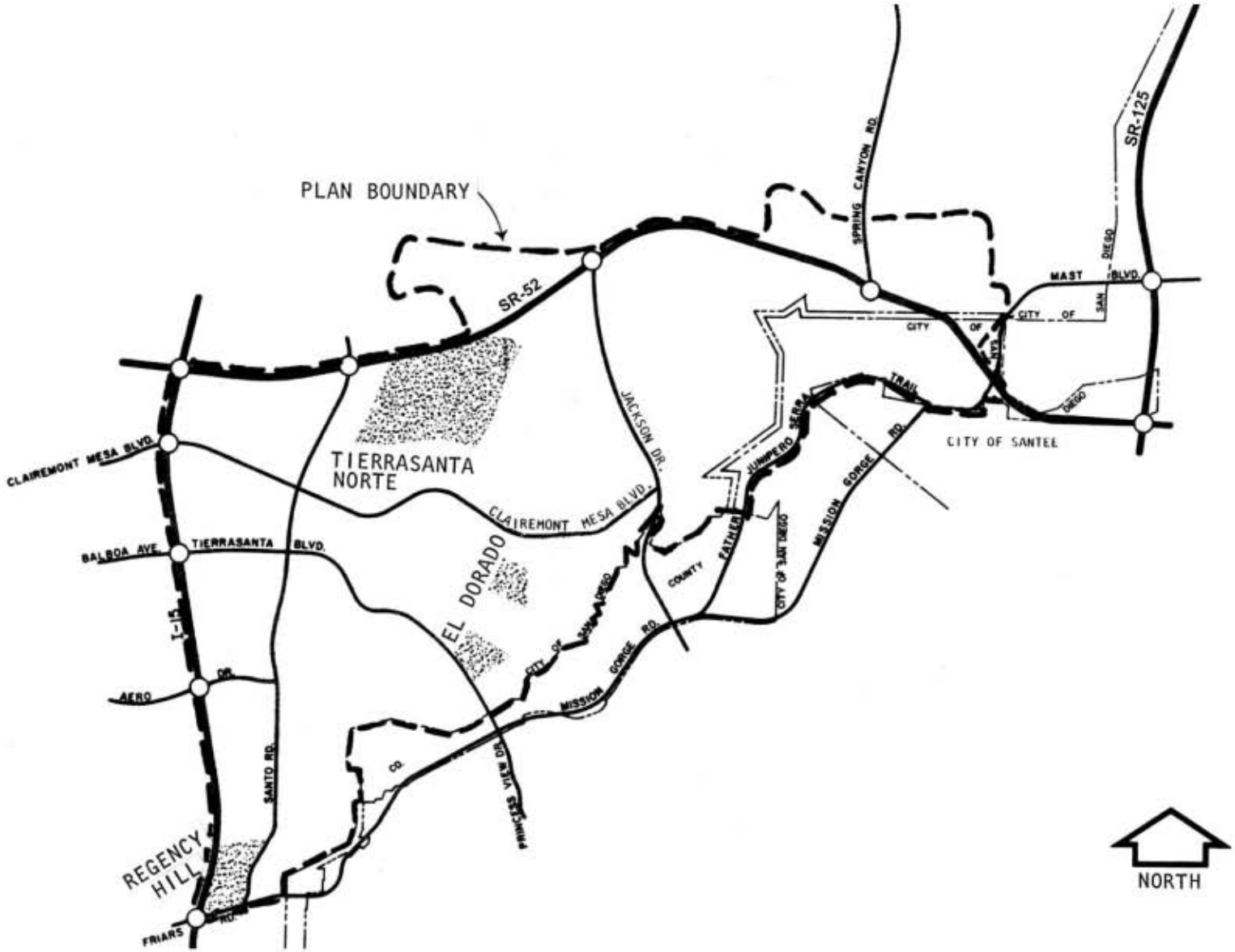
Plan Elements



Undeveloped Residential Areas

Tierrasanta Community Plan

2
FIGURE

HOUSING

EXISTING CONDITIONS

Since 1970, Tierrasanta has been one of the fastest growing communities in San Diego. The population has grown from 173 persons in 1970 to approximately 24,000 in September 1980. The number of housing units has increased to approximately 7,350 during this period.

Murphy Canyon, the southwest sector of Tierrasanta, accommodates a Naval housing development providing moderate cost rentals to Navy personnel. The 2,321 units are predominantly duplex, triplex and fourplex units, but also include 250 single-family units. The overall housing density is approximately five dwelling units per net acre. These units constitute one-third of the Tierrasanta housing stock and nearly half of the Navy housing units in all of San Diego. The remainder of residential Tierrasanta is a combination of traditional subdivisions and planned residential developments. The mixing of these two types of housing, in conjunction with the undeveloped canyons which penetrate the area, gives Tierrasanta the appearance of several separate neighborhoods joined together to form a larger community. Two-thirds of the approximately 5,000 dwelling units within this subarea are single-family and one-third is multifamily. Densities range from five to 14 du/net acre, with an average density of approximately seven du/acre.

GOAL

TO PROVIDE A WIDE VARIETY OF ENVIRONMENTALLY SENSITIVE HOUSING TYPES FOR PEOPLE OF ALL INCOME LEVELS, FAMILY SIZES AND RACIAL AND ETHNIC COMPOSITION.

OBJECTIVES

- Continue a balanced community in terms of housing types and costs.
- Accommodate gradual residential development to ensure the concurrent provision of adequate community facilities.
- Preserve open space through the use of cluster housing development in and around canyon areas.
- Encourage development to maintain the natural topography of the area.
- Promote high design standards for all development of residential areas adjacent to the San Diego River Park in accordance with the development regulations in the Mission Trails Design District Ordinance and Design Manual and consistent with the San Diego River Park Master Plan.

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PROPOSALS

Density

The Tierrasanta community should continue to be a relatively low-density area. However, it is proposed that a variety of housing types be encouraged to develop within the community. The proposed average densities include low-density (five to ten du/net acre) and low-medium density (ten to 15 du/net acre). These will allow for the development of single-family homes, condominiums, townhouses and apartments. This variety in residential types can accommodate a wide choice of lifestyles appealing to many segments of the population.

Those areas designated Low-Medium Density are more convenient to collector or major streets and in close proximity to schools, parks, shopping and transit. In areas of steep topography, the application of this higher density is in conjunction with the clustered development concept, whereby units will be clustered onto the more level areas, while the hillsides and canyons are designated as open space.

The low-density areas are generally more isolated from community facilities and services.

Site Design

A variety of housing styles and types should be provided through the use of Planned Residential Development (PRD) procedures. Sensitivity to the hillside topography is particularly important in Tierrasanta, since most areas are sloping and some areas are quite steep. The **Urban Design Element** of this Plan provides specific design techniques to be used in the various parts of the community.

Phasing

It is projected that housing construction in Tierrasanta will average approximately 150 to 200 units per year. The 2000 population is projected to be approximately 35,000 housed in 10,400 dwelling units.

The construction of dwelling units should be phased with the development of adequate community services consistent with Council Policy 600-10. Particular attention should be given to the provision of adequate recreational facilities.

Balanced Communities

The City's Progress Guide and General Plan and Council Policy 600-19 advocate socially, racially and economically balanced communities. The purpose of this policy is to ensure nondiscrimination in housing and to provide a wide choice of housing types in all areas of the City. Fiscal advantages also result, in that large concentrations of lower-income housing can lead to blight and a weakening of the tax base in a particular area in the City.

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A program of potentially major significance in the provision of low- and moderate-income housing is the City's implementation of Assembly Bill 1151. This state assembly bill is intended to provide incentives for the provision of low- and moderate-income housing. The bill provides the mechanism for a 25 percent increase in maximum permitted densities where a project includes at least 20 percent of its units for low- and moderate-income persons or families. This density bonus provision would result in the comparative densities indicated below:

DENSITY BONUS PROVISIONS

ZONE (Plan Density)	PRE-BONUS Maximum Dwelling Units Per Net Acre	WITH 25% BONUS Maximum Dwelling Units Per Net Acre
R-1-5 (5-10)	8.7	10.9
R-2 (10-15)	14.5	18.2
R-2A (15-30)	29.0	36.3

Also consistent with Council Policy 600-19, there should be no expansion of Navy housing in Tierrasanta outside of the existing Murphy Canyon project. Like any other specialized housing type, efforts should be made to disperse Navy housing throughout the region. Although the Navy housing population is relatively balanced with regard to income and ethnic composition, it typically has a large number of children and young adults. The frequent absence of male household heads is also a distinctive characteristic. The high concentration of Navy families in one community not only amplifies this imbalance, but also tends to isolate Navy families from the mainstream of the community. The fiscal impact of very large Navy housing projects is also a concern, in that such projects typically require the construction, operation and maintenance of new facilities. Small, scattered projects, on the other hand, could more often be serviced by existing facilities.

Specific Site Proposals

Areas yet to be developed include: 1) Tierrasanta Norte, located north of Clairemont Mesa Boulevard and east of Santo Road; 2) Regency Hill, northeast of I-15 and Friars Road; and 3) several phases of El Dorado, located east of Admiral Baker Field.

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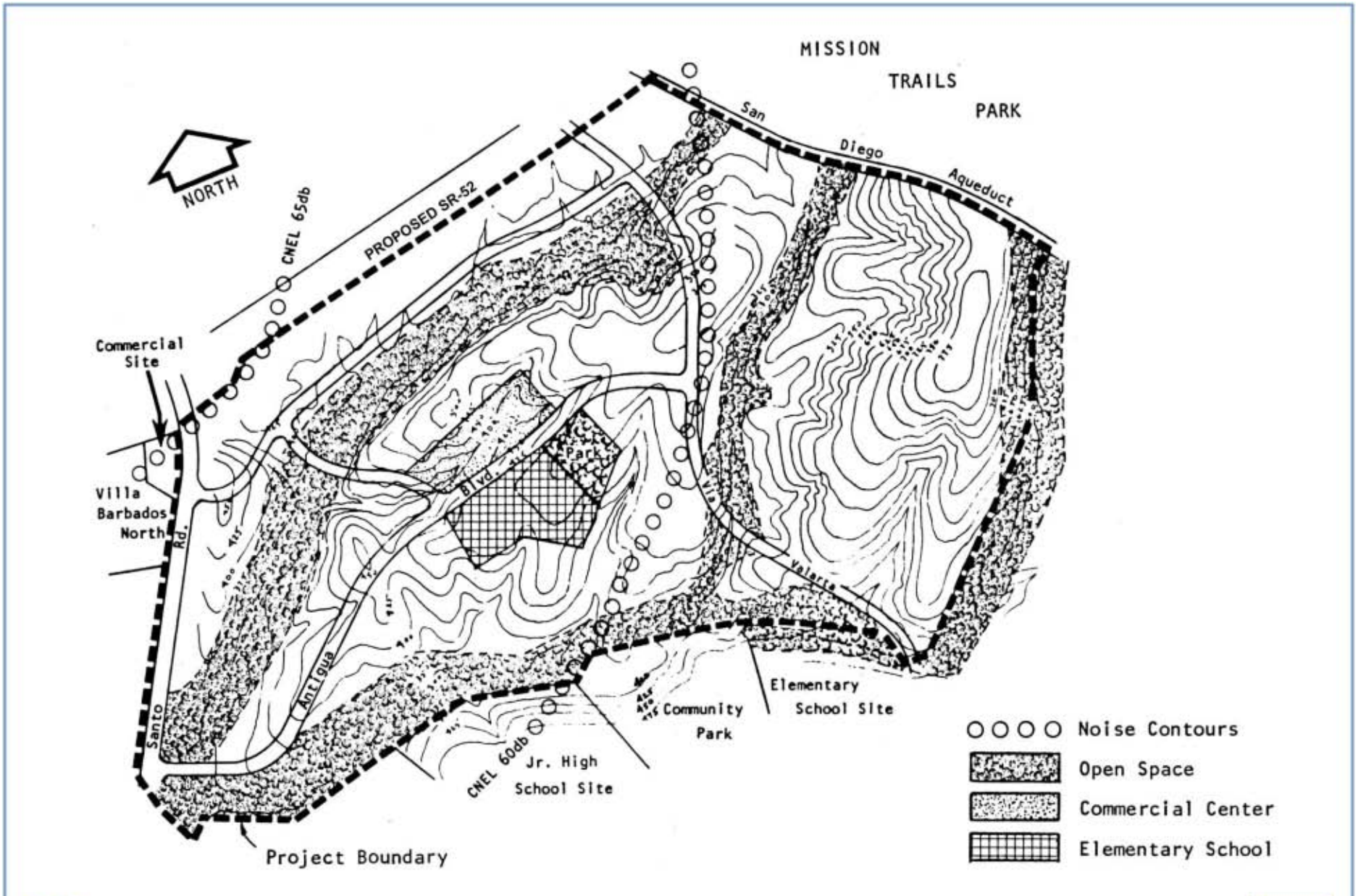

Tierrasanta Norte **3**

Tierrasanta Community Plan FIGURE

1. Tierrasanta Norte **(Figure 3)**

   A wide range of housing types will be included in this area, designated Low-Medium Density on the Community Plan Map. The approximately 430 acres includes 80 acres of designated open space, a 14-acre elementary school site and a six-acre neighborhood park site. The remaining 330 acres includes approximately 2,100 dwelling units, or about seven units per net acre. Residential use allocations can include certain nonresidential uses such as church sites, private recreational facilities and private daycare centers. These nonresidential activities are subject to Planning Director Review under a Plannned Development Permit, using Conditional Use permit guidelines.

   Other elements of this Plan contain proposals for this area, including the **Open Space**, **Urban Design**, **Transportation** and **Social Environment Elements**. The **Urban Design Element** in particular contains numerous proposals to deal with the relationships between the different proposed development components, and the relationship of these components to the natural environment and to the adjacent Mission Trails Regional Park.

   Noise Impacts from Miramar Naval Air Station to the north affect this area. All projects should undertake a noise analysis to ensure interior noise levels consistent with state insulation requirements.

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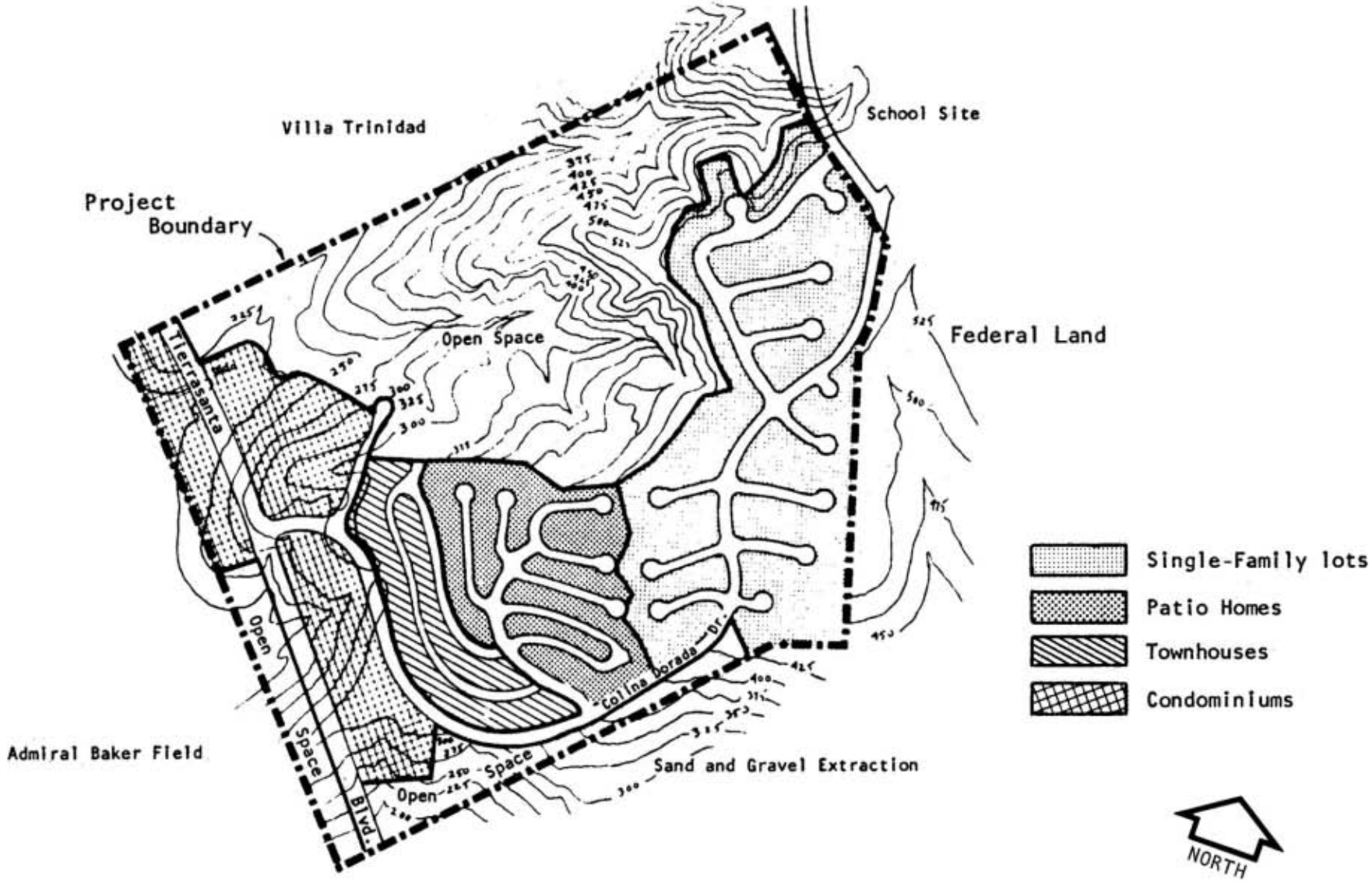

El Dorado Hills

Tierrasanta Community Plan

4 FIGURE

2. El Dorado **(Figure 4)**

   This area is designated Low-Density Residential. The unbuilt portion of the El Dorado Planned Residential Development (PRD) shows additional single-family units, townhomes and condominiums. The 1,051 proposed housing units will yield an overall density on the developable area of approximately seven du/net acre, with an additional open space area of approximately 75 acres.

   Any amendment to the PRD could adjust the number of units up or down within the five to ten unit per acre density range. However, due to topographic and soil limitations on the site, it is recommended that the proposed 1,051 units not be exceeded. In addition, no reduction to the proposed open space area should be allowed.

   Components of this development are discussed in other elements of this Plan, in particular the **Urban Design Element**.

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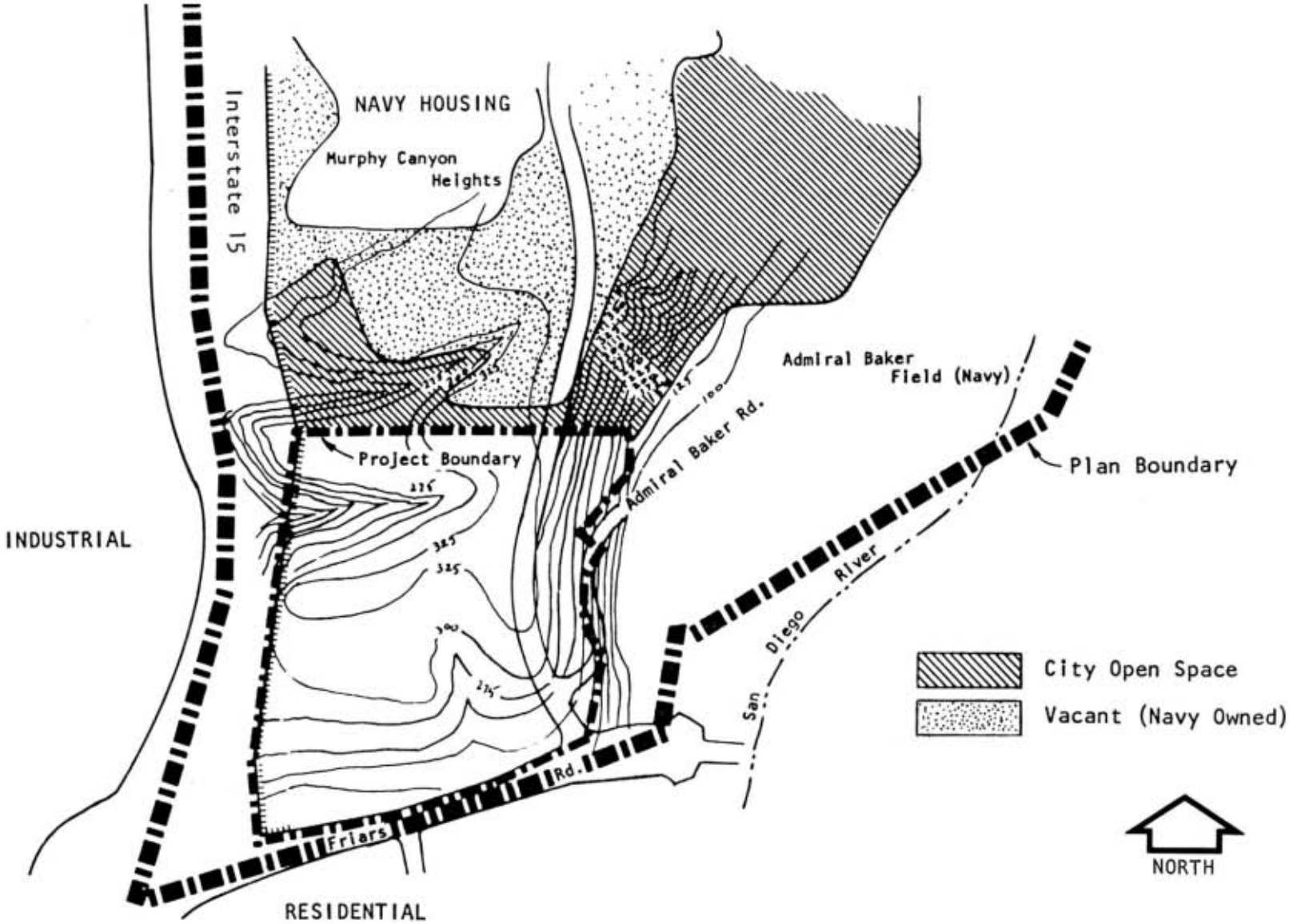

Regency Hill

Tierrasanta Community Plan

5 FIGURE

3. Regency Hill **(Figure 5)**

   This area consists of approximately 78 net acres, 68 acres of which are considered developable. A residential development of low-medium density should be allowed to develop here. At 15 units per acre, this would allow up to 1,000 units to develop in this area.

   Due to the unique characteristics of this property, it may be able to develop at a higher density than other areas of Tierrasanta. It is in an isolated corner of the community, surrounded by a highway, a prime arterial and a major street. Across Friars Road to the south is a significant area of medium-density development, with up to 29 units per acre.

   This area is also unique due to its prominent hilltop location. It would therefore be advantageous to utilize the PRD procedure to ensure an attractive, sensitive development which is appropriate for the site characteristics. This area should therefore be granted a five unit per acre density bonus if a PRD is approved. This bonus would allow up to approximately 1,500 units. Major circulation improvements would be necessary to utilize this bonus.

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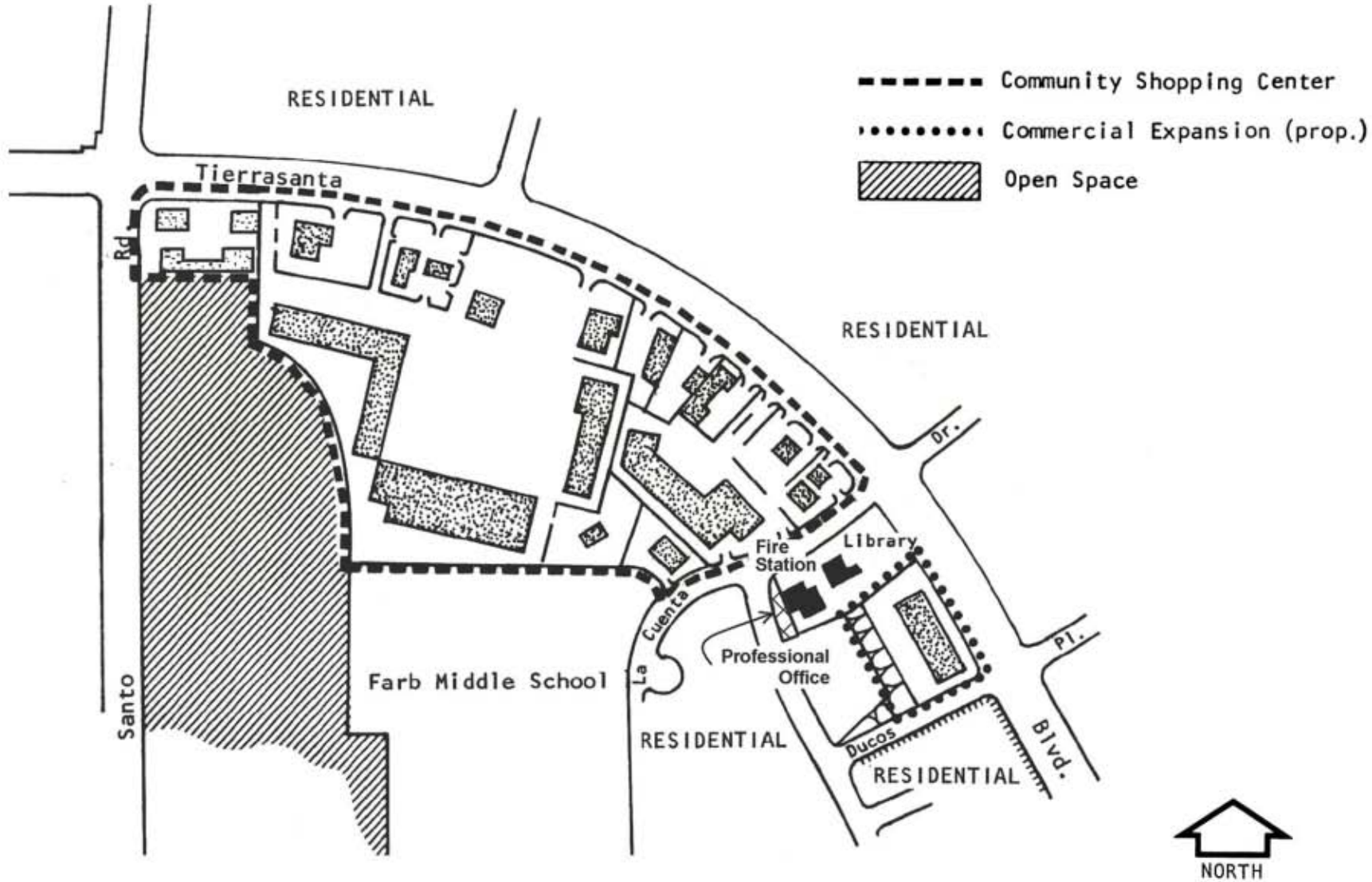

Community Shopping Center **6** FIGURE

Tierrasanta Community Plan

COMMERCIAL

EXISTING CONDITIONS

There are three commercially designated areas in Tierrasanta: a community shopping center complex, a neighborhood center and a specialized commercial center. In addition, there is a Navy Exchange "mini-mart" in the Murphy Canyon area of the community.

The community shopping center complex is located on Tierrasanta Boulevard easterly of Santo Road. It is approximately 26 acres in size and contains over 70 businesses, including several financial institutions, a variety of community retail, service and office establishments and two gas stations.

The community shopping center complex actually includes seven developments, constructed at different times with minimal integration of vehicular or pedestrian circulation. Autos are forced to use Tierrasanta Boulevard to move from one parking lot to the next. The seven developments are Tierra del Sol, Tierrasanta Town Center, Tierra Plaza, the Coldwell Banker Building, the Home Federal Building, Tierra Village and the Tierrasanta Professional Building, fronting on La Cuenta Drive (**Figure 6**).

The neighborhood center is located at the intersection of Santo Road and Clairemont Mesa Boulevard. It includes 16 businesses and covers five acres. Leading tenants include a supermarket, credit union, restaurants, a gas station and other service and office uses (**Figure 7**).

There is a small Navy Exchange "mini-mart" at the intersection of Santo Road and Orleck Street, which provides convenience goods for residents of the Murphy Canyon Naval housing. The use is expected to be relocated by the Navy to the intersection of Santo Road and Aero Drive sometime in fiscal year 1989 or 1990.

The third commercial area consists of 10.3 acres of commercially zoned land that has been set aside for specialized commercial use (**Figure 7a**). This site is located at the southwest interchange of Santo Road and State Route 52 (SR-52). Approximately three acres of this commercial property are currently in use as a church and church school. It is anticipated that the existing church will relocate to the western end of this commercial area and the remainder of the site will develop with a mixture of retail and office uses.

- The acreage designated for commercial use within the planning area appears to be adequate to serve the overall commercial needs of the community. Adequate office space is also provided for by the Plan and has been distributed primarily within three areas of the community, including the Tierrasanta Professional Building on La Cuenta Drive, the Tierrasanta Research Park on Clairemont Mesa Boulevard, and the Tierrasanta Gateway Plaza site, located at the Santo Road/SR-52 interchange.

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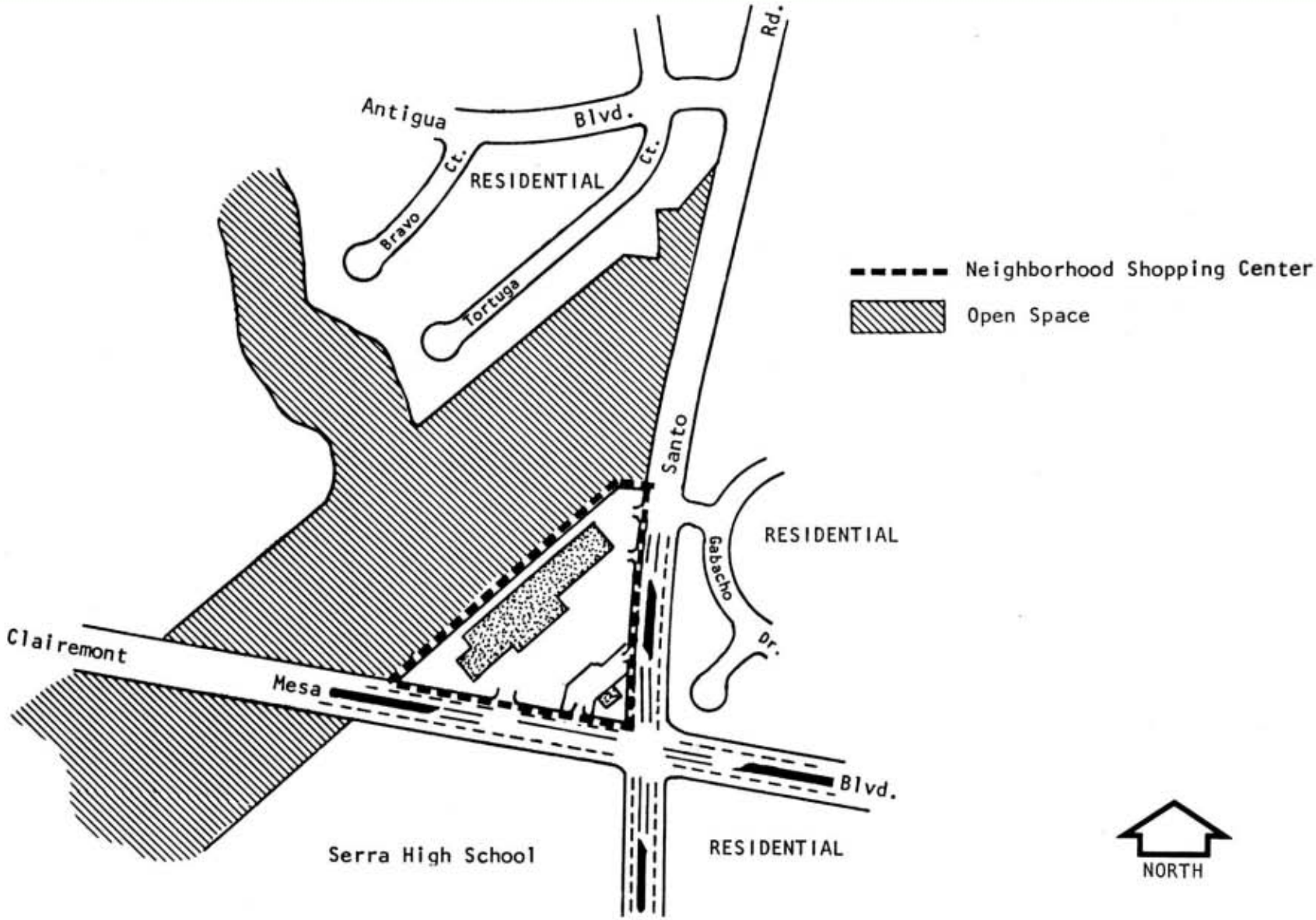

Neighborhood Shopping Center **7**

Tierrasanta Community Plan FIGURE

GOAL

ENCOURAGE THE DEVELOPMENT OF COMMERCIAL AREAS WHICH UTILIZE HIGH DESIGN STANDARDS AND MEET THE NEEDS OF THE COMMUNITY.

OBJECTIVES

- Provide properly located and adequately sized commercial areas to meet the present and future needs of the community.
- Create community focal points in the commercial areas by encouraging social and cultural facilities to locate in the same area.
- Discourage strip and spot commercial development.
- Promote the incorporation of high design standards into the development and redevelopment plans for all commercial areas. Of particular importance is the quality of landscaping, as well as the selection of architectural design and detailing, building materials and colors that are compatible with the character and quality of surrounding development.
- Promote high design standards for all development of commercial areas adjacent to the San Diego River Park in accordance with the development regulations in the Mission Trails Design District Ordinance and Design Manual and consistent with the San Diego River Park Master Plan.

PROPOSALS

This Plan provides for the allocation of approximately 41 acres for commercial uses. Included are a 26-acre community shopping center complex, a ten acre specialized commercial center and a neighborhood shopping centers of five acres, as described below.

Circulation in commercial areas should be well designed and should accommodate pedestrian and bicycle traffic as well as vehicular traffic. All commercial traffic should be discouraged from crossing through adjacent neighborhoods, but should instead be diverted around identifiable neighborhood units.

Site design should also provide adequate visual and noise buffers from surrounding uses, such as with the use of landscaping or grade separation. In addition, new or remodeled commercial centers should be compatible with both the architecture and predominant color scheme of the surrounding developments. The **Urban Design Element** of this Plan provides additional specific design proposals.

Community Shopping Center

The community shopping center should be allowed to expand southerly along Tierrasanta Boulevard to Ducos Place as shown on **Figure 6**. This area orients toward Tierrasanta Boulevard rather than toward residential neighborhoods to the west and south. Commercial use should be subject to a Planned Commercial Development permit (PCD), and should be limited to office, banking or a comparable use. Other uses which cause excessive traffic,

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noise, glare or other disruptions to surrounding homes should not be allowed.

The parking areas in the existing commercial center should be landscaped with trees and shrubs for visual relief and to provide shade. Circulation between the three separate complexes should be improved by the removal of barriers which currently separate the areas.

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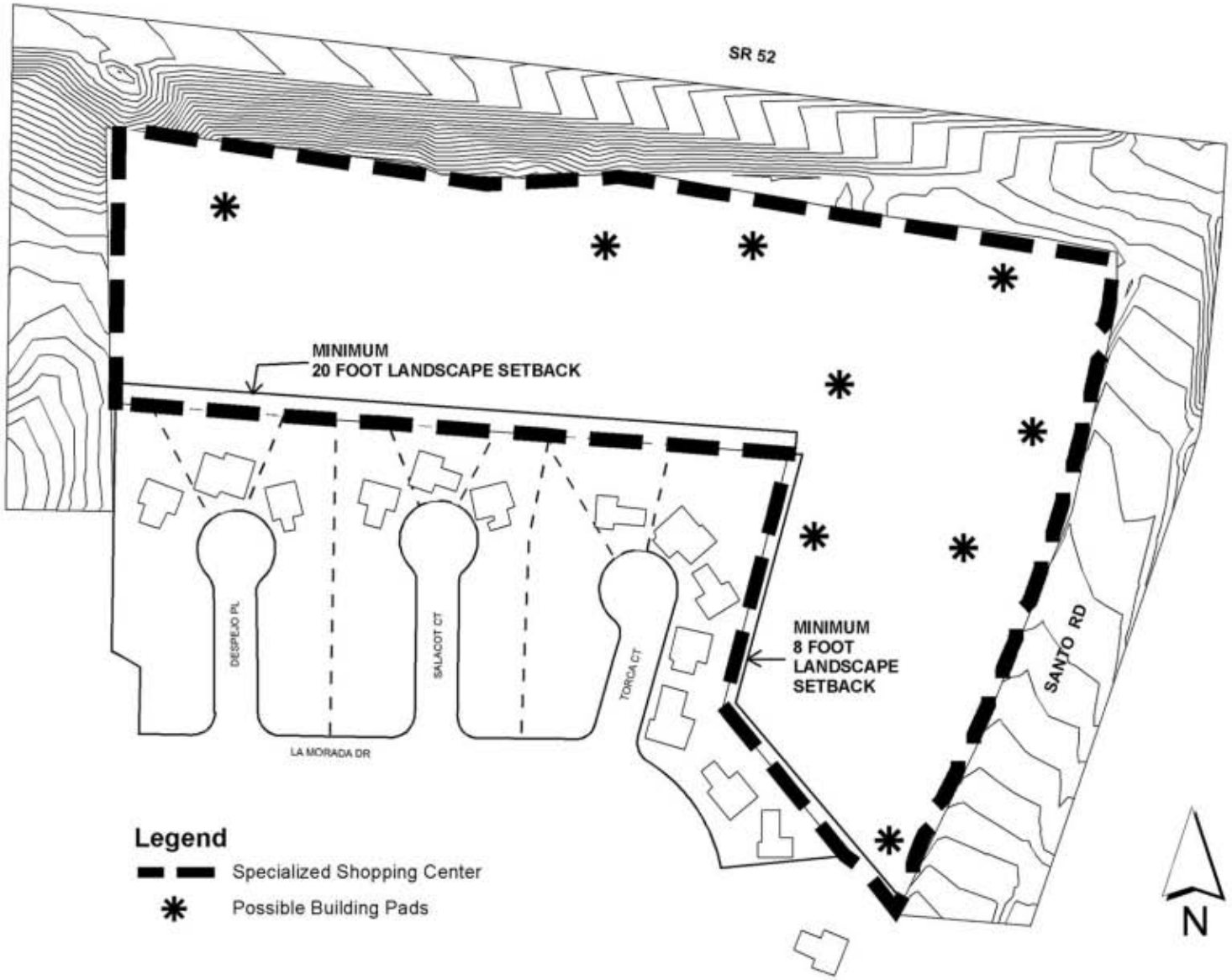

Specialized Shopping Center **7a**

Tierrasanta Community Plan FIGURE

In addition to the main shopping center complex, there is an 8,000-square-foot lot, located at the southeast intersection of La Cuenta Drive and Baroque Lane (see **Figure 6**), which is designated for professional office use. This parcel is situated immediately to the south of the shopping center and to the west of the fire station.

Due to the proximity of this parcel to a residential area, it is essential that the project's design and permitted uses be compatible with surrounding residential development. In order to avoid any land use conflicts, this parcel shall be limited to professional office use. To ensure sensitive site and architectural design, future development of this property is subject to a Planned Commercial Development (PCD) Permit. Future development should be compatible with the neighboring residential uses in terms of bulk, scale and intensity of use, and the architectural design and color of the building should be in keeping with the character and design of nearby residences. Outdoor lighting and signage should be minimized, and adequate landscaping should be provided to screen parking and secondary entrance areas. Finally, sufficient off-.street parking must be provided in order to avoid the need to park on Baroque Lane. This could be accomplished through the joint approval of a shared parking agreement with the adjacent church.

Specialized Commercial Center

The Plan designates approximately ten acres of land at the southwest interchange of Santo Road and SR-52 for specialized commercial uses (**Figure 7A**). The permitted uses within this specialized commercial area include a combination of neighborhood and specialty retail uses, a theater, restaurants, office space and institutional uses, all of which will be available to serve the needs of northern Tierrasanta, as well as other residents within the Tierrasanta community. In order to maintain the specialized retail character of the center, the retail portion of this development should not be dominated by a few major users, rather the establishment of a variety of retail users should be encouraged. Accessory uses such as a convenient postal drop and a recycling center could also be incorporated into the development.

Development of this site is subject to a Planned Commercial Development (PCD) Permit in order to regulate both site design and permitted uses. Through the PCD process integrated architectural design, adequate auto and pedestrian circulation, sufficient parking to serve the proposed uses, consistent signage throughout the center, and appropriate buffering between uses can be assured. To further ensure that the commercial development will be compatible with the adjoining single-family residences to the south, the PCD should specify appropriate hours of operation for that portion of the development that abuts the residential properties and should prohibit uses such as adult bookstores and video arcades, which often create nuisances for the commercial center and surrounding residents.

The proposed development should incorporate appropriate mitigation for excessive noise from the freeway, as well as from the flight activities as NAS Miramar. Impacts to the community's circulation system, if any, should be avoided through the incorporation of traffic mitigation measures. Further, drive-through fast-food establishments should be discouraged within the center to avoid traffic congestion.

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The site design should include a well-defined pedestrian circulation system that provides safe access through the parking areas to the various uses within the site. A comprehensive landscape plan should be provided that utilizes trees and shrubs not only to enhance the visual appearance of the parking area and the front of the center, but also to provide screening behind the center to reduce the center's visibility from the adjoining residential area.

Development to the north of Despejo, Salacot and Torca Courts should be sited as far to the north as is possible to avoid land use conflicts with adjoining residential uses. In addition, a combination of walls and landscaped setbacks should be provided between the proposed center and all adjoining residential properties.

The architectural design for this specialized commercial center should incorporate various design techniques such as variation in facade treatment, and other treatments to the front and back of the buildings that will enhance the center's appearance for users, as well as the adjoining residents. In addition, the bulk and scale of the buildings, as well as the basic color palette of the project, should be compatible with the adjoining single-family uses. Artificial lighting used to illuminate the center should be directed away from the adjacent residential properties. Roofing materials and colors should be selected that complement the visual quality of the adjacent residential area. All rooftop equipment should be screened from view, as should all loading and storage areas.

Neighborhood Shopping Centers

1. Clairemont Mesa Boulevard and Santo Road:

   This neighborhood shopping center should be maintained in its present size. Additional landscaping and other site improvements such as improved pedestrian and auto circulation, unified signage and appropriate color and façade modification should be encouraged. Future improvements to this center should be compatible with the architecture and predominant color scheme of the surrounding development..

2. Murphy Canyon:

   The Navy should be encouraged to provide additional commercial facilities for the residents of Murphy Canyon. It is recommended that the Navy proceed with their plans to construct a "mini-mart," gas station and fast-food facility near the intersection of Santo Road and Aero Drive.

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INDUSTRIAL

EXISTING CONDITIONS

Industrially designated land within Tierrasanta is limited to two sites located east of the I-15/Clairemont Mesa Boulevard interchange (**Figure 9**).

One site consists of an auto wrecking yard and a vehicle storage facility, occupying a six-acre parcel bounded on the west and north by the above thoroughfares, and on the south and east by an open space canyon. Vehicular access is somewhat hazardous with the close proximity of the freeway interchange. While these businesses are visible from residential development to the southeast, a fence adequately screens most of the operations.

Approximately three developable acres may be added to this site after the I-15 interchange is constructed constructed and Clairemont Mesa Boulevard is realigned. Clairemont Mesa Boulevard will be constructed to four-lane Pimary Arterial standards. Access and traffic capacity constraints limit the intensity of uses which this site can accommodate.

A larger industrial site occupies approximately 51 acres northeast of the I-15/Clairemont Mesa Boulevard interchange. This site, which is located on a mesa, was formerly designated for military use. This site is surrounded by open space areas which include canyons, and mesas with vernal pools which contain rare and endangered species. A 150-foot-wide wildlife corridor separates the site from the SR-52 alignment.

GOAL

ACCOMMODATE USES WHICH ARE COMPATIBLE WITH THE DESIGNATED SITE

OBJECTIVES

- To protect surrounding uses from visual impact or other disruption caused by uses on the industrially designated sites.
- To improve the existing traffic safety situation concerning access to the southerly site.
- To ensure that industrial development is sensitive to the surrounding open space areas.
- Promote high design standards for all development of industrial areas adjacent to the San Diego River Park in accordance with the development regulations in the Mission Trails Design District Ordinance and Design Manual and consistent with the San Diego River Park Master Plan.

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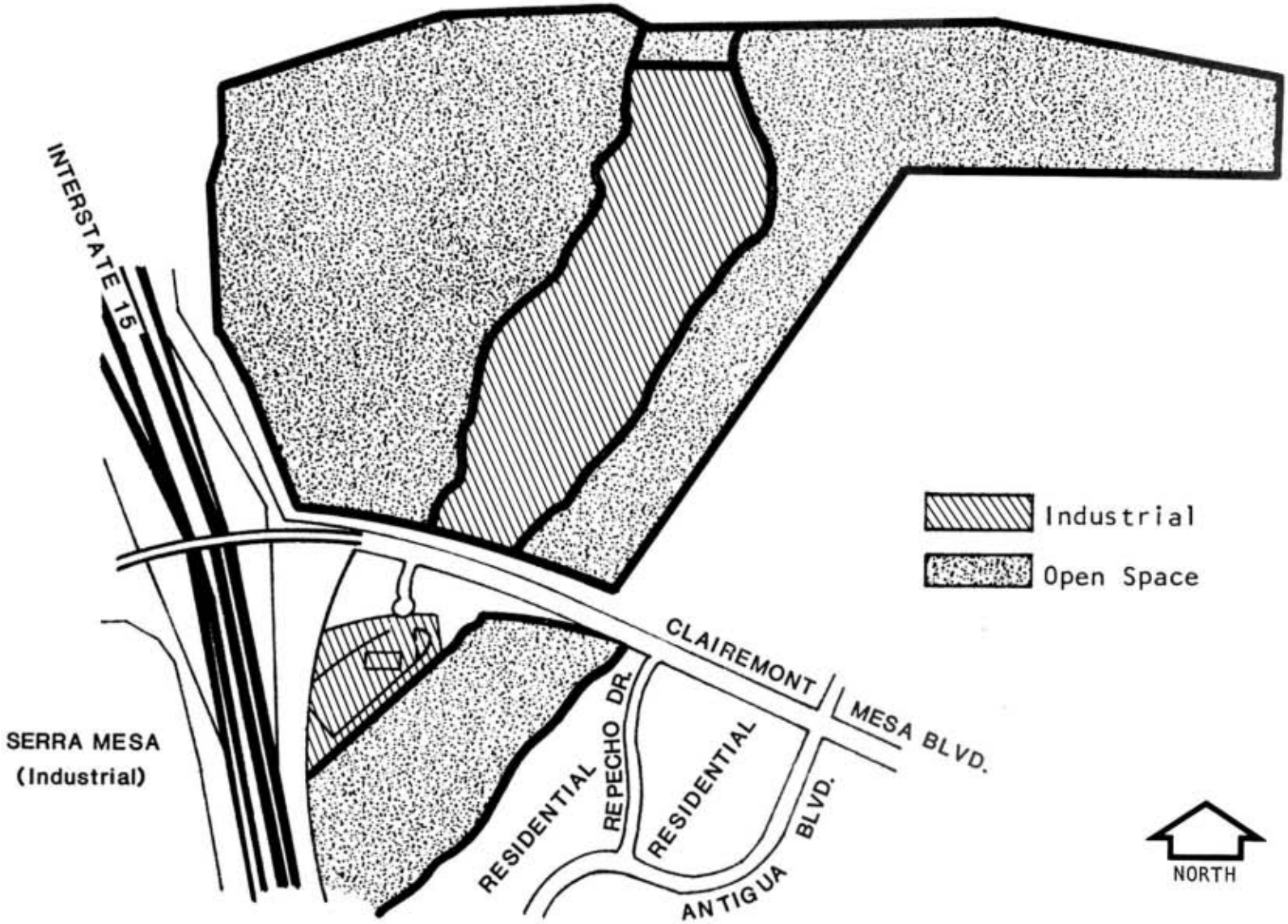

Industrial Use

Tierrasanta Community Plan

8
FIGURE

PROPOSALS FOR SIX-ACRE SITE SOUTH OF CLAIREMONT MESA BOULEVARD

- Initiate a rezoning to M-l.

- Obtain a Development Agreement requiring the approval of both a Planned Industrial Development Permit (PID) and a subdivision map showing required on-site and off-site improvements prior to any change in use. Review of the PID should be limited to and consistent with the following proposals:

  1. Provide off-street parking as follows:

     a. Forty percent of the total area of the lot for parking, driveways and loading platforms for any industrial uses, including but not limited to all uses allowed within the M-1B Zone, consistent with the M-1B Zone parking requirements.

     b. Fifty percent of the total area of the lot for parking, driveways and loading platforms for any commercial uses, including but not limited to all uses allowed within the M-1A Zone, consistent with the M-1A Zone parking requirements.

     c. 1.3 spaces for each dwelling unit containing one bedroom or less and 1.6 spaces for each dwelling unit containing two or more bedrooms.

     d. For uses not specified above or where ambiguity exists in the application of these requirements, parking requirements should be determined by the Planning Director.

     e. Parking facilities should be constructed, maintained and operated in compliance with Chapter X, Article 1, Division 8 of the Municipal Code.

  2. If a mixture of uses is proposed, those uses should be compatible.

  3. A minimum of ten percent of the lot should be landscaped, consistent with the landscaping requirements of the M-1B Zone.

  4. A front yard and street side yard of ten feet should be provided.

  5. All other provisions of the M-l Zone apply, including requirements for signs and screening, and prohibitions against offensive uses.

  6. A noise analysis should precede any residential development.

- If a Development Agreement cannot be secured consistent with the above restrictions, the property should be rezoned M-IP (Industrial Park). A subsequent rezoning to a less restrictive zone should be permitted with the provision that the above restrictions apply.

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RECOMMENDATIONS FOR 5-ACRE SITE NORTH OF CLAIREMONT MESA BLVD.

- This property should be rezoned to M-IP.
- A Planned Industrial Development Permit (PID) should be obtained for development of this site.
- Grading and site preparation for industrial development should not disturb the canyons, riparian areas and wildlife corridor which surround the site.
- Buildings should be oriented to be aesthetically pleasing when viewed from I-15 and Clairemont Mesa Boulevard.
- A traffic impact report should be required prior to approval of a PID on this site.
- Any PID approved for the site should incorporate mitigation measures for traffic impacts, including measures such as a transportation systems management program. The purpose of such a program is to limit peak-hour traffic.
- Use of this site for a post office facility and/or a single light industrial use should be strongly encouraged.
- Development of this site should be reviewed for consistency with the Resource Protection Overlay Zone guidelines adopted by the City Council on September 14, 1987, prior to the approval of a PID.
- The l62 acres of land owned by the Navy which bounds this 51-acre site to the east and west should be preserved as open space. Efforts should be made to protect the unique character of this area which contains two canyon systems, clusters of high quality vernal pools with endangered plant species, and several species of animals.

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COMMUNITY FACILITIES

The timely provision of adequate community facilities is necessary for the proper functioning of a community. Facilities addressed in this element include schools, park and recreation, library services, fire and police protection, postal services, utilities and emergency medical services.

EXISTING CONDITIONS

Schools

Four elementary schools serve Tierrasanta: Tierrasanta, Vista Grande, Hancock and Miller. Secondary students attend Serra Junior-Senior High School and Farb Middle School. The following table shows the enrollment and capacity of these schools.

INVENTORY OF SCHOOL FACILITIES SERVING TIERRASANTA

	Enrollment October 1980			
Schools	**Average Daily**	**Total***	**Current Capacity**	**Unused Capacity****
Elementary (K-5)				
Hancock	747	(996)	984	237
Miller	923	(1,231)	1,392	469
Tierrasanta	450	(600)	834	384
Vista Grande	503	(503)	570	67
Subtotal:	**2,623**	**(3,330)**	**3,780**	**1,157**
Secondary				
Farb (6-7)	828	(1,104)	984	156
Serra (8-12)	2,301	(2,301)	2,547	246
Subtotal:	**3,129**	**(3,405)**	**3,531**	402
Total:	**5,752**	**(6,735)**	**7,311**	**1,559**

* Most of the elementary schools operate on a multi-track year-round basis. At any given time a portion of the students at these schools are on vacation.

** Current capacity minus daily enrollment.

The San Diego Unified School District projects that the total enrollment of elementary students (K-5) will rise from the current 3,330 to 4,200 students by 1985. The secondary student population is expected to increase from the present total of 3,405 to approximately 4,040 by 1985.

With the continuance of year-round scheduling, the existing schools should be capable of handling this enrollment.

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Parks and Recreation

Monserate Neighborhood Park, located adjacent to Vista Grande Elementary School, and Roadrunner Park, located adjacent to Farb Middle School, are at present the only developed parks in Tierrasanta. These parks are 6.5 and 11.6 acres in size and are developed with playground equipment, picnic tables, benches and landscaping. Accessibility to the parks is generally restricted to pedestrians due to the limited street parking. The community park on Clairemont Mesa Boulevard is under construction. Improvements will include multipurpose courts, tiny tot play areas, landscaping and a parking lot.

The Murphy Canyon residents are served by two recreation centers, baseball fields, tennis courts and basketball courts. The recreation centers provide a limited amount of space for group meetings. The baseball fields are used by Little League baseball and Pop Warner football leagues. The tennis and basketball courts are for general use by the Murphy Canyon residents. Although not open to the public, an additional recreational facility in the Tierrasanta community is Admiral Baker Field, a regional Navy recreation area. It includes athletic fields, picnic and play areas, a swimming pool and two golf courses. A somewhat treacherous foot trail provides access to this facility from the Murphy Canyon Naval Housing area.

The greenbelt formed by the San Diego River area provides both visual and physical relief from the existing urban development. This area, guided by the San Diego River Park Master Plan, provides for: a wildlife habitat zone, native vegetation, a multi-use river pathway, picnic areas, scenic/interpretive overlooks, fitness stations, and seating and educational exhibit areas. In locations that do not contain sensitive habitat, additional recreational amenities such as children's play areas, multi-purpose courts or multi-purpose turf areas can be considered. Some of the San Diego River Park acreage could be considered to fulfill the population-based park requirements of Tierrasanta. The amount of acreage and locations will be determined during a development proposal. These areas of the river park will be designed to provide population-based park amenities as defined in the General Plan.

Library

A temporary branch library is located at the corner of La Cuenta Drive and Tierrasanta Boulevard. A larger, permanent facility is needed.

Fire Protection

Fire Station 39, located at 4949 La Cuenta Drive, serves the Tierrasanta community with one engine company staffed by a crew of four firefighters. The current level of fire protection meets the Fire Department standard six-minute response time objective.

Police Protection

Police services are provided from the temporary facilities of the Eastern Police Substation of the San Diego Police Department, located in Serra Mesa at Aero Drive and Ruffin Road.

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Police protection is considered adequate.

Postal Service

The Tierrasanta planning area receives carrier service from the Mira Mesa station. Delivery service is considered adequate at this time. Window service provided by a contract station located in the community shopping center is considered inadequate with regard to hours and types of service offered.

Gas and Electricity

San Diego Gas and Electric Company (SDG&E) provides gas and electric service for all of San Diego. The Tierrasanta electrical substation is a major facility located near Admiral Baker Field on Tierrasanta Boulevard. There are overhead transmission lines running south from the substation across the Navy golf courses, and north from the substation above a 200-foot wide easement. Undergrounding these lines is infeasible at this time.

Telephone Service

Pacific Telephone provides service to all parts of the Tierrasanta community on request. No major additional facilities are anticipated and service is adequate.

Water and Sewer Service

The City of San Diego provides water and sewer service to the community. The water originates from a filtration plant in Riverside county, proceeds down the San Diego aqueduct to the Shepherd Canyon pipeline and south to Santo Road and Clairemont Mesa Boulevard. Water service is considered adequate.

The Murphy Canyon trunk sewer serves the western portion of Tierrasanta. The eastern portion of the community is served by the Mission Gorge trunk sewer via a main sewer line which crosses the Admiral Baker Field area.

Emergency Medical Services

There is no general medical facility in the community. Emergency care is provided by the Donald N. Sharp Memorial Hospital in the Serra Mesa community, approximately 15 minutes to the west. Kaiser Permanente Hospital is located on Zion Avenue near Mission Gorge Road in the Navajo community, approximately ten minutes to the south. All health services are available to Kaiser Plan members only.

Paramedic service is provided by Medevac No. 39, located in Serra Mesa at Balboa Avenue and Ruffin Road. Response time is less than ten minutes for all areas in Tierrasanta and will be reduced upon completion of the Balboa Avenue/Tierrasanta Boulevard interchange. The City Fire Department also provides initial response to medical emergencies.

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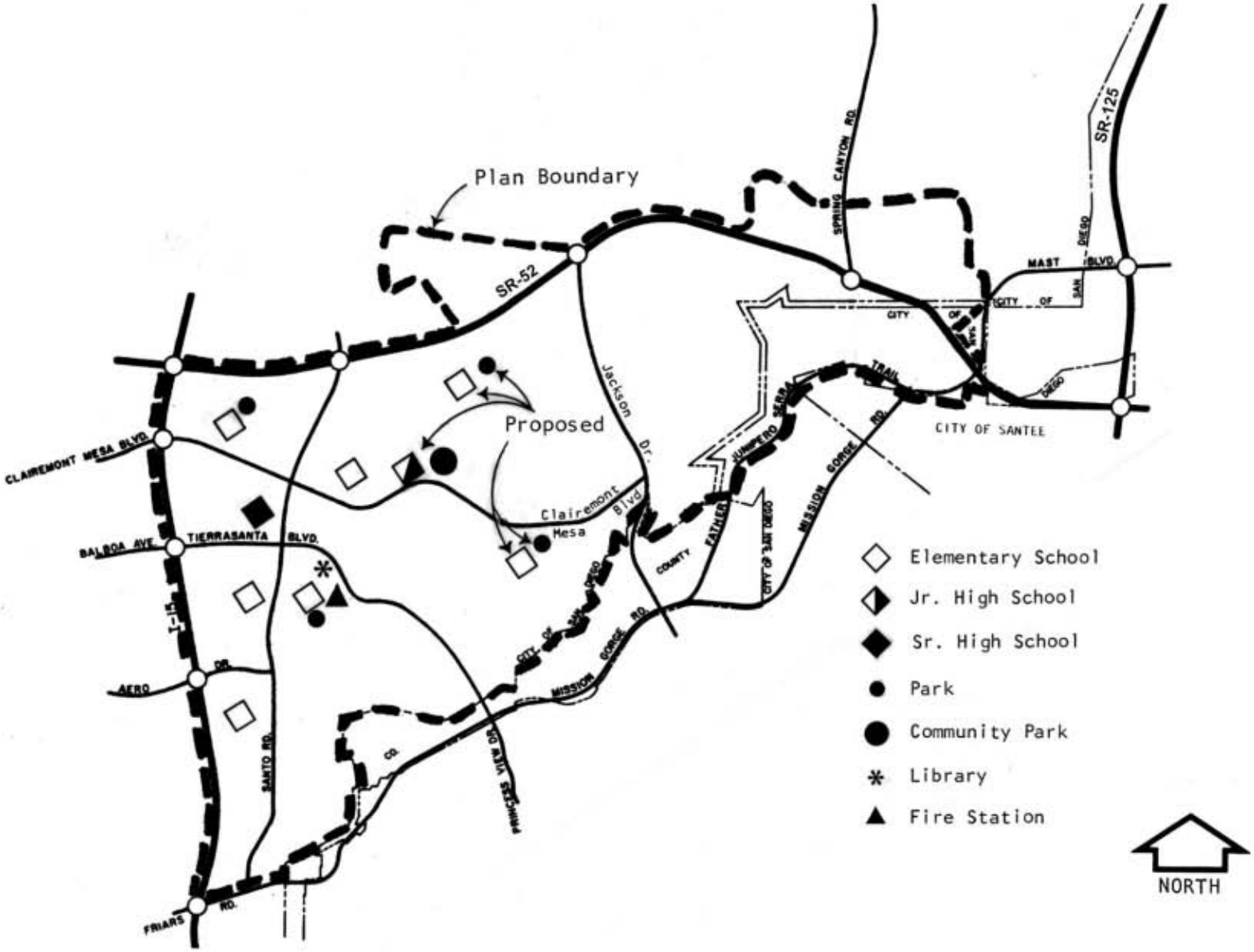

Community Facilities **9**

Tierrasanta Community Plan FIGURE

GOAL

PROVIDE A HIGH LEVEL OF COMMUNITY SERVICES AND FACILITIES TO ADEQUATELY MEET THE NEEDS OF THE TIERRASANTA COMMUNITY.

OBJECTIVES

- To coordinate the development of school facilities with residential development to ensure that overcrowding does not occur.
- To encourage a full range of recreational facilities distributed throughout the community to serve children, youth and adults.
- To promote the development of adequate library services and facilities.
- To provide a high level of police and fire protection.
- To implement the San Diego River Park Master Plan.

PROPOSALS

The location of all existing and proposed community facilities is shown on **Figure 9**.

Schools

Tierrasanta will ultimately require seven elementary schools, one junior high school and one senior high school. Yet to be constructed are two of the elementary schools and the junior high.

Upon construction of the junior high school, plans are to convert Farb Middle School to an elementary school and Serra Junior-Senior High School to a high school.

1. All proposed schools should be located adjacent to park sites, open space systems and bike lanes. New school development should be adequately buffered from surrounding development, such as with landscaping, grade separation or streets. Access to the open space canyons should be provided. Public access to the school sports field should be provided when not in school use. See **Figures 17**, **18** and **19** in the **Urban Design Element** for illustrations of neighborhood interfacing design techniques.

2. Priority in the construction of school sites should be given to the junior high school.

3. The two proposed elementary schools should be developed at the sites indicated in Tierrasanta Norte and on the site south of the Clairemont Mesa Boulevard terminus. The development of these schools should occur as deemed necessary by the San Diego Unified School District.

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4. Construction of facilities should be accomplished in a manner consistent with City Council Policy 600-10 when rezonings are granted or subdivision maps are approved.

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5. Design of subdivisions in the vicinity of elementary schools should incorporate safe pedestrian access for students and avoid the crossing of major streets wherever possible.

6. Adult education and vocational training should be encouraged through the traditional school programs and the community schools concept.

7. All school facilities in Tierrasanta should be utilized to their fullest extent. In addition to regular day classes, night use for adult education, group meetings and skills training should be encouraged.

8. Should any designated school site not be developed for school use, it should be designated residential use at a density consistent with the adjacent designation. The site may also be appropriate for church or social service use.

Parks and Recreation

1. All parks should be located adjacent to schools and to open space canyons. Park facilities should be coordinated with the school playground to avoid unnecessary duplication, and pedestrian access should be provided to the open space system and to surrounding uses.

2. Design and construction of the proposed 26-acre community park should be expedited. There is a particular need for a recreational center with meeting rooms. Most recreation improvements are scheduled for completion in Fiscal Year 1982, while the center is scheduled for 1985.

3. A total of four neighborhood parks are proposed. These should be developed to appeal to children and adults alike, including play areas, tot lots and tranquil areas.

4. The size of proposed neighborhood and community parks assumes construction of a school on an adjacent site. A larger park may be necessary if the school is not built.

5. Sports fields at the Portola Junior High School site should be turfed for use by the community.

6. The Murphy Canyon Recreation Center, Tierrasanta Recreation Council, City Park and Recreation Department and the community schools should form a joint recreation board. The purpose of this board would be to avoid unnecessary duplication of class and program offerings and to coordinate efforts among the three groups in meeting the recreational needs of the community.

7. The Navy should be encouraged to provide additional recreational facilities for the residents of Murphy Canyon. These could be accommodated in existing open space areas or at the south end of Santo Road.

8. Parks along the San Diego River should provide recreational amenities and connect to the San Diego River Pathway. See the San Diego River Park Section of this plan.

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Library

The proposed 8,000-square-foot branch library should be constructed at the corner of La Cuenta and Tierrasanta Boulevard in Fiscal Year 1982, as currently shown in the Capital Improvement Program. The building should include a meeting room for library-sponsored events, such as story hours, book review presentations, and special events.

Fire Protection

Evaluation of fire protection should be a continuous process in order to maintain the level of service now provided. Future growth, particularly north of Clairemont Mesa Boulevard, may generate a need for additional fire protection facilities.

Police Protection

The temporary structures at the Eastern Police Substation are scheduled for replacement by a permanent facility in 1984. The present response time should be continually evaluated. Police should place a continuing emphasis on juvenile problems, crime prevention and community relations.

Postal Service

The postal service should be encouraged to locate additional services in the area. Additional window service and automated stamp and mailing equipment should be encouraged to locate in the commercial centers.

Utilities

1. Joint use of utility right-of-ways should be permitted when the proposed uses will not interfere with their primary function. Such uses may include bicycle and pedestrian paths, parks and outdoor recreation uses.

   Joint use of SDG&E transmission right-of-ways is frequently permitted upon issuance of a license or permit for use. The proposed uses must be in accordance with California Public Utility Commission rules and orders.

2. Right-of-ways located within residential neighborhoods should be landscaped and kept clear of trash and refuse. The underlying property owner would normally be responsible for such landscaping, with the permission of SDG&E.

3. Where necessary, drainage facilities should be designed to ensure adequate protection for the community while minimizing erosion and other adverse effects of storm runoff to the natural topography and open space areas.

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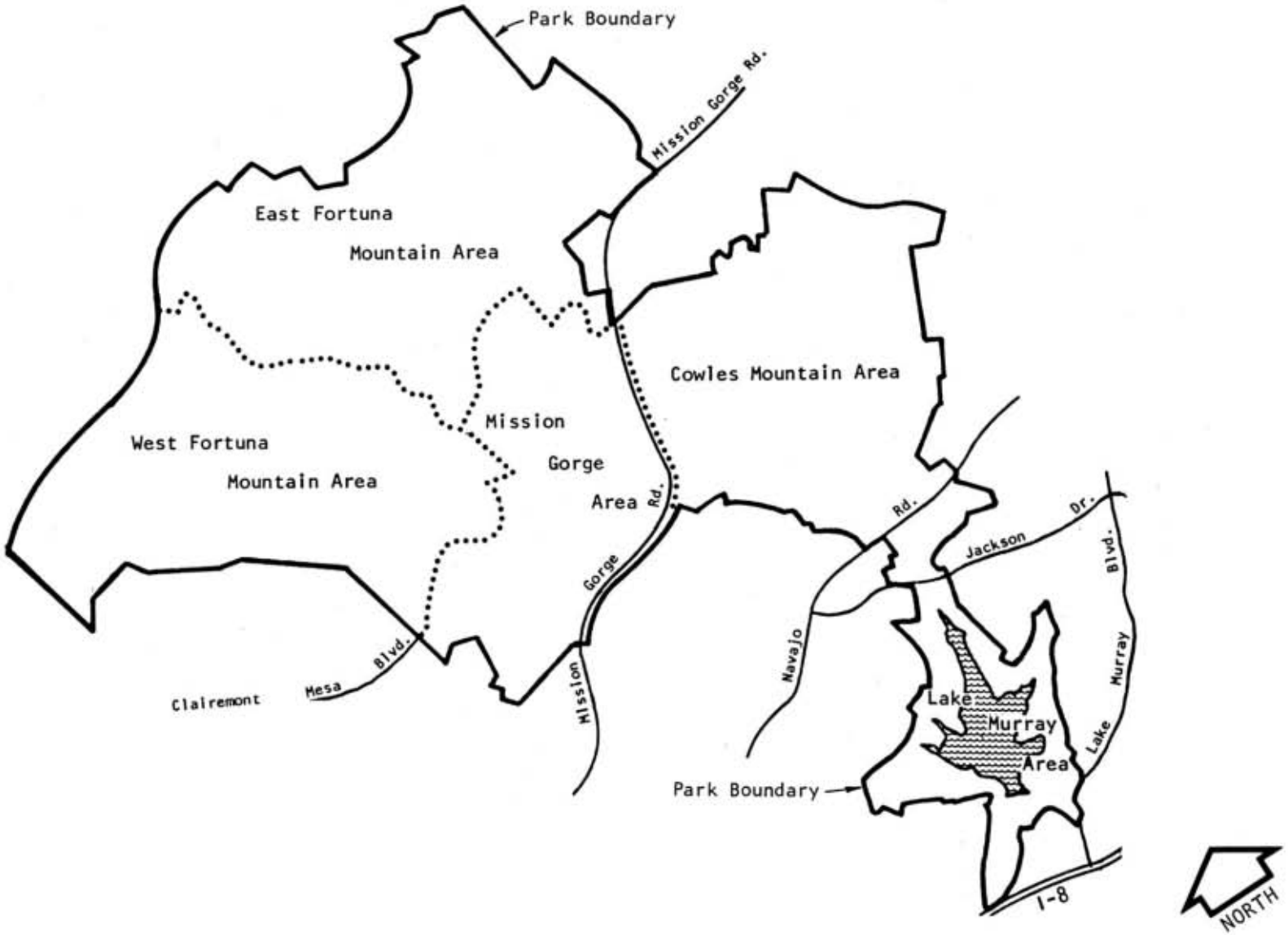

Mission Trails Regional Park

Tierrasanta Community Plan

10 FIGURE

MISSION TRAILS REGIONAL PARK

Description

Approximately 2,830 acres (42 percent) of the Tierrasanta community is designated to be a part of the future Mission Trails Regional Park, formerly known as the Lake Murray, Cowles Mountain, Fortuna Mountain Regional Park (**Figure 10**). As envisioned in the 1976 Master Development Plan for the park, it will extend approximately five miles from Interstate 8 (I-8) on the south to the boundary of Miramar Naval Air Station on the north, and about two and one-half miles from the San Diego Aqueduct on the west to Little Sycamore Canyon on the east.

The park is notable for its size and its diverse features. At 6,200 acres, it will become one of the largest urban regional parks in the United States. Within the boundaries of the park a variety of landforms provides enormous potential for recreational use.

At the southern end of the park is Lake Murray, an existing 200-acre reservoir, park and golf course. Immediately north of Lake Murray is Cowles Mountain, a 1,370-foot high regional landmark. Northwest of Cowles Mountain, the San Diego River cuts through Mission Gorge and flows on through Mission Valley. North of Mission Gorge lies Fortuna Mountain, which comprises a prominent upland ridge and canyon complex. This area offers opportunities for a wide range of traditional park activities as well as many specialized uses. These include educational and cultural activities that relate to the unique historic, scenic and ecologically significant areas of the site.

Relationship to Tierrasanta

Three major subareas of the park are located within the Tierrasanta community plan area: West Fortuna Mountain, East Fortuna Mountain and Mission Gorge. Except as noted, **Figures 11** through **13** depicting these areas are based on the 1976 Master Development Plan for the park. A final development plan may alter the boundaries or uses shown here.

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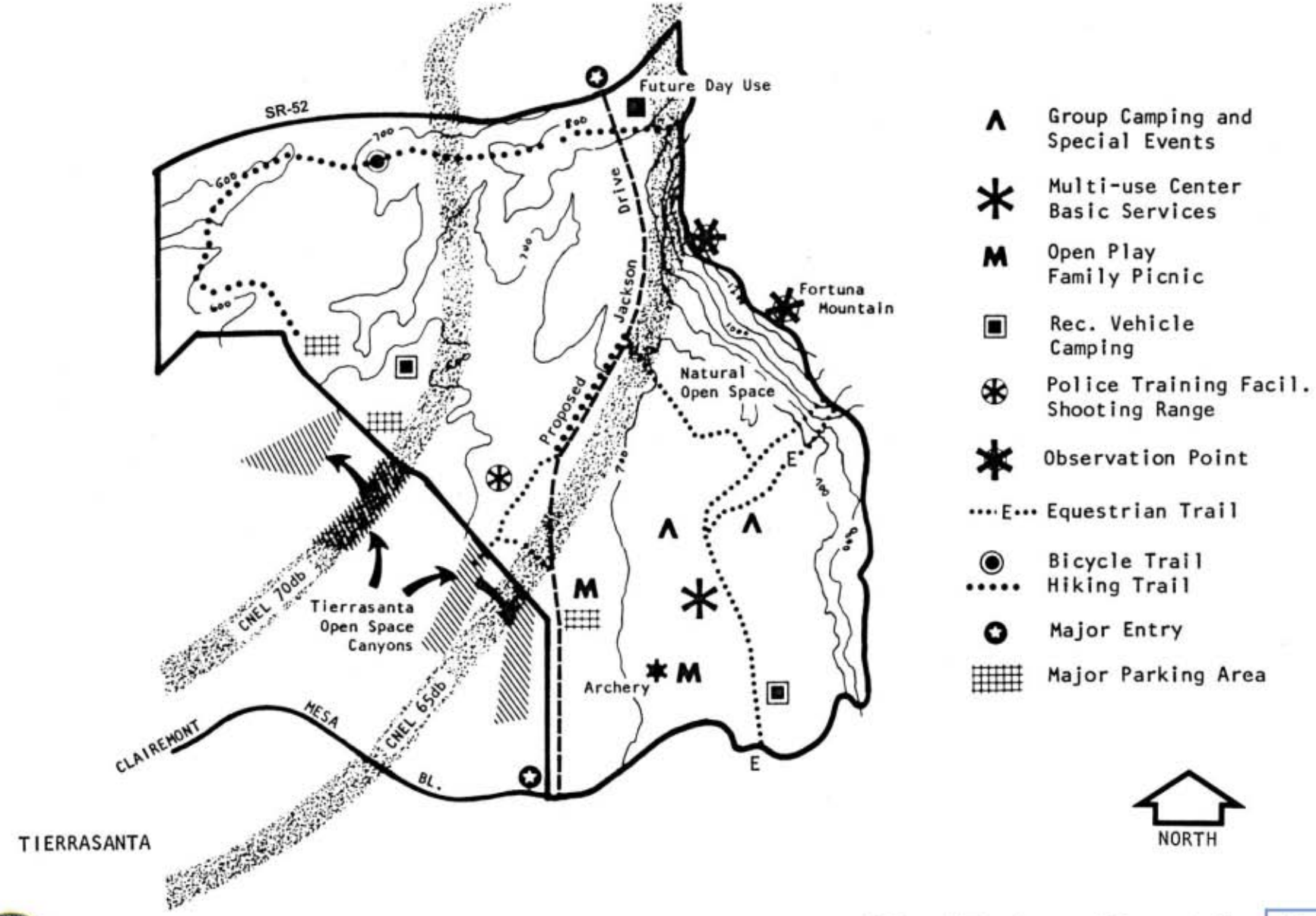

West Fortuna Mountain **11**

Tierrasanta Community Plan FIGURE

1. West Fortuna Mountain (**Figure 11**)

   The ridge and canyon topography in this area provide an important visual focus for the community. In addition, several of the canyons which comprise the open space system in Tierrasanta continue through the urban area easterly into the park land. This situation provides the opportunity for trail systems linking the community open space with a future trail system in the park.

   The West Fortuna subarea will contain three major access routes. From SR-52, visitors will enter the park via an extension of Jackson Drive which will traverse the park and provide access on the south from Mission Gorge Road. The third access point, and the one most directly affecting Tierrasanta, will be from the west via Clairemont Mesa Boulevard.

   Figure 11 reflects the Mission Trails Regional Park Citizens Advisory Committee recommendation to delete a proposed off-road motorcycle area and driver training track shown in this area, citing these as inappropriate uses within a resource-based park. The relocation of the proposed shooting range to the northwesterly portion of this area is also being explored.

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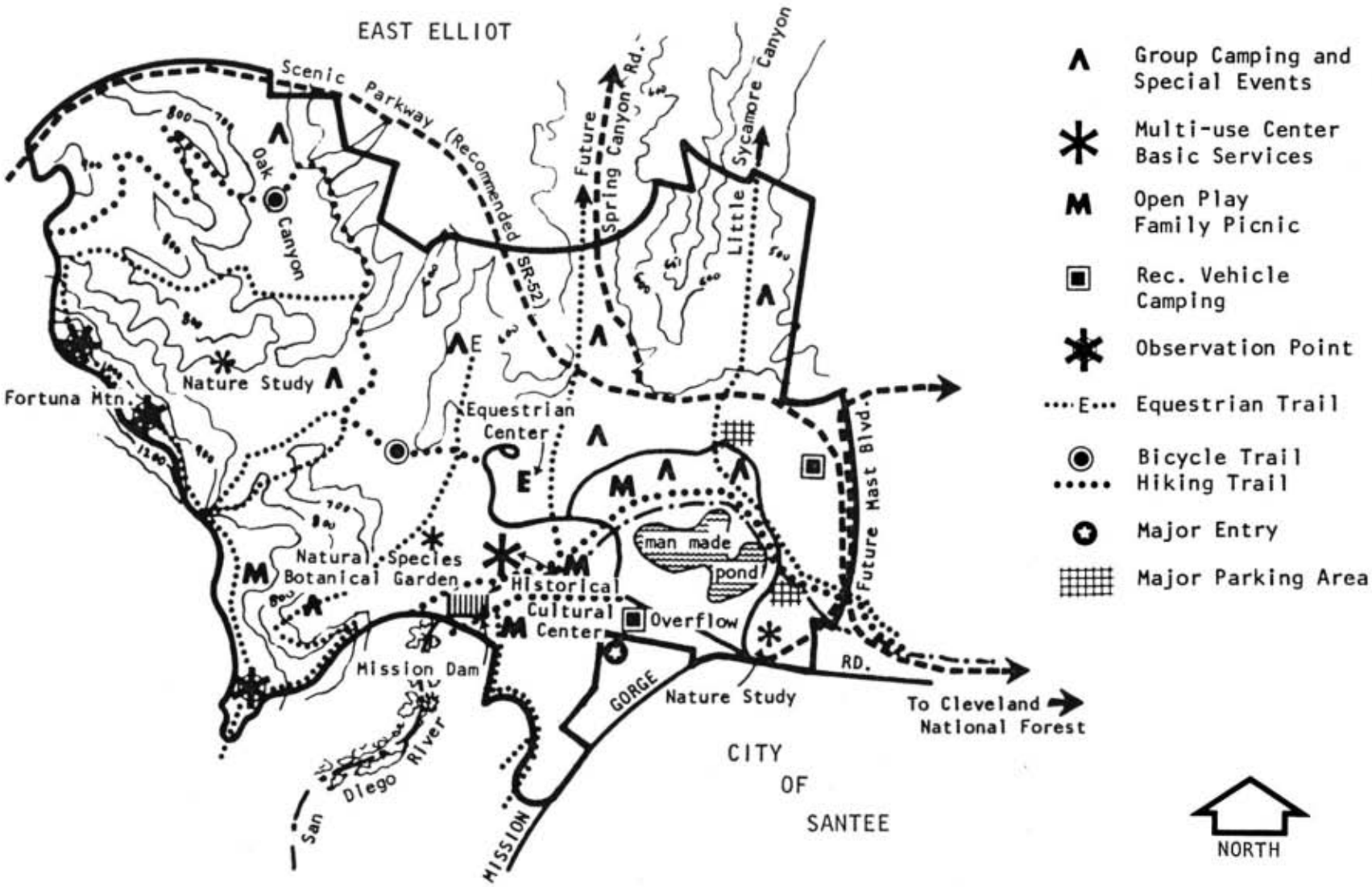

East Fortuna Mountain **12** FIGURE

Tierrasanta Community Plan

2. East Fortuna Mountain (**Figure 12**)

   This area comprises the most diverse area of the park. The topography ranges from the steep eastern face of Fortuna Mountain with its dense stands of chaparral vegetation, to the man-made ponds associated with past sand and gravel extraction along the San Diego River. The East Fortuna Mountain subarea also contains isolated canyons as well as the Old Mission Dam historic site at the head of Mission Gorge. The diversity in topography and vegetation makes this area extremely significant in terms of potential park use.

   The East Fortuna Mountain subarea relates directly to the currently undeveloped East Elliott community plan area and the city of Santee. Inasmuch as major canyons such as Spring and Little Sycamore continue northward from the park, there are opportunities to relate future urban land use to these open space canyons and therefore link them to the park.

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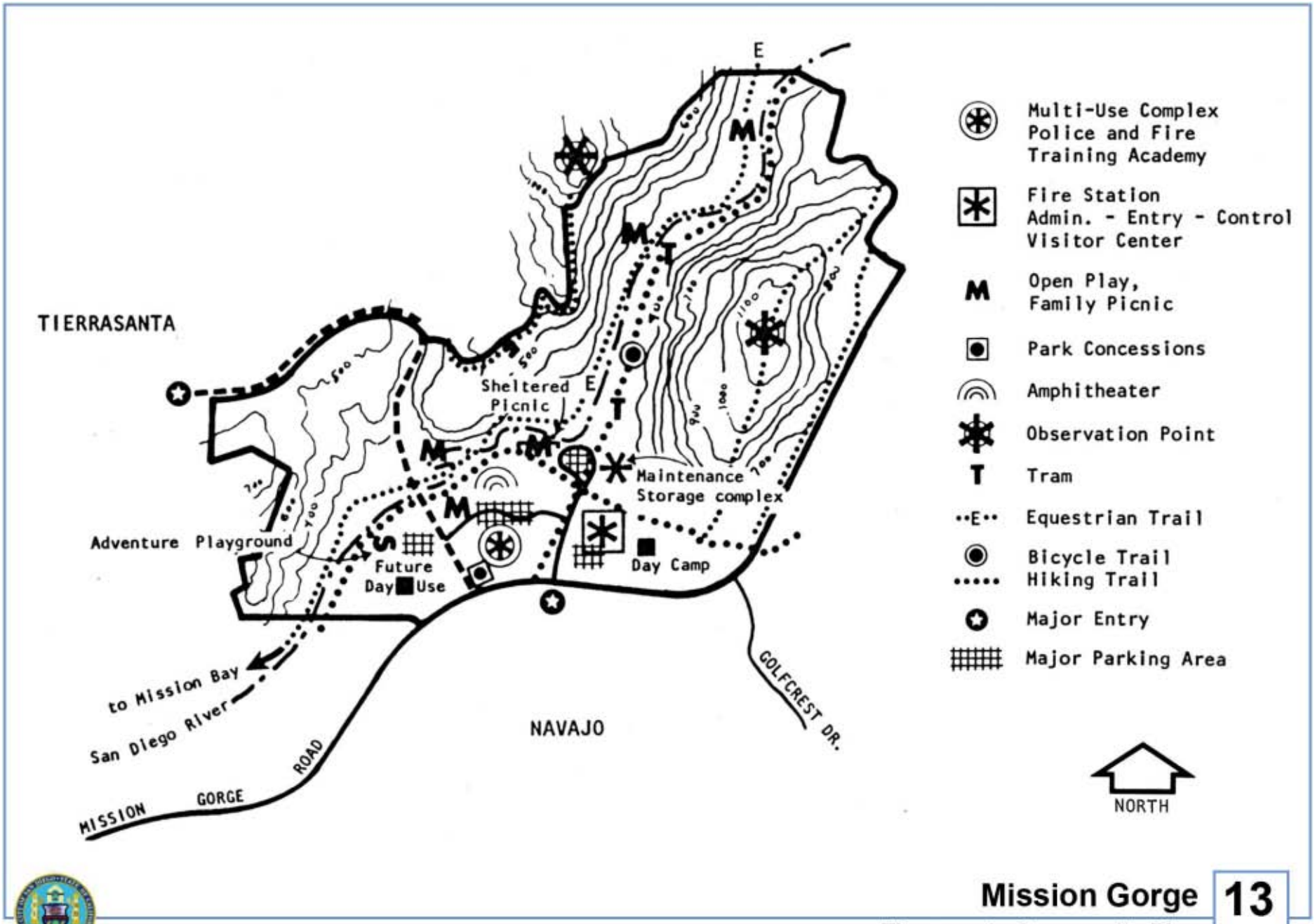

Mission Gorge **13** FIGURE

Tierrasanta Community Plan

3. Mission Gorge (**Figure 13**)

   The steep north slopes of Mission Gorge are also within the Tierrasanta community plan area. The Mission Gorge subarea is one of the most valuable resources of the park, containing approximately two miles of the San Diego River and associated riparian habitat. It will provide opportunity for possible developed park uses in addition to the natural amenities.

GOAL

PROVIDE FOR A MAJOR PARK TO SERVE RECREATIONAL, EDUCATIONAL AND CULTURAL NEEDS OF THE SAN DIEGO REGION IN A MANNER THAT RESPECTS AND ENHANCES THE TIERRASANTA COMMUNITY.

PROPOSALS

1. With the exception of sand and gravel extraction, only park related uses should be allowed within the adopted regional park boundaries.

2. Future urban land use for all areas that abut the park should be sensitive to it, as proposed within the **Urban Design Element** of this Plan.

3. Urban open space systems that physically continue into the park should be given consideration in the park use planning program, as proposed within the **Open Space Element** of this Plan.

4. Future construction of SR-52 should provide for pedestrian and equestrian access from the park into the East Elliott community at Oak Canyon, Spring Canyon and Little Sycamore Canyon.

5. The Tierrasanta Community Council, serving as the officially recognized planning group for the community, should continue to be represented on the Mission Trails Regional Park Citizens Advisory Committee.

6. All proposed park uses should be carefully evaluated with regard to their potential impacts on the Tierrasanta community. Incompatible park uses should be relocated, or appropriate mitigation measures should be applied to ensure compatibility of land uses.

7. This Plan should be amended to incorporate the final park plan when adopted.

8. It is the primary desire of the Tierrasanta Community Council that the federally-owned lands on both sides of Clairemont Mesa Boulevard be incorporated within the park boundaries (**Figure 16**).

It is important to understand that Mission Trails Park is a major regional facility, and as such has a service area far greater than the Tierrasanta community. While input from the community regarding park design and uses is important, the master plan and its implementation is independent from the Tierrasanta Community Plan. However, it is intended that the needs of Tierrasanta be given careful consideration, as well as the needs of other communities that abut the park, and that regional park needs will be accommodated

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without adversely affecting neighboring communities.

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SAN DIEGO RIVER PARK

Description

A Master Plan for the San Diego River Park is a comprehensive planning effort to claim the San Diego River as a natural resource and recreational amenity. The Master Plan establishes a Vision, Principles, Recommendations and Design Guidelines for the development of the San Diego River. Key to the success of the San Diego River Park is building a synergy that best serves the entire river valley and its many inhabitants, including people, animals and plants. Therefore, the vision for the San Diego River Park is "Reclaim the valley as a common, a synergy of water, wildlife and people." The five Principles of the Master Plan support the Vision of the San Diego River Park and all future decisions should be based on these Principles. The Principles include:

- Restore and maintain a healthy river system.
- Unify fragmented lands and habitats.
- Create a connected continuum, with a sequence of unique places and experiences.
- Reveal the river valley history.
- Reorient development toward the river to create value and opportunities for people to embrace the river.

Recommendations for the development of the river are provided in two categories, general recommendations and specific reach recommendations. The general recommendations apply to the entire river area and are written to support the five principles. The specific reach recommendations are divided up into topographic areas of the river that include the estuary, lower valley, confluence, upper valley, gorge and plateau. Each of these reaches has specific recommendations for what should be developed in that part of the river.

The Design Guidelines of the Master Plan identify how development should be provided and it focuses on two distinct areas; (1) the River Corridor Area, which addresses recreational opportunities, including a public pathway corridor along the River, picnic areas, scenic and interpretive overlooks, fitness stations, seating, as well as habitat, vegetation, and water quality conditions; and (2) the River Influence Area, which addresses how the built environment should relate to the River. These two areas have been defined to ensure that development of the San Diego River Park will correlate with the surrounding built environment while preserving and enhancing the natural environment.

Relationship to Tierrasanta

The San Diego River crosses the City of San Diego's municipal boundary in the eastern boundary of the community and flows along the community's southeast boundary, see Figure 15. The Tierrasanta Community Plan specifically addresses the San Diego River by stating, "The two primary concerns are to minimize the threat of flooding and to expand recreational use of the River." The San Diego River Park is a resource-based park within the Tierrasanta Community Plan. Resource-based Parks per the City's General Plan are located at the site of distinctive scenic, natural, historical or cultural features and are to be developed so as not to

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impair the distinctive features or resources, provide habitat and resource protection and development of recreation use is typically controlled by a master plan. Potential river projects identified in the San Diego River Park Master Plan that occur in the Tierrasanta Community are listed below under Proposals. Development within the River Corridor Area and the River Influence Area of the San Diego River Park to be in accordance with the Land Development Code 'Mission Trails Design District Overlay Zone Regulations' and 'Design Manual,' and be consistent with the San Diego River Park Master Plan Design Guidelines.

GOAL

PROVIDE FOR A RESOURCE-BASED PARK TO RESTORE THE HYDROLOGIC AND ECOLOGICAL HEALTH OF THE RIVER AND ENSURE THAT FUTURE DEVELOPMENT PROVIDES CONNECTIONS TO THE RIVER ALONG WITH PEDESTRIAN AND BICYCLE ACCESS AND RECREATION AMENITIES THAT ENHANCE THE TIERRASANTA COMMUNITY.

PROPOSALS

1. Coordinate with Navy planners to explore opportunities to modify the Admiral Baker Golf Course to create a space for the San Diego River Pathway, and to improve the relationship of the golf course with the river, such as controlling surface runoff from entering the river. In addition, work the Navy planners to study additional trail alignments and connections from Tierrasanta to the San Diego River Park.

2. Improve open space and trail connections to Elanus Canyon north of Admiral Baker Golf Course.

3. Coordinate with applicants for new development projects to improve the hydrology of the river, establish a naturalized open space and habitat areas adequate to achieve wildlife habitat objectives and provide for the San Diego River Pathway. These projects should also look for areas along the river to interpret the river valley's history, including the mining operations.

4. Create a trail connection from the San Diego River Pathway to the Tierrasanta community. Provide a kiosk at each trail and at least one overlook at the higher elevation to mark the entrance to the San Diego River Park.

5. Support the recommendations of the Mission Trails Regional Park Master Plan. Coordinate with the Mission Trails Regional Park to establish a continuous trail system through the park that would connect the west and east ends of the San Diego River Pathway. While trails are not paved in the Mission Trials Regional Park, the trail should provide for pedestrian and bicycle users where possible.

6. Support the continual maintenance of the Old Mission Dam by dredging, and provide interpretive signage on why and how this type of maintenance is provided.

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7. Study trail connections and alignments from Kumeyaay Lake campground to the future San Diego River Pathway below State Highway 52.

8. Support the implementation of the Kumeyaay Lake Dredging and Berm Restoration to improve the hydrology of the river.

9. Study trail connections and alignments from the Equestrian Staging Area to the future San Diego River Pathway below West Hills Boulevard and State Highway 52.

10. Provide interpretive signage along the San Diego River Pathway about the history of the river through the Tierrasanta community.

11. Coordinate with Caltrans to identify potential connections and alignments under State Highway 52 for the San Diego River Pathway

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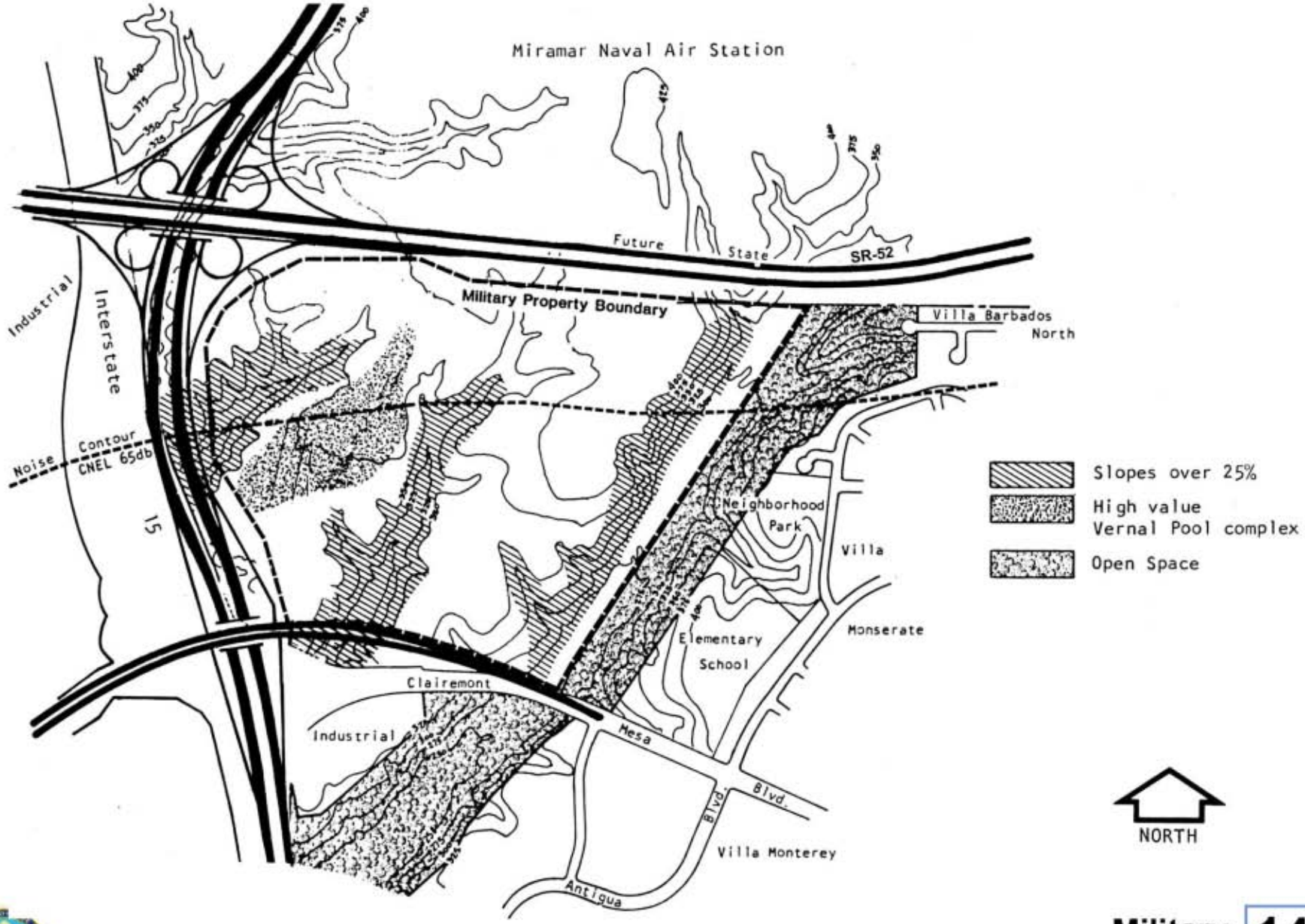

Military **14** FIGURE

Tierrasanta Community Plan

MILITARY

A portion of Miramar Naval Air Station currently lies southerly of the SR-52 alignment (**Figure 14**). This area is located northeasterly of the interchange at I-15 and Clairemont Mesa Boulevard, and is approximately 150 acres in size. Fifty-one acres of this land is designated for Industrial park use. Environmental sensitivities within this area include vernal pools containing endangered species and a noise impact area from the Naval Air Station operations.

It is anticipated that all privately-owned land northerly of the proposed SR-52 alignment in the vicinity of Santo Road will be acquired by the Navy subsequent to the construction of SR-52. The limits of Naval Air Station Miramar will thus be more clearly delineated. Vernal pools and noise impacts on this site may also limit its potential use. Any future private development proposal northerly of proposed SR-52 in this area will require a plan amendment to determine the appropriate use.

Other federally-owned land in Tierrasanta, including both Navy and General Services Administration property, is designated for either housing, open space, or regional park. The Murphy Canyon Naval Housing and Admiral Baker Field Naval Recreation Center are discussed elsewhere in this Plan.

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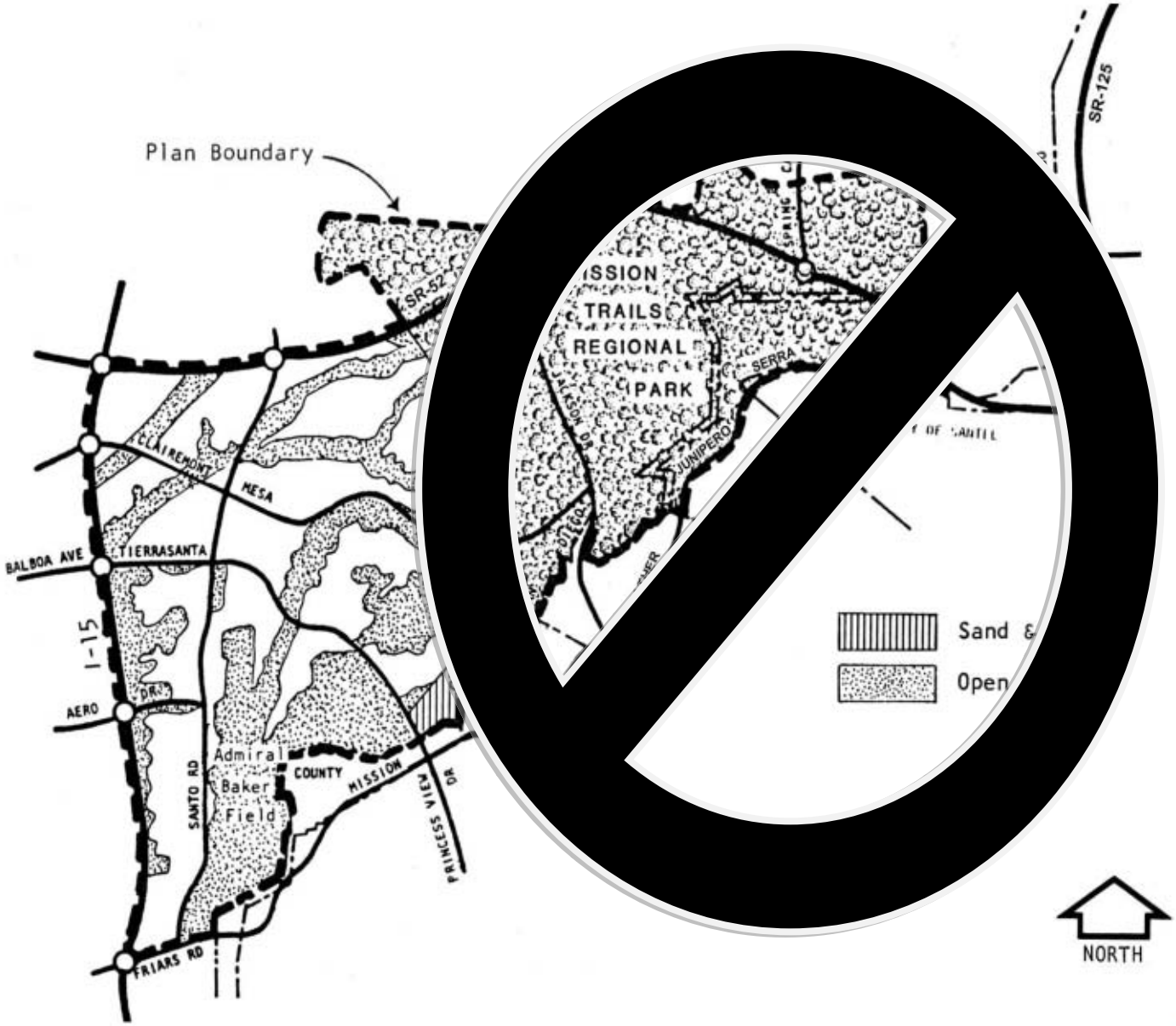
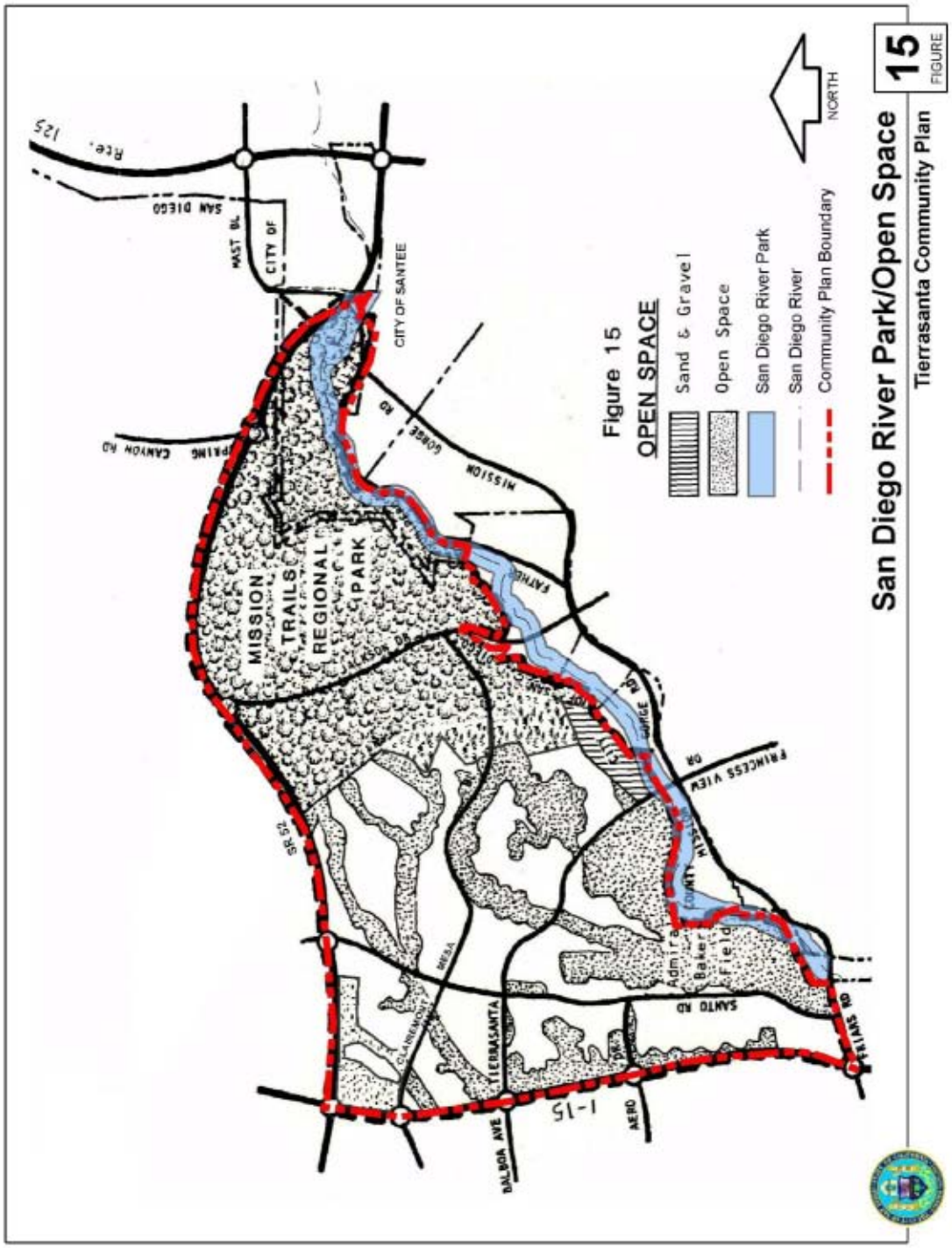


Open Space **15**

Tierrasanta Community Plan FIGURE



San Diego River Park/Open Space

Tierrasanta Community Plan

15 FIGURE

OPEN SPACE

Open space provides a relief from continuous urbanization. It also acts as wildlife preserves, protects natural resources, defines neighborhoods and provides recreational area.

Tierrasanta contains a number of scenic canyon areas. Many of these have been preserved in their natural state as development has progressed. Improvements are usually limited to trails and landscaping where appropriate. Although under Navy ownership, the Admiral Baker Field Golf Course and recreation area also function as a component of the open space system. Another component of the open space system is a mesa, north of Clairemont Mesa Boulevard and east of I-15 which contains clusters of vernal pools of exceptional quality.

Other open space areas include parkways containing meandering sidewalks and landscaped center islands.

An open space maintenance district has been established to ensure the proper upkeep of these areas. As of November 1980, this district included 673 acres of open space.

Natural Resource Extraction

Sand, gravel and crushed rock have been identified as major mineral resources in the San Diego area. They are raw materials used in the production of cement, mortar and plaster. While the extraction of these minerals is of economic value, certain characteristics that accompany mineral extraction are often found objectionable. These include noise, dust and the unattractive appearance of the quarry sites.

There are existing quarries located in Mission Gorge along the San Diego River, easterly of Admiral Baker Field. Approximately 130 acres of this operation are within the Tierrasanta community planning area. Unincorporated portions of this operation to the south are currently being considered for annexation to the City, and a Conditional Use Permit (CUP) is being prepared to control the entire extraction operation. This CUP will address the objectionable characteristics of the operation and will include requirements for ongoing rehabilitation of the quarry sites. An access easement from Tierrasanta Boulevard to Mission Trails Park will also be required.

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GOAL

ESTABLISH AN OPEN SPACE SYSTEM WHICH PROTECTS THE NATURAL RESOURCES, PROVIDES FOR THE MANAGED PRODUCTION OF RESOURCES, PROVIDES OUTDOOR RECREATION AND ENHANCES THE IDENTITY AND CHARACTER OF THE COMMUNITY.

OBJECTIVES

- To preserve canyons and hillsides as open space.
- To minimize the effect of natural resource extraction on surrounding land uses.
- To ~~preserve~~ implement the San Diego River Park Master Plan ~~environs~~ and protect surrounding land uses from flooding.

PROPOSALS

1. Expand the open space system as shown on **Figure 15**. There should only be minor alterations to the natural character of these areas. Examples of uses are: hiking, horseback riding, bicycling and wildlife study. More intensive uses should be studied to determine their impact on the environment. These uses might include picnicking, camping, archery, gardens and ornamental landscaping.

2. Designated open space areas which are not to be acquired by the City should be allowed to apply the adjacent residential density for development purposes. Clustered development should then be used to avoid development impacts on the designated open space.

3. Continue the current practice of City ownership of open space areas, with maintenance provided by the Open Space Maintenance District. City reimbursement for a share of these costs should also be continued. Initial improvement and maintenance of these areas should remain the responsibility of the developer, with maintenance to continue for a maximum period of two years from the date of completion, subject to acceptance by the Park and Recreation Department.

4. Trails should be developed within the open space corridors linking the community's activity centers with the neighborhoods and the regional park. A map and directions regarding the trail system and points of interest in the open space system should be displayed at trailheads. Where appropriate, trailheads should be improved with shaded rest areas including benches, picnic tables and waste containers.

5. At points where streets or other development traverses open space corridors, provisions should be made to provide for a continuous open space linkage. Such a linkage could consist of a crosswalk, stairway, path, or public access easement as appropriate.

6. Landscaped transition areas should be established between the developed urban areas and the open space system, along traffic corridors and at canyon overlooks, where considered appropriate.

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7. The Tierrasanta Community Council should have the opportunity to comment on the allowance of any use, development or improvement which would alter the natural state of dedicated open space areas.

8. Inspection of Open Space Maintenance District areas should be performed by the City Park and Recreation Department. The Community Council should designate representatives from the various neighborhoods to make periodic checks and report to the Community Council on what work has been done, potential problems regarding maintenance of the open space, or any other problem pertaining to the open space areas. Periodic reports should be made to the City Park and Recreation Department so that appropriate action can be taken to mitigate any problems or implement any changes.

9. Upon termination of the sand and gravel operations, the excavated area should be rehabilitated and a pathway to Mission Trails Park provided. Any other use of the property beyond open space uses will require an amendment to this Plan.

10. Apply the Floodway and Floodplain Fringe zones ~~as~~ per the Environmentally Sensitive Lands Regulations in Chapter 14, Article 3, Division 1 of the Land Development Code ~~appropriate~~ along the San Diego River.

11. Implement the San Diego River Park Master Plan to protect natural resources and promote recreation opportunities.

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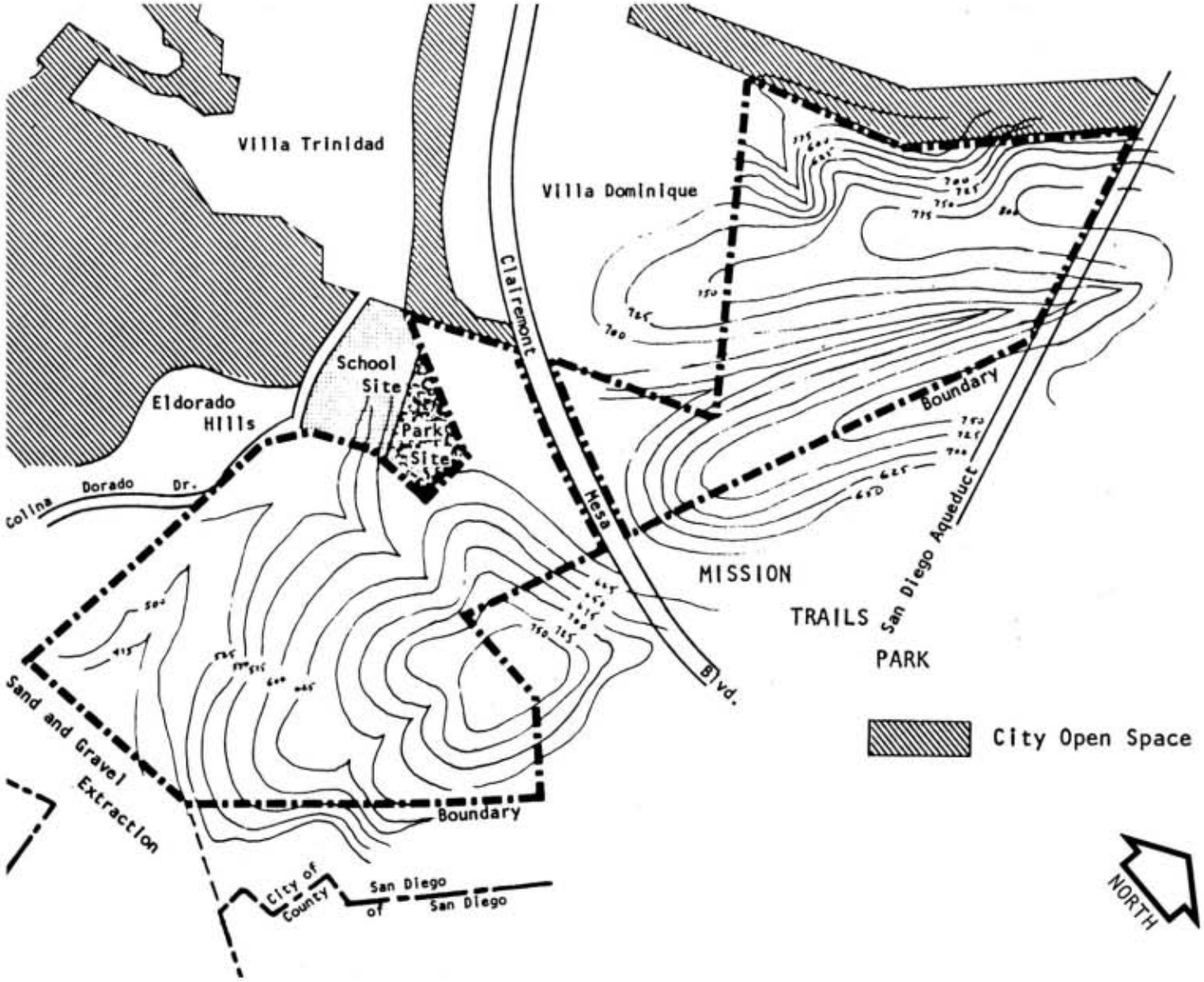

Future Study Area **16**
Tierrasanta Community Plan FIGURE

MISSION TRAILS REGIONAL PARK ADDITIONS

Two parcels which were formerly designated for Future Study have been redesignated as Regional Park. These parcels are adjacent to Clairemont Mesa Boulevard and are shown in **Figure 16**.

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URBAN DESIGN

Urban design addresses the general spatial arrangement of activities and objects over an urbanized area. As such, it deals with a wide range of issues, including the visual impact of development, the functional relationship between different land uses, and the compatibility of new development with the existing community and with the natural environment. Areas which will be particularly sensitive to new development are the canyons and hillsides areas near the proposed Mission Trails Regional Park. Also, development along the San Diego River should receive special consideration in terms of design and site planning of new development. To ensure that development along the River is appropriately designed, new proposals must implement the Mission Trails Design District Ordinance Design Manual and be consistent with the San Diego River Park Master Plan.

The canyons can help define neighborhoods and provide open space for passive and active recreational uses. Excessive grading or the filling of canyons, on the other hand, may create a monotonous landscape with unattractive and potentially hazardous manufactured slopes. The natural drainage system is destroyed and the threat of erosion and landslides is increased. The Urban Design Element of the General Plan identifies the value of canyons and the grading principles to be used in their development. The Mission Trails Design District applies development controls to areas near the Regional Park. This overlay zone addresses park views, access, sensitive development of hillsides and building design considerations.

GOAL

TO CREATE A FUNCTIONAL, AFFORDABLE, EFFICIENT AND DIVERSE SUBURBAN ENVIRONMENT WHICH IS AESTHETICALLY PLEASING AND SENSITIVE TO THE NATURAL ENVIRONMENT.

OBJECTIVES

- To protect and enhance the physical environment, visual appearance, identity and character of the Tierrasanta community through aesthetic improvements and careful urban design.
- To minimize the impact of development on developable hillsides.
- To provide diverse yet harmonious neighborhoods and housing types.
- To provide a functional community which has maximum linkages between public places, and which promotes social cohesion and civic pride.
- To provide public improvements which enhance the community both functionally and aesthetically.
- To promote the concept of defensible space, whereby opportunity crimes can be reduced in neighborhoods.

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- To protect the assets of Mission Trails Regional Park from degradation by surrounding development.
- To encourage water and energy conservation using appropriate design and landscaping techniques.
- To protect and promote the assets of the San Diego River, new development should be in accordance with the Mission Trails Design District Ordinance and the Design Manual and be consistent with the San Diego River Park Master Plan.

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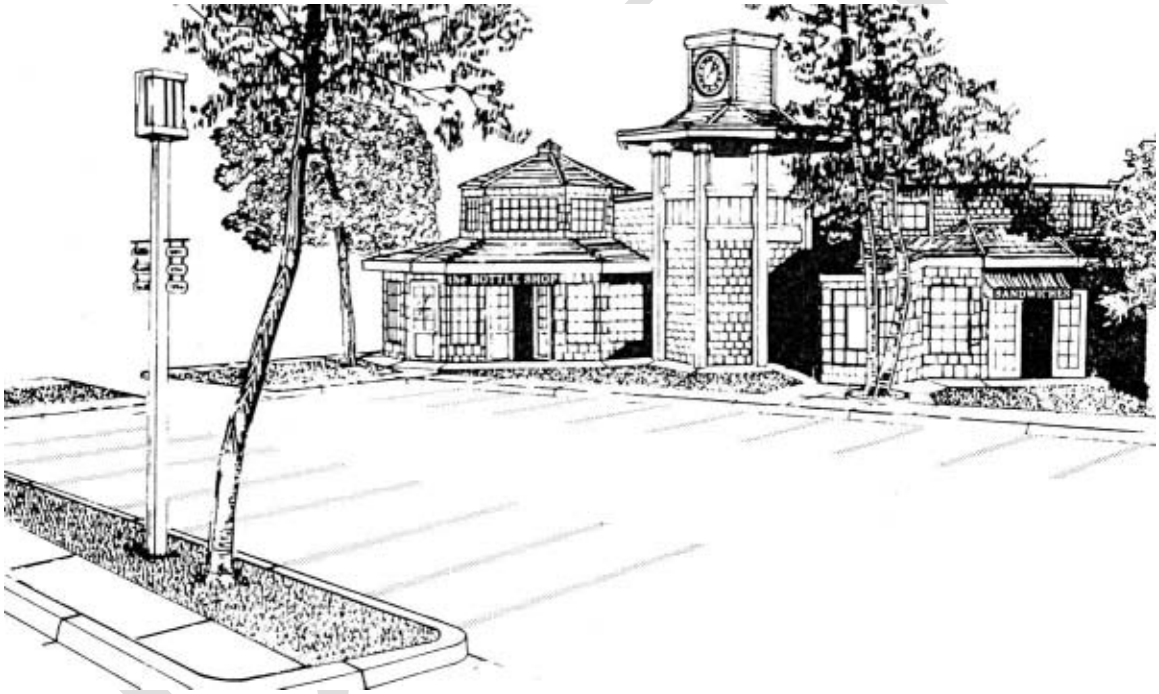
GENERAL PROPOSALS

1. In new developments, repetitious use of identical style and type of dwellings should be avoided. Larger projects in particular result in greater visual prominence of development. Utilizing a variety of structures can result in a more interesting appearance, and can also produce a wider range of housing costs. Use of staggered setbacks, various densities, building heights, widths, shapes, orientations, colors and design details should be incorporated. Landscaping can also be utilized to minimize the visual impact of a project.



2. Linear placement of buildings within shopping centers should be avoided. Interesting and compatible shapes of buildings should be encouraged and the square or "box-look" avoided. A variety of colors, materials and textures should be used on building exteriors within the commercial areas. Shopping centers should provide common parking areas for all businesses and those parking areas should be well landscaped with trees and vegetation having low water requirements. Signs should be designed and scaled to complement the overall development. The height, bulk and design of development should be compatible with the surrounding neighborhood.

Note: The graphics in the **Urban Design Element** are illustrative only. They should not be construed as requirements for development.

3. Development should be limited to a suburban neighborhood scale with regard to height and bulk. While no specific limitations are proposed, structures should not overshadow adjacent living areas, nor overwhelm nearby structures. Variations in shape and setbacks can help minimize structural bulk, as illustrated above.

4. Utilize land use configurations and design techniques which discourage patterns of movement through neighborhoods and which expose intruders.

   Facilities which are mislocated and out of scale to the neighborhood will draw people from larger geographic areas, possibly leading to uncontrolled use of and movement through the neighborhood. A sense of "territoriality" could be lost, in which there is less use, control and sense of responsibility for the neighborhood by residents, and a higher fear of crime. Such out-of-scale facilities could include shopping centers, medical facilities, schools, parking lots or major streets.

   The design of residential neighborhoods can also affect territoriality. Design elements such as building placement and size, and either real or symbolic barriers can define increasingly private areas ranging from a private dwelling to communal space. Surveillance opportunities for residents is a key, in which pathways and entrances are illuminated and located to facilitate surveillance by residents.

5. Landscaping which de-emphasizes large turf areas, and utilizes resistant plant materials should be encouraged as appropriate. Street development should provide for trees and shrubs along sidewalks and should utilize native plants where possible.

6. Housing types which conserve energy and provide shade should be developed. Cluster development, greater use of patio areas, lot orientation in relation to sun and breezes, solar heating and cooling, and improved insulating techniques should be utilized.

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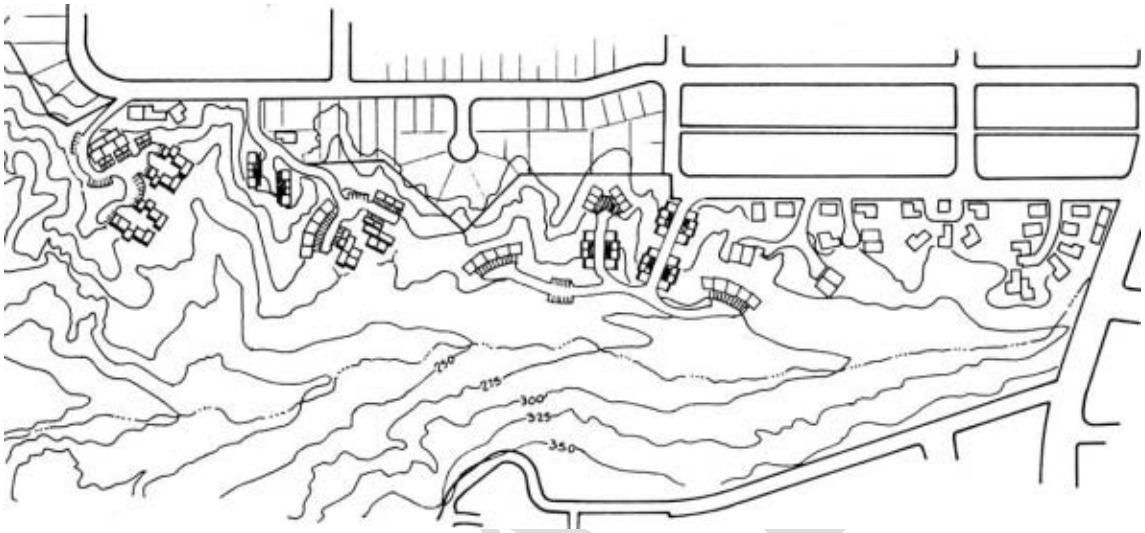
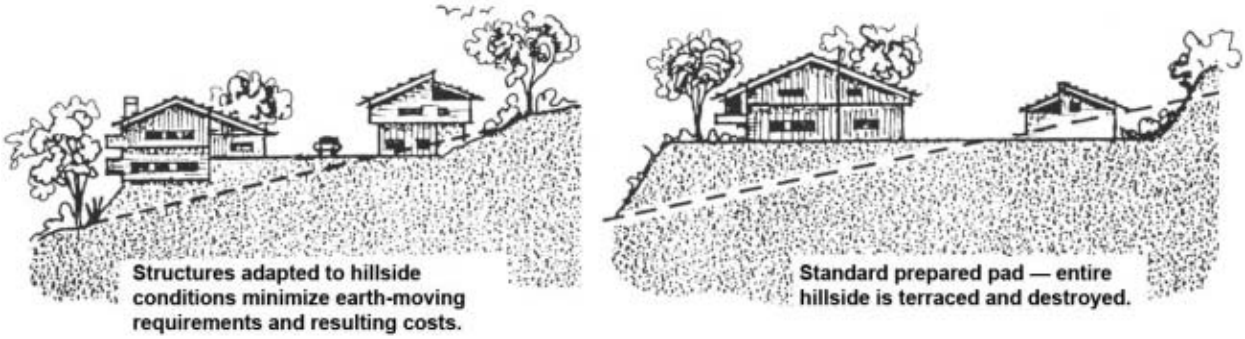
HILLSIDE PROPOSALS

1. Plan development to relate to topography and natural features. Maximize clustering to retain the natural shape and character of the land and a clear sense of hillside topography. Development should be set into the contours of the hillside, complementing the land's natural character.

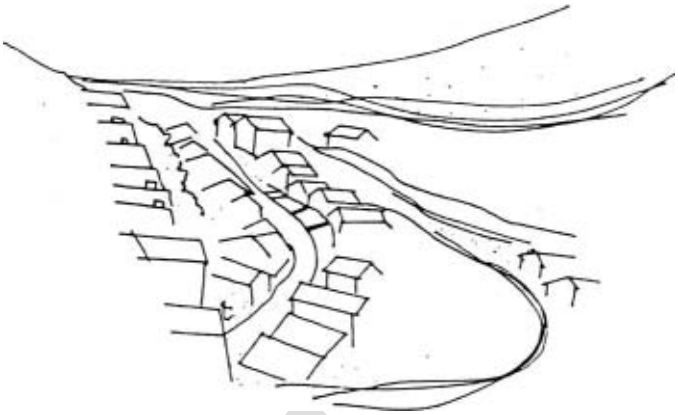


2. Utilize the natural drainage system by retaining natural drainage areas and minimizing impervious surfaces within the development as appropriate. For example, parking within structures should be maximized and streets, driveways and patio areas should be minimized.



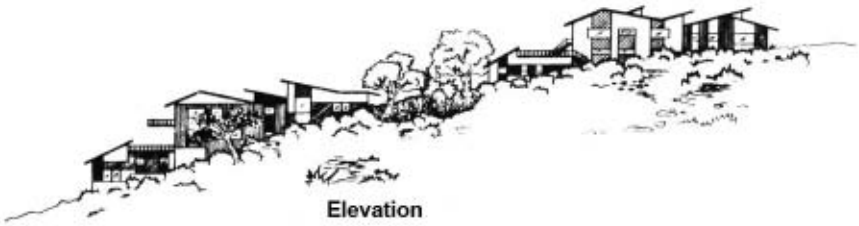
3. In steep terrain, minimize the need for excessive level areas such as streets, parking lots and yard areas. For example, split-level roads and the elimination of on-street parking should be considered. Where possible, grading should be restricted to streets, driveways, building pads and related patio areas. Required level areas should be in small increments.

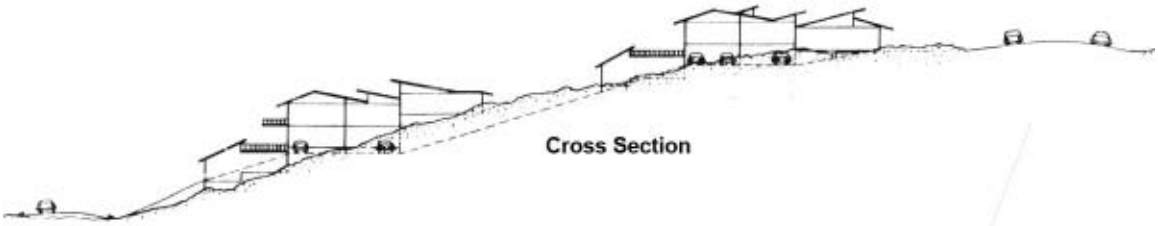
4. Where possible, roadways should follow natural contours to avoid excessive cut and fill, to emphasize the existing hillside topography and to create a more interesting varied form of development. Excessive traffic and excessive speeds can also be discouraged.



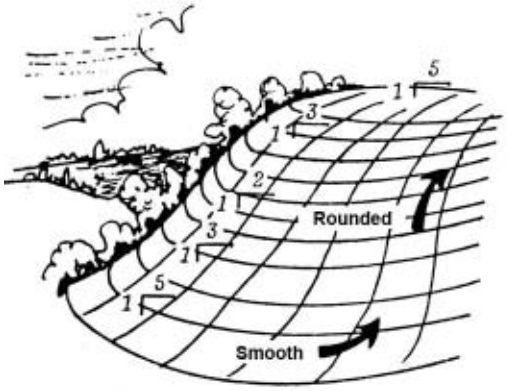
5. Due to the visual prominence of rooftops on hillsides, their treatment should be varied.

6. Maximize views and use of rooftops with multiple "step down" development on existing slopes as an alternative to terracing.





7. Provide rounding of slopes (top, toe and sides) to blend with natural contours.



Retain smooth flow of ground form

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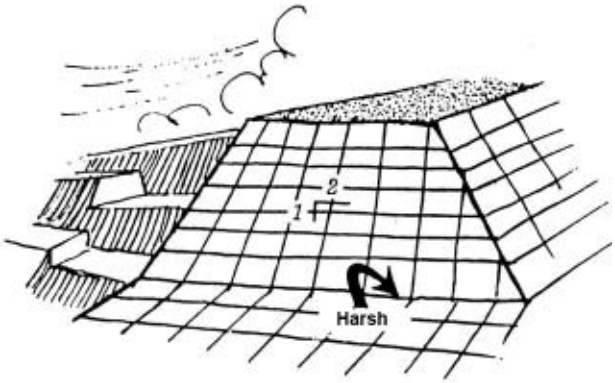

Avoid harsh, easily eroded forms and high, steep banks

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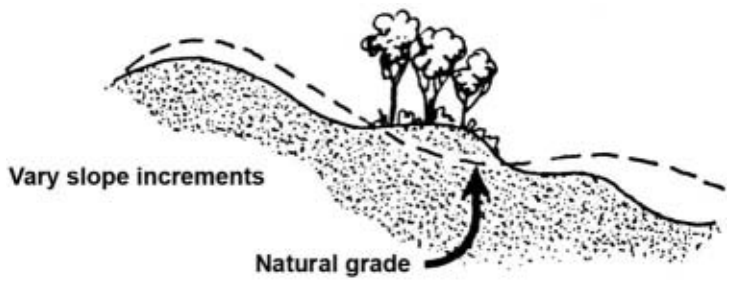
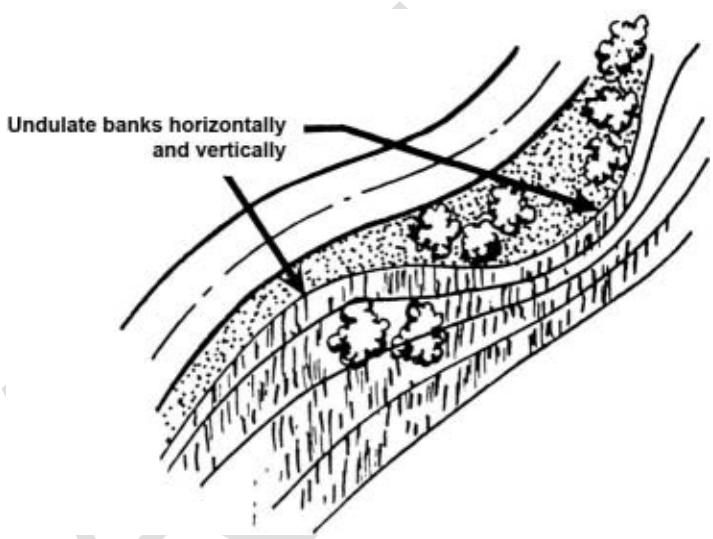
8. Undulate banks horizontally and vertically, as appropriate, to avoid straight slope faces and to continue natural topographic patterns.

9. The timing and method of slope preparation should protect natural areas from disturbance due to erosion or trampling. The final surface should be compacted and spillovers into natural areas should be avoided.

10. Plant and maintain natural groundcover on all created slopes.

11. Public access to canyons and views should be provided at suitable locations and at all park sites. Such access can be in the form of paths, scenic overlooks and streets.





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REGIONAL PARK AREA PROPOSALS

The Mission Trails Design District applies development regulations to certain areas surrounding Mission Trails Regional Park and the San Diego River Park. The following proposals are consistent with the intent of this ordinance. Vacant areas near Mission Trails Regional Park and the San Diego River Park, including parts of Tierrasanta Norte and the federally-owned land, should conform to the hillside proposals listed above, as well as the following proposals:

1. Views of the park should be protected and grading should be minimized. A minimum of grading should be allowed adjacent to the park to allow a gradual transition from park to residential areas.

2. Public access to and viewing of the park with roads, paths and open space along the perimeter of the park should be provided.

SPECIFIC SITE PROPOSALS

As described in the **Housing Element** of this Plan, there are four major areas yet to be developed in Tierrasanta. Additional specific design proposals for each are discussed below.

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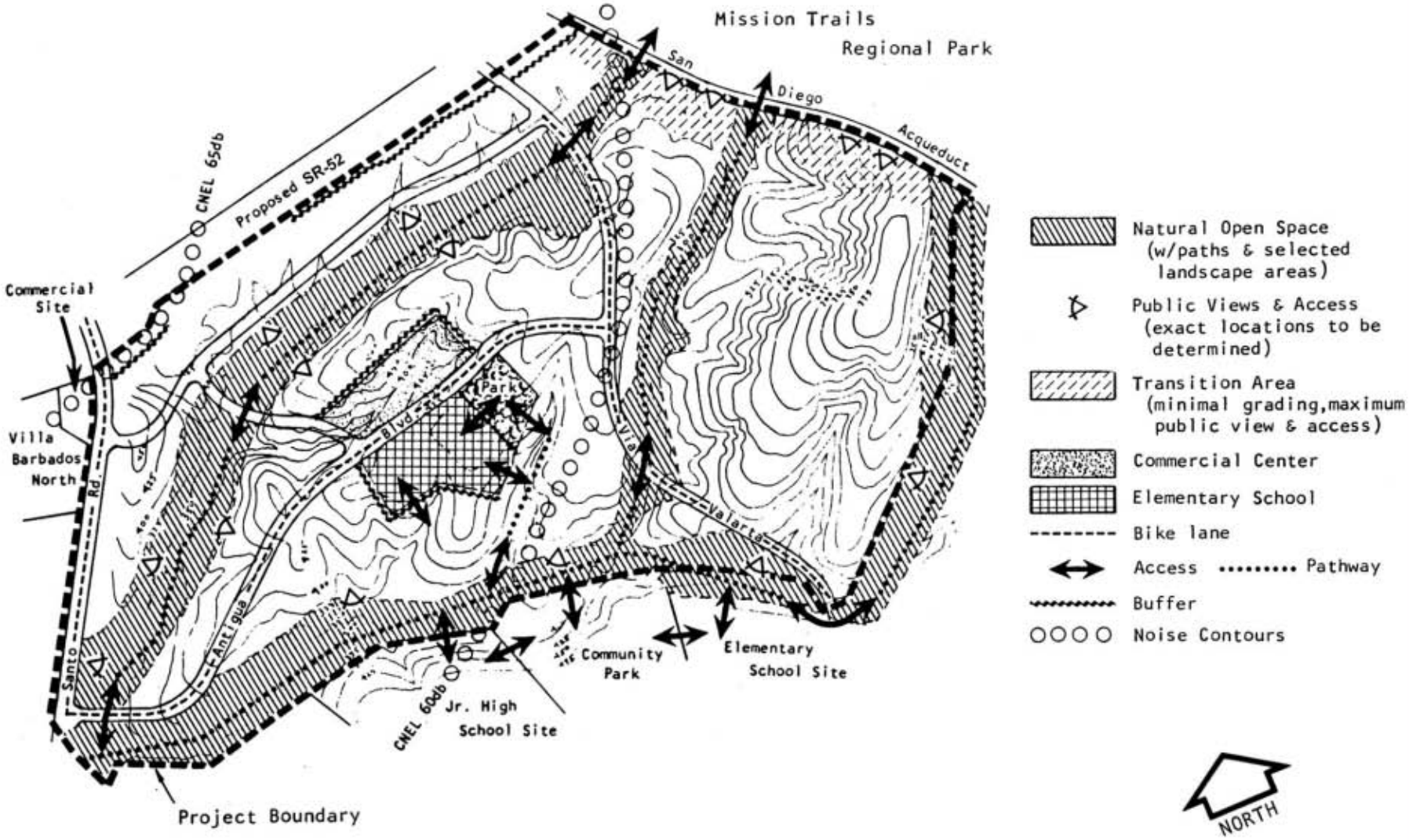

Tierrasanta Norte Design **17**

Tierrasanta Community Plan FIGURE

Tierrasanta Norte

Incorporate the design features illustrated on **Figure 17**.

These include the following:

1. Implement the open space system, bike lanes, pathways and community facilities as shown. These features are described in other elements of this Plan.

2. Access to the open space canyons should be provided from schools, parks and streets as indicated. Access to schools from adjacent parks and neighborhoods should also be provided as shown. Grading, pathways, stairways, crosswalks and landscaping should be utilized as appropriate.

3. Buffer residential development from the school, commercial center and future SR-52. Landscaping, open space, grade separation and streets should be utilized as appropriate.

4. Development adjacent to Mission Trails Park should result in a minimum of grading. There should be ample public view of and access to the park.

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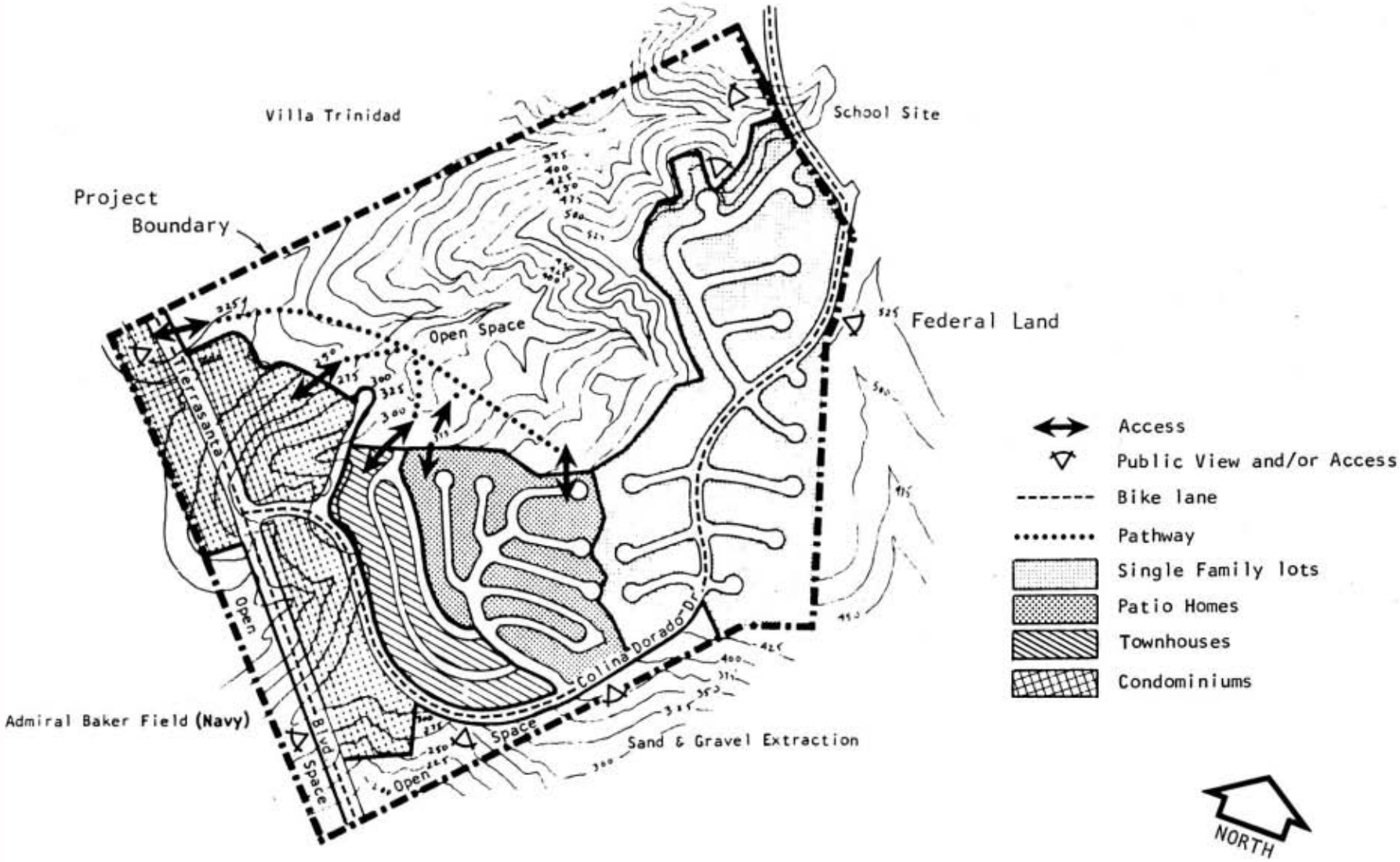

El Dorado Hills Design **18**
Tierrasanta Community Plan FIGURE

El Dorado Hills

The site preparation for this development has for the most part been accomplished. Implementation of the planned design features illustrated on **Figure 18** should be enforced.

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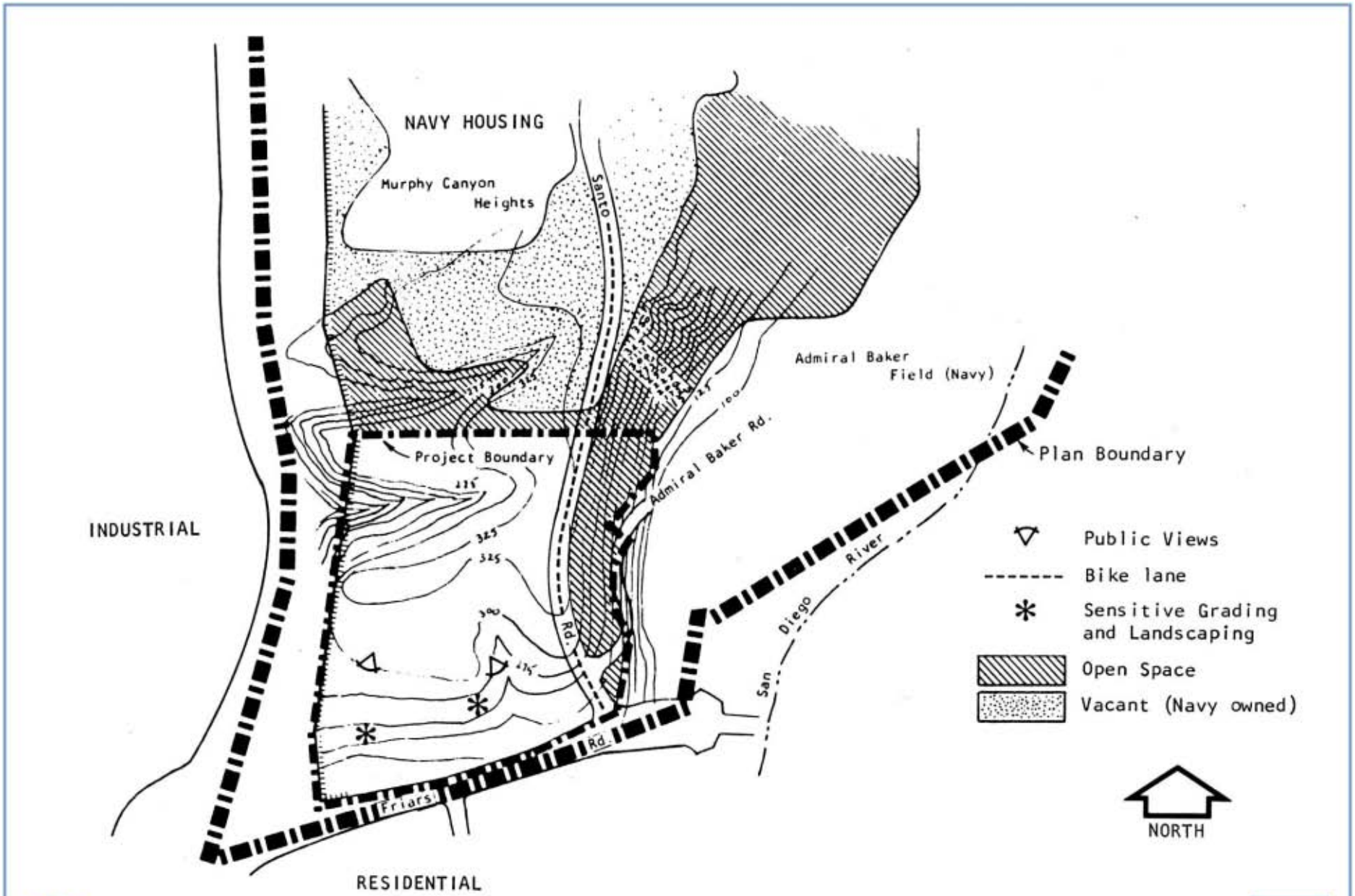

Regency Hill Design **19**
Tierrasanta Community Plan FIGURE

Regency Hill

1. Development in this area should incorporate all hillside proposals.

2. The design features shown on **Figure 19** should be incorporated, including the bike lane and the provision of public viewing areas.

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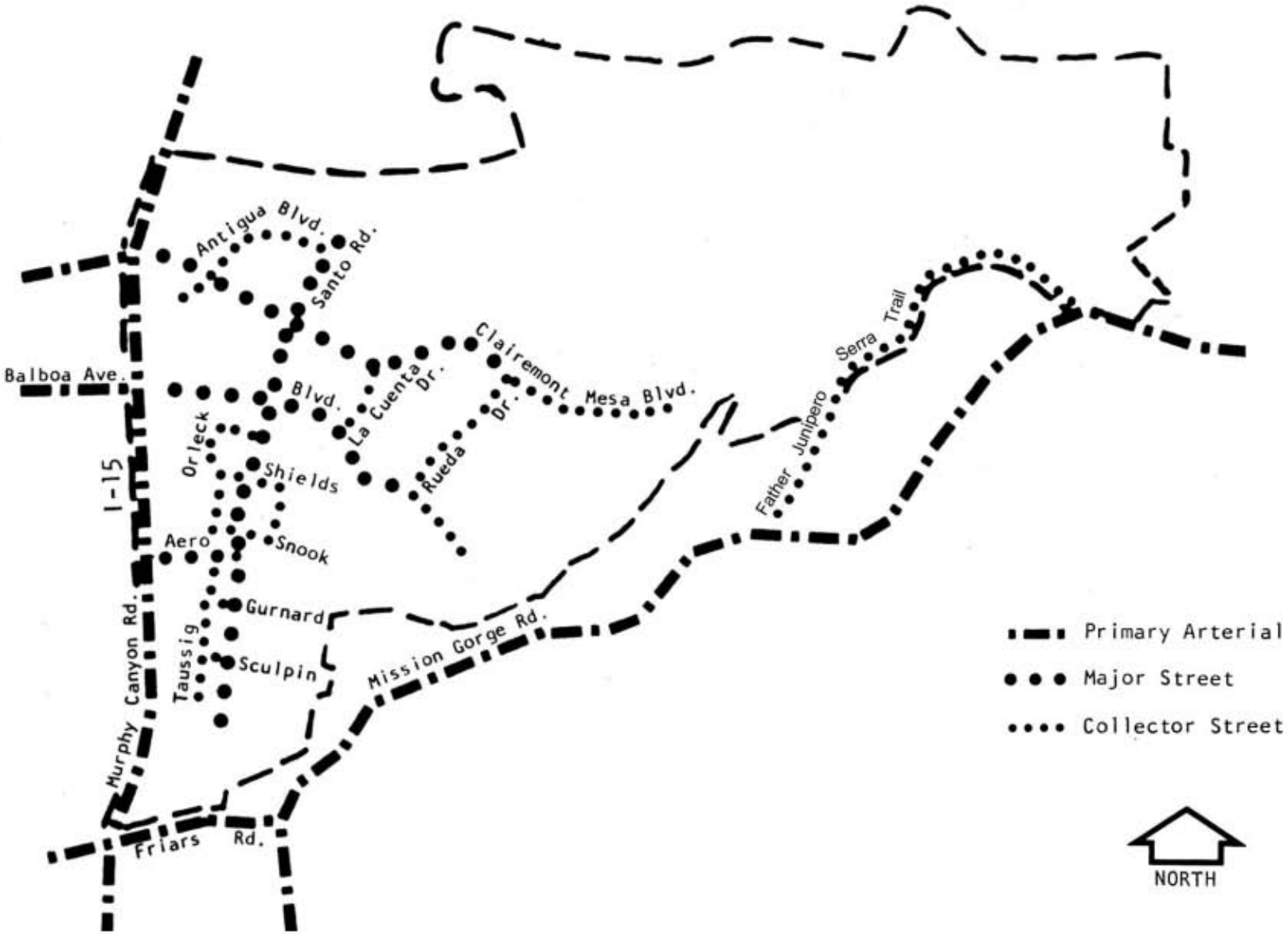

1981 Functional Street Classification

Tierrasanta Community Plan

20 FIGURE

TRANSPORTATION

Tierrasanta's existing transportation system has been designed and built to meet the latest City of San Diego Design Standards. Many transportation difficulties have thus been anticipated and minimized.

The major existing transportation problem concerns access to the community, presently limited to Tierrasanta Boulevard, Aero Drive and, for some movements, Clairemont Mesa Boulevard. This problem will be alleviated when the transportation system is completed, at which time access will be provided by eight major streets. At present, however, this limited access causes some congestion, delay and inconvenience.

EXISTING CONDITIONS

The Street System

The street system in the Tierrasanta community has been classified according to the standards of continuity, volume and function, and has been divided into five categories: freeways, primary arterials, major streets, collector streets and local streets. These are shown on **Figure 20** and are defined in the following table:

STREET SYSTEM CLASSIFICATION

Freeway

A freeway, usually under the jurisdiction of the State of California Department of Transportation (Caltrans), is designed to carry high volumes of traffic at higher speeds over longer distances, and is usually a divided highway with four to eight or more lanes. A freeway has full access control and grade separation at all intersections.

Primary Arterial

A prime arterial is intended to carry large volumes of through traffic, and is usually a divided highway of four to six lanes. Most street crossings are at grade, signalized intersections, and there will be very few driveways from abutting property.

Major Street

A major street, which may be divided, is usually four to six lanes, with all street intersections at grade. It is designed primarily for through traffic, but may provide occasional access to adjacent property as necessary.

Collector

A collector street functions is a feeder of traffic to the major street system and provides continuity with local streets. It is also designed to provide access to abutting property and typically is two to four lanes wide.

Local

A local street primarily serves abutting property, with the movement of traffic given a secondary role. It may be a two-lane minor street, a cul-de-sac, or a one-lane alley.

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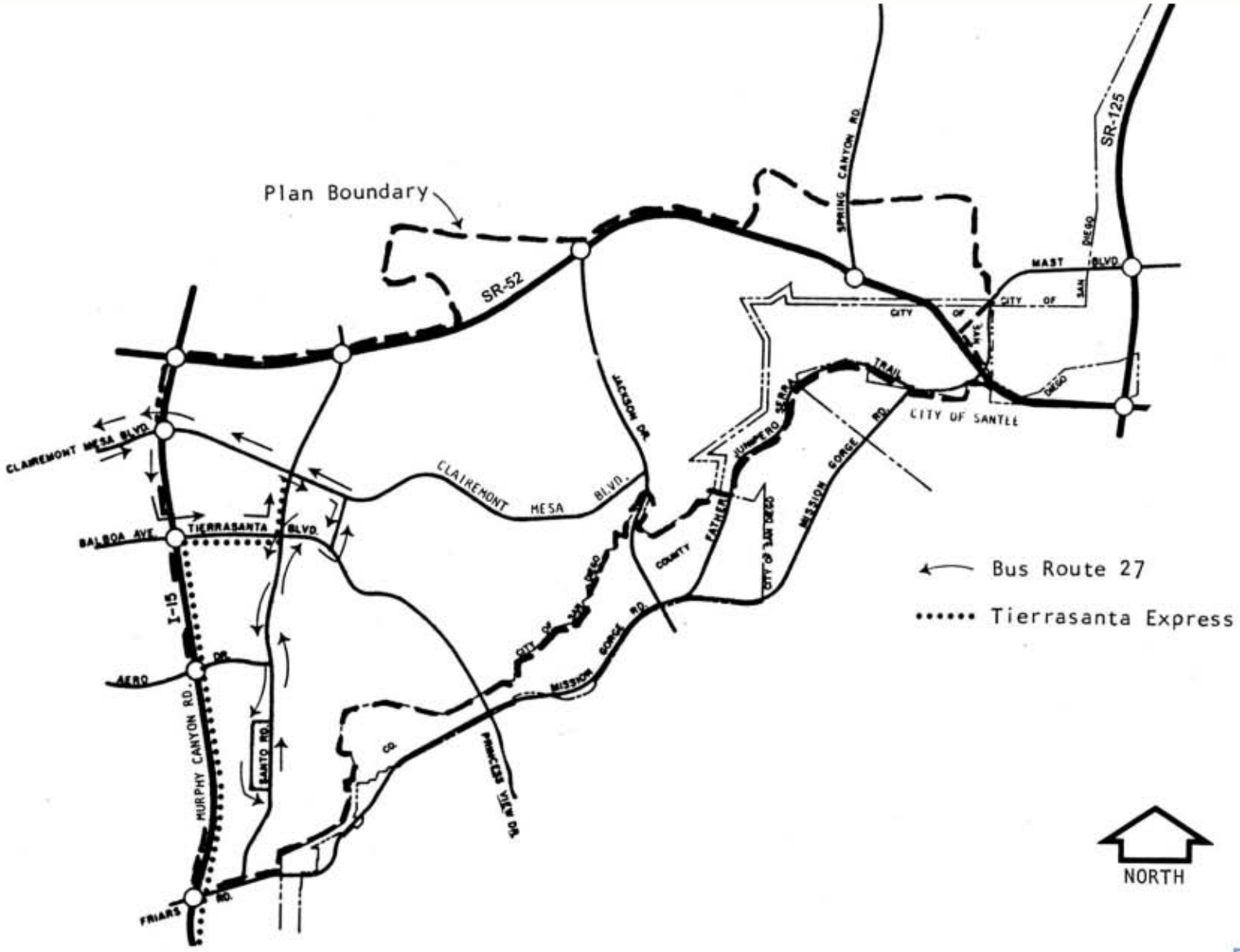

Transit Routes **21**

Tierrasanta Community Plan FIGURE

Traffic Control

There are five existing traffic signals in Tierrasanta: Tierrasanta Boulevard and I-15, Tierrasanta Boulevard and Santo Road, Santo Road and Shields Street, Santo Road and Aero Drive, and Aero Drive at I-15. Other locations in the process of being signalized are Esplendente Boulevard and Tierrasanta Boulevard, Orleck Street and Santo Road, and La Cuenta and Tierrasanta Boulevard.

Other intersections which meet the City criteria for signalization are Antigua and Clairemont Mesa, and Clairemont Mesa and Santo Road. Although these two intersections are eligible for signalization, they are low on the priority list, with many intersections ahead of them. As conditions change, they will be restudied and may receive a higher priority for signalization.

Transit

The Tierrasanta conmunity is directly served by Bus Route 27 of the San Diego Transit Corporation. The route originates in Pacific Beach, continuing east through Clairemont and Serra Mesa into Tierrasanta. As shown on **Figure 21**, it then follows Clairemont Mesa Boulevard, turns south on La Cuenta, west on Tierrasanta Boulevard and south on Santo Road where it terminates at Patriot Street.

In addition to Bus Route 27, the Tierrasanta community is served by the Tierrasanta Express Bus, a route creating a direct link between Tierrasanta and downtown San Diego. The Tierrasanta Express Bus originates at Clairemont Mesa Boulevard and Santo Road, makes a second stop at Tierrasanta Boulevard and Santo Road, and then proceeds directly to Fourth Avenue and Broadway in downtown San Diego. The bus makes one trip from Tierrasanta to the downtown area in the mornings and one return trip in the evenings.

Significant factors impeding transit usage in Tierrasanta involve the limited areas which are served by Bus Route 27, the necessity of transferring to another route to go to most employment and commercial centers, and the long travel times involved in most bus trips from this community. Without transferring, one can only get to Serra Mesa, Clairemont and Pacific Beach. And since Bus Route 27 is a local route along City streets, a trip to Pacific Beach takes about one hour.

San Diego Transit Corporation acknowledges the need for additional transit routes in Tierrasanta and other areas of the City. However, financial constraints have severely limited the ability to expand service.

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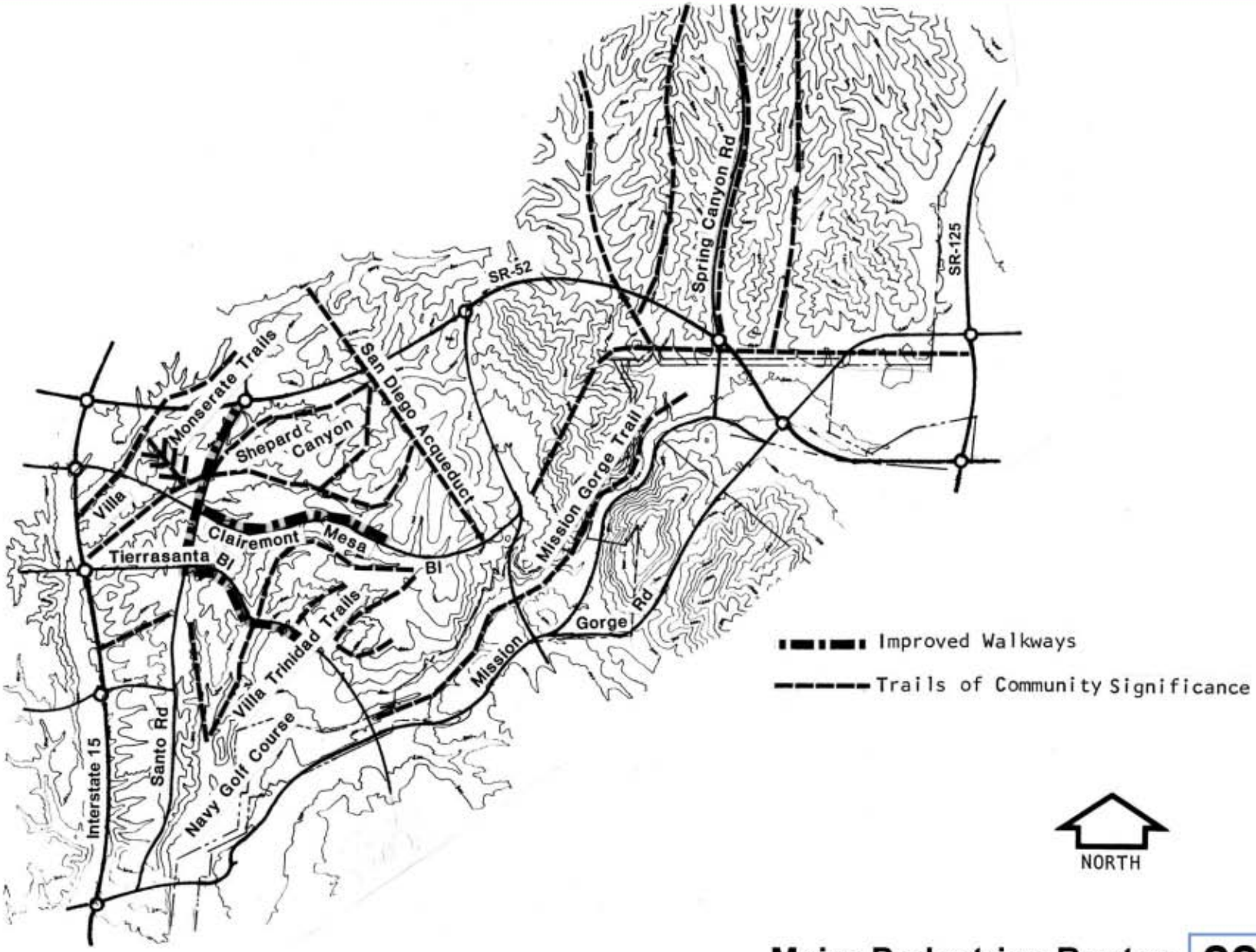

Major Pedestrian Routes

Tierrasanta Community Plan

22
FIGURE

Bikeways

In response to concerns about personal health and the environment, there has been a boom in bicycling, walking, jogging and horseback riding. Bikeways are an important part of the circulation system, even though they are used for recreation as much as transportation.

Bikeways are generally divided into three classes based on the degree of improvement and access control. Bicycle paths are paved bikeways separate from any driven way, and for the use of non-motorized transportation only. Bicycle lanes, the second class, are striped within paved streets and marked for bicycles only. The third class, bicycle routes, are shared routes for bicycles, marked only by signs, and are not striped as a separate lane.

The only existing bike facility in Tierrasanta is a bike lane on Aero Drive.

Pedestrians

Tierrasanta has a number of existing pedestrian trails and routes within canyons and along major streets. Some existing pedestrian trails, sidewalks and routes of community significance are shown on **Figure 22**. The routes shown along Santo Road and Tierrasanta Boulevard are concrete sidewalks which wind and curve and have accompanying landscaping. Improved paths also exist in Villa Monserate and Villa Trinidad. All other pedestrian routes shown are unimproved dirt trails, such as within Sycamore Canyon, Spring Canyon, Shepherd Canyon and Mission Gorge.

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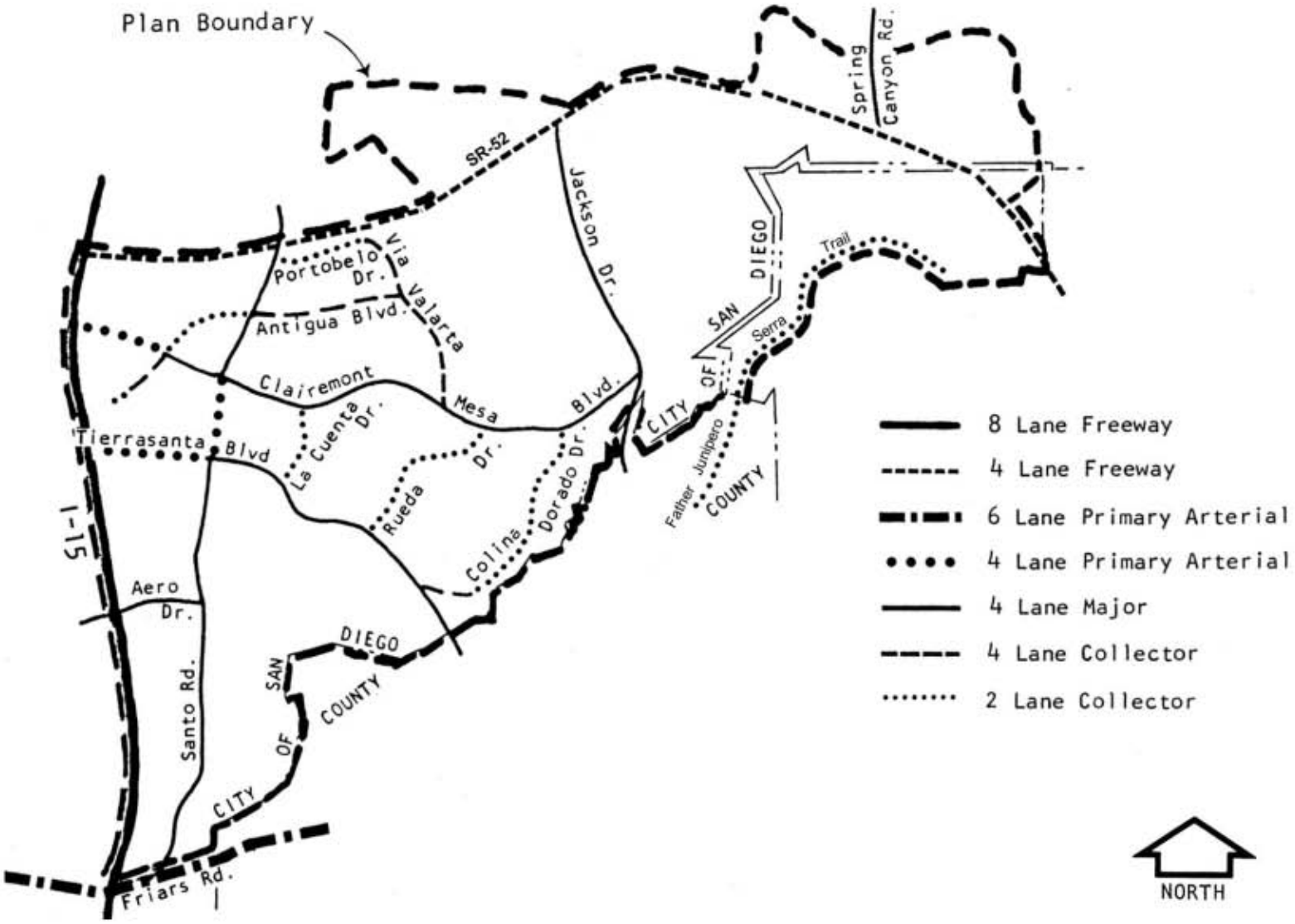

Proposed Street System **23**

Tierrasanta Community Plan FIGURE

GOAL

PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM OFFERING ALTERNATIVE MODES OF TRANSPORTATION.

OBJECTIVES

- To provide an adequate street and traffic control system which will accommodate projected traffic.
- To minimize disruption to the community and its neighborhoods by through traffic.
- To integrate roads into the land form as naturally as possible.
- To coordinate all transportation systems with Mission Trails Park.
- To encourage alternative forms of transportation.
- To provide adequate bus service.
- To provide a bikeway system meeting both community and regional needs.
- To provide a pedestrian pathway system utilizing City open space and right-of-ways, and linking neighborhoods and activity centers.
- To provide the San Diego River Pathway along the San Diego River for bicycle and pedestrian users and provide connections to Tierrasanta.

PROPOSALS

1. Freeways and major streets should be completed as shown on **Figure 23** by 2000.

   Figure 24 shows the projected traffic volumes for 2000.

   Delays in the implementation of SR-52 will result in 2000 traffic volumes ten to twenty-five percent higher on major streets. Tierrasanta Boulevard at Mission Gorge Road may exceed the City Street Design Standards for a four-lane facility, and would need to be constructed to six lanes southeasterly of Colina Dorada Drive. Portions of Santo Road, Clairemont Mesa Boulevard, Aero Drive and Friars Road would also have volumes above the maximum specified in the street design standards.

2. The extension of Tierrasanta Boulevard to Mission Gorge Road and the extension of Clairemont Mesa Boulevard to future Jackson Drive should not be implemented until SR-52 has been completed.

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3. The completion of Santo Road to Friars Road should precede development in this vicinity.

4. Any realignment of SR-52 westerly of the aqueduct will require a Plan amendment to determine the land uses in any additional developable areas.

5. The completion of the San Diego River Pathway along the San Diego River should be provided through private and public development along the river. The San Diego River Pathway shall be designed to be in accordance with the Mission Trails Design District Ordinance and Design Manual and consistent with the San Diego River Park Master Plan Design Guidelines.

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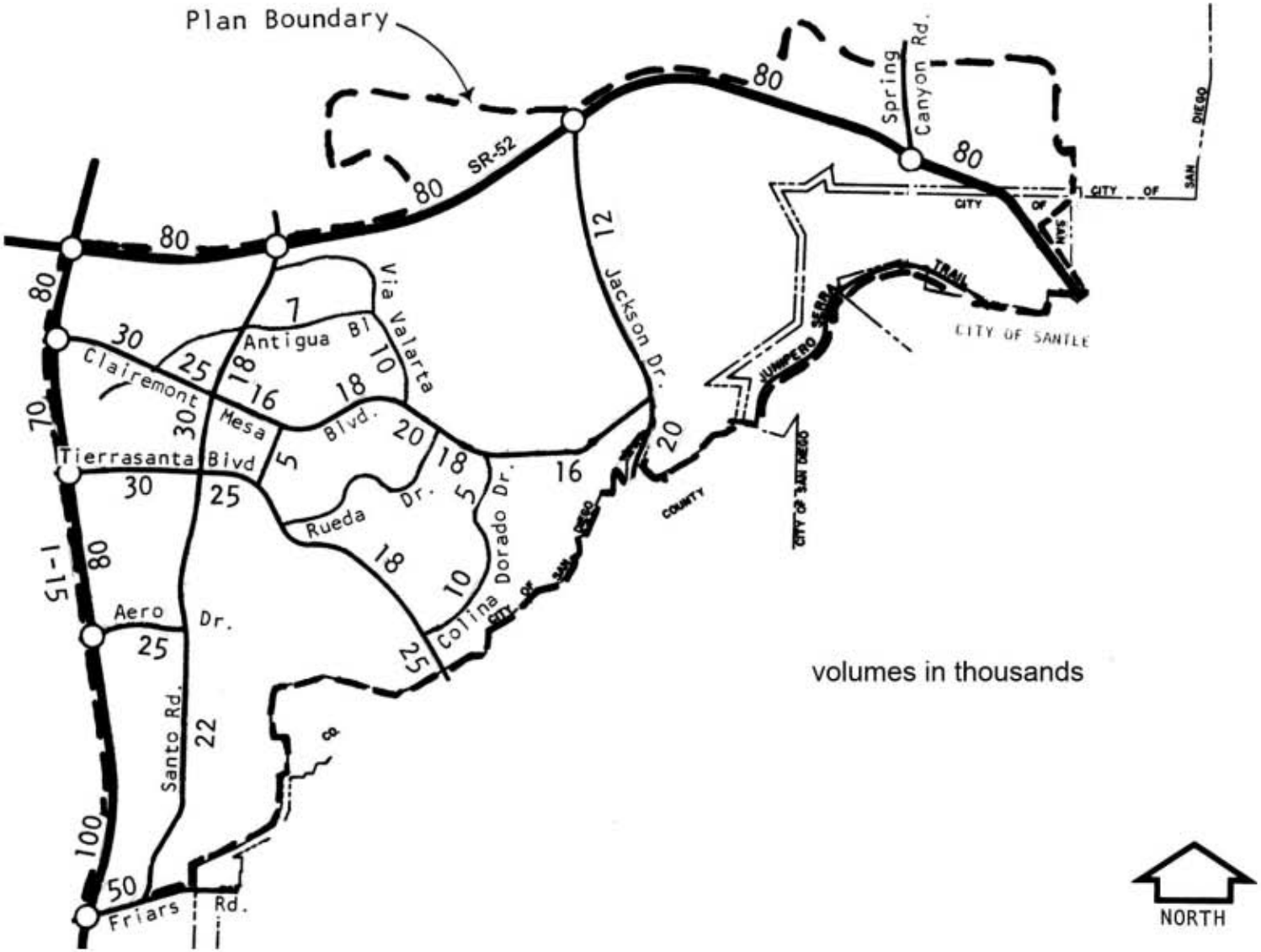

Year 2000 Average Weekday Traffic Forecast

Tierrasanta Community Plan

24 FIGURE

Public Transportation System

If financial constraints can be overcome, adjustments or additions to the transit system should be explored including direct or express service to the 32nd Street Naval Station, Miramar Naval Air Station and Fashion Valley. With sufficient demand, Caltrans will assist the community in establishing subscription bus service which would be paid for entirely by subscribers. A fixed-route jitney service should also be explored.

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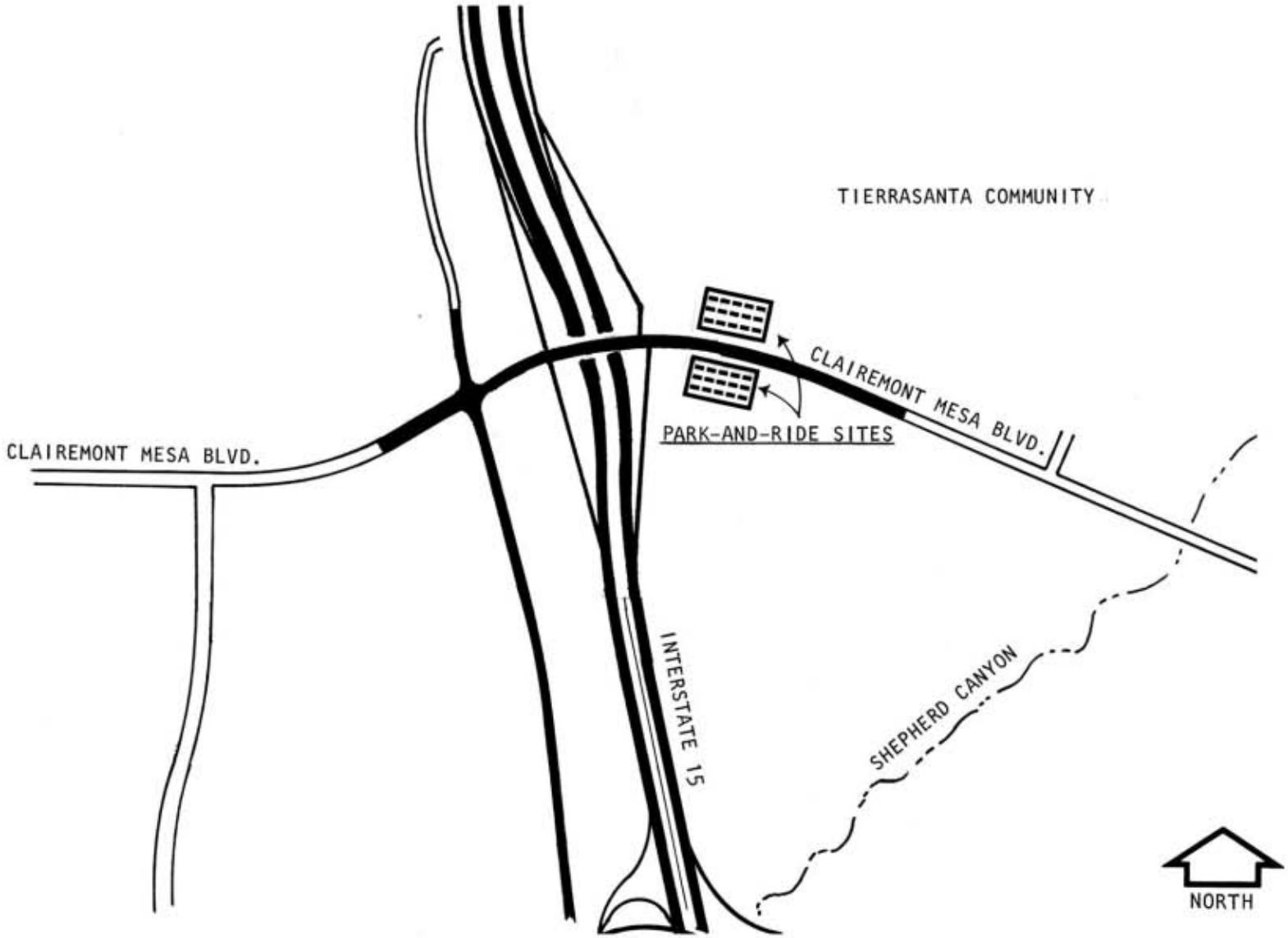

Potential Park-and-Ride Sites **25**

Tierrasanta Community Plan FIGURE

Park-and-Ride

Park-and-Ride facilities provide a parking area and bike lockers for persons either carpooling or busing to their destination. Caltrans usually initiates the projects, which can also be supported by the City and with federal funding assistance.

A Park-and-Ride facility should be provided in Tierrasanta to encourage alternative modes of transportation. A potential site for this facility is near the I-15 and Clairemont Mesa Boulevard interchange on either City or federal property. The City-owned property is within the present alignment of Clairemont Mesa Boulevard, but should become available for use when this interchange is reconstructed in 1983. Further study of these sites and the potential traffic impacts will be necessary (**Figure 25**). Another potential Park-and-Ride site has been identified just west of the community plan area at I-15 and Aero Drive.

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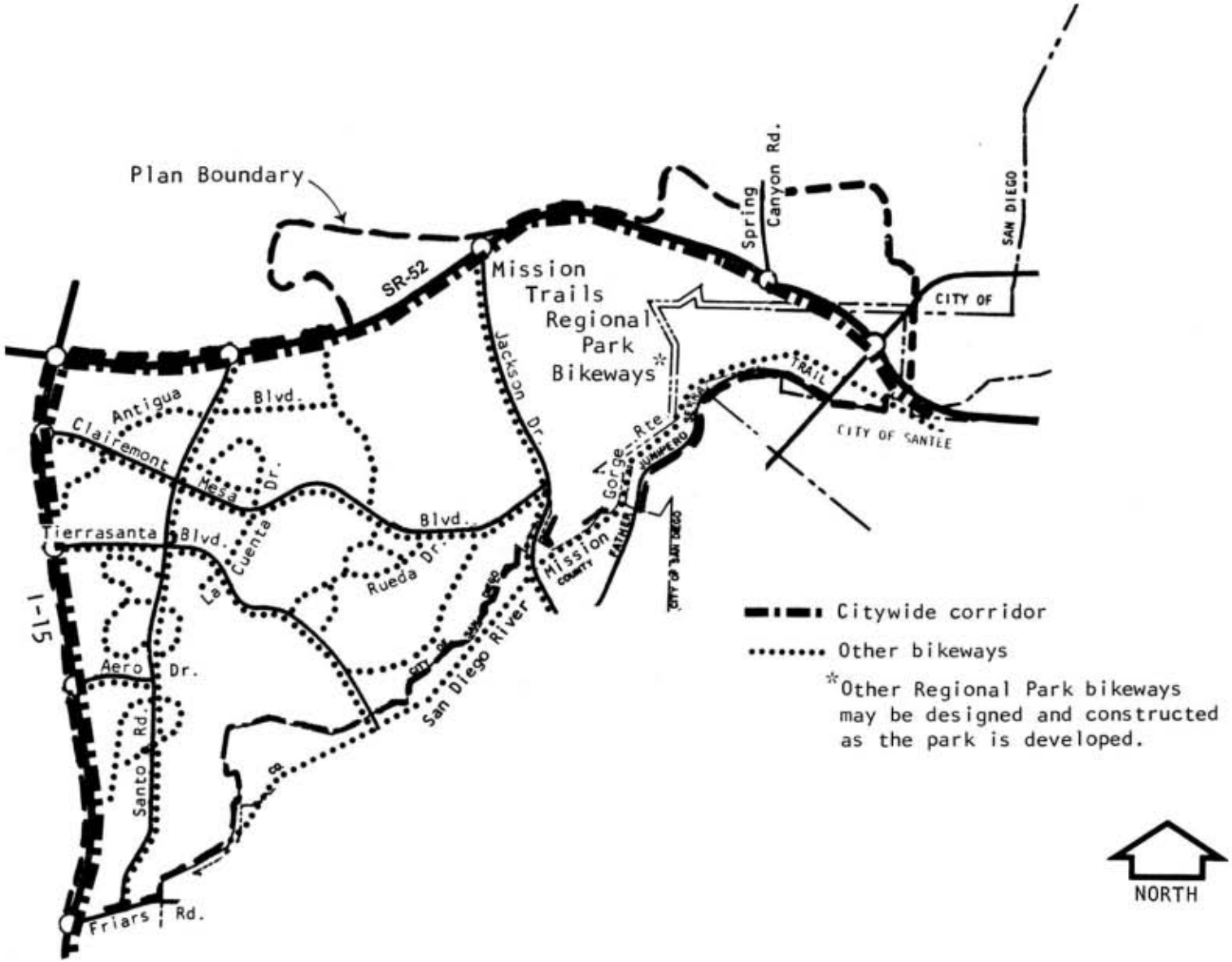

Proposed Bikeway System **26**

Tierrasanta Community Plan FIGURE

Bikeway System

Figure 26 shows the Bikeway System for the Tierrasanta community. A major north-south route along I-15, and an east-west one along SR-52, are part of the City Council adopted citywide corridor system and will serve not only the entire City but the region as well. Other bikeways shown will have significance for more than just Tierrasanta and should be carefully designed with this in mind, including the portions along Santo Road, Tierrasanta Boulevard and Clairemont Mesa Boulevard. In addition, in the improvement of Mission Trails Regional Park, bikeways should be constructed which connect with other regional bikeways.

Bicycle parking should also be provided at high activity areas, including schools, parks and commercial areas.

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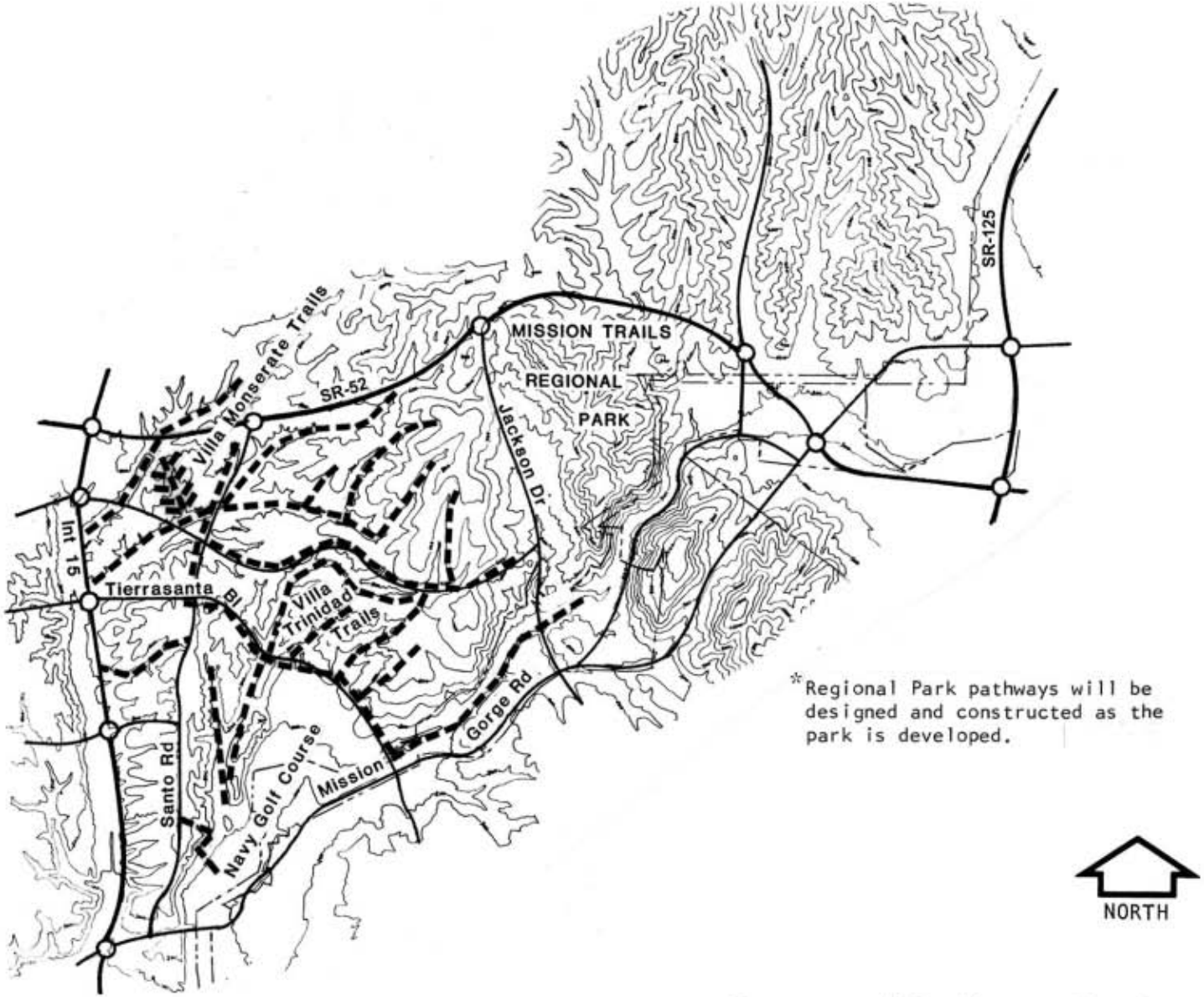

Proposed Pathway System

Tierrasanta Community Plan

27
FIGURE

Pathway System

Figure 27 indicates the proposed pathway system. Street crossings should be minimized and where high volumes of auto traffic exist, grade-separated crossings should be provided.

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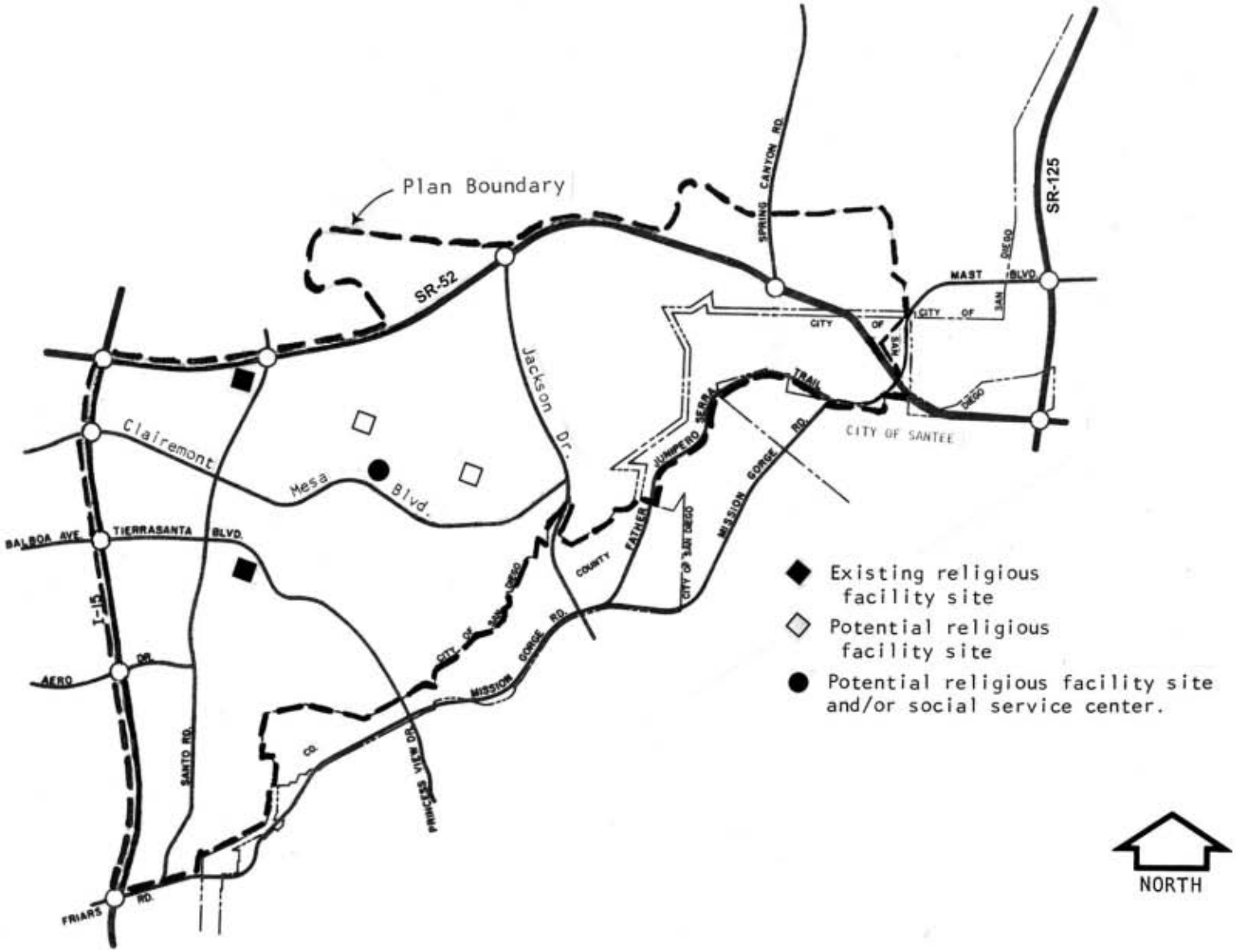

Social Facility Sites **28**

Tierrasanta Community Plan FIGURE

SOCIAL ENVIRONMENT

This element of the Tierrasanta Community Plan focuses directly on the need for social programs and facilities within the community. Various data have been collected to form a social profile of the community, and an inventory of physical facilities which house social and cultural activities has been compiled. Interviews have also been held with various individuals and organizations active in the Tierrasanta community.

Social Profile

Information from the April 1975 special census and April 1980 census has been summarized to describe the population characteristics of the Tierrasanta community in that year.

SELECTED DEMOGRAPHIC AND SOCIAL CHARACTERISTICS

TIERRASANTA (1975 AND 1980 CENSUS)

Total Population	1980	24,039
Youths 0-19	1975	48 percent
Median Age	1975	23 years
Median Income	1975	$14,720
Ethnic Minorities	1980	19 percent
Average Household Size	1980	3.5
Housing		
Single-family		3,372*
Multifamily		3,564*
Owner Occupied	1975	57 percent
Renter Occupied	1975	43 percent

*September 1980 Planning Department Update

Since 1975, the community has experienced extremely rapid growth. The population has increased by approximately 72 percent in five years, and the number of housing units has increased by approximately 84 percent. The average household size has dropped to 3.5 persons per dwelling unit during this same period, and is expected to continue a gradual decline.

As a whole, census data and other social indicators show Tierrasanta as a predominantly white, middle-income, young community. Although the 1980 census ethnic data is not comparable to the 1975 census due to differing categories and definitions, the latest census appears to show an increase in the ratio of Asian and Hispanic population, similar to a citywide increase. The continuing immigration of young adults with growing families into the community is an established trend in Tierrasanta. It is expected that this trend will continue.

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The 1975 Special Census revealed that the private housing sector has a lower percentage of minorities and a higher average education and income level than the Murphy Canyon Naval housing population. Preliminary 1980 census figures also show a sharp contrast in family size between these two sectors, with an average 2.8 persons per household in the private housing sector and 4.5 persons per household in the Navy housing.

The social structures of the two areas, as well as the physical separation, has inhibited mixing of the two groups. While many positive efforts have been made to integrate the two areas, it is the opinion of most community members that more efforts in this direction need to be made.

Facilities and Organizations

There are a number of social and cultural organizations active in the Tierrasanta community representing a wide spectrum of interest and support. One of the principal social service agencies is Social Advocates for Youth (SAY), whose purpose it is to offer counseling services, to serve as an informational clearinghouse on social services in the community, and to act as a forum on community problems and possible solutions.

Several church organizations are represented in Tierrasanta, although only one has a permanent facility. These organizations offer some degree of social services, child care, day care and schooling.

An ongoing community schools program offers a wide range of educational, recreational, social and cultural services.

Needs Assessment

A general, but relatively comprehensive picture of the needs of the community, has been compiled by public input and needs analysis previously performed by various organizations.

The community concern most often mentioned by organizations and individuals is the lack of recreational facilities, especially for the large number of youth. The community support for and participation in Little League, Pop Warner football and other youth sports programs has resulted in a tremendous demand for adequate multipurpose fields to accommodate these activities. At the present time these activities are conducted on school grounds or on fields outside of the community.

The second most often mentioned need is for other forms of recreation for the entire population. Lack of park areas for play by children not competing in organized sports programs is frequently noted as a concern. The lack of movie theaters, amusement areas and other forms of commercial entertainment for youths and adults alike is also noted.

A solution to the juvenile crime problem is a concern of major importance to the community. This problem has been attributed in part to the lack of recreational opportunities. There are at present several organizations in the Tierrasanta community which provide family and youth counseling services.

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The need for adequate meeting space has been mentioned by several community groups. The need for meeting space for the various civic, social and cultural organizations within Tierrasanta far outweighs the presently available facilities. At the present time most groups meet in private homes or school facilities.

The final problem mentioned is the need for additional religious facilities in the area. It is believed that religious organizations would make space available within their facilities for meeting space, day care centers, counseling services and other social activities, in addition to their religious activities.

GOAL

PROVIDE ADEQUATE SERVICES AND FACILITIES TO MEET THE SOCIAL, CULTURAL AND RECREATIONAL NEEDS OF THE RESIDENTS AND TO CREATE A SENSE OF COMMUNITY.

OBJECTIVES

- To encourage the development of social, cultural and recreational activities.
- To provide meeting places for the various civic and social groups.
- To encourage the provision of sites for religious facilities.
- To foster the development of a centrally located multi-service facility which would provide community services to area residents.

PROPOSALS

Many proposals which could serve as partial solutions to the social needs of the community have been incorporated into other elements of this Plan. These proposals are briefly summarized below.

1. Consistent with Council Policy 600-10, phase residential construction with the development of adequate community services, including schools and park facilities.
2. Encourage commercial recreation to locate in Tierrasanta.
3. Accelerate the improvement of the community park and recreation center.
4. Provide public access to the school sports fields when not in school use.
5. Crime and substance abuse prevention programs for youth should be encouraged. Funding for such programs should be encouraged from all appropriate City, county and federal sources.

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While these proposals will partly meet the needs of the community, the following additional proposals should be put into effect.

6. Community bulletin boards or marquees for announcing community-wide events should be established.

7. The community library should be encouraged to develop a wide range of literary, cultural and educational programs to serve all age groups. Space for community art exhibits, meetings and lectures should be utilized to allow flexibility and joint use of the facility.

8. The religious organizations should be encouraged to offer space and facilities to the community for meeting rooms, child care, counseling services and recreation.

9. New religious facilities should be located on major or four-lane collector streets, and preferably at a street intersection in order to provide easy accessibility to off-street parking areas. This is most important when successive services are held. Furthermore, a corner location allows more flexibility in design than an interior lot, and affords desirable community exposure. Locations near the existing foci of community life (i.e., commercial centers, parks, or schools) are also desirable. **Figure 28** shows existing and potential church sites. Any school sites determined to be surplus should also be considered.

10. Ideally, religious facility sites should have an area of between two and ten acres, depending on the present and prospective membership of the congregation. Such a size would permit a desirable freedom in the location of buildings; adequate off-street parking area and landscaping; visibility from abutting streets; and sufficient separation from adjacent land uses.

11. Local businesses should be encouraged to provide job opportunities for the area youth.

12. Community organized activities such as parades, festivals, bicycle and foot races, excursions to amusement parks and other events which would incorporate members of the entire community should be encouraged.

13. A permanent social service center should be established in the community. A potential site is the former elementary school site on Clairemont Mesa Boulevard (**Figure 28**). Large social or cultural groups seeking permanent facilities should locate here. Examples of possible groups are religious organizations, the YMCA, the YWCA, the Boys Club, or other such organizations. These larger organizations should provide meeting areas and office space for nonprofit social, cultural or social service agencies. Such organizations might be community civic groups, counseling and service groups, the Boy Scouts, Girl Scouts, Junior Women Club, etc. Preschool and day care facilities should also located here.

    A possible alternative to the above would be to allow a social service organization to operate the community park and recreation center when constructed and to provide space for other such organizations.

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14. The Navy should be encouraged to provide additional social services to the residents of Murphy Canyon including child care, counseling and a chapel.

15. The community and the Navy should aid Navy families in becoming a viable part of the Tierrasanta community. Common use of programs and facilities within each segment of the community should be increased. For example, the Navy housing sector should increase participation in the Tierrasanta Community Council, so that both the needs and activities of the entire community can be known and supported.

16. The Tierrasanta Community Council should continue as a clearinghouse for community issues after adoption of this Plan.

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Plan Implementation

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PLAN IMPLEMENTATION

The Tierrasanta Community Plan sets forth objectives and proposals for development of the community. This section contains recommendations for its accomplishment, which will require ongoing coordination between property owners and various levels of government.

LAND USE

Several City ordinances guide land use development, including the zoning and subdivision ordinances. In order to retain the high standard of development found in Tierrasanta, and to be sensitive to the steep topography, it is recommended that all development further utilize the Planned Residential Development (PRD) and Planned Commercial Development (PCD) procedures.

REZONING

The industrially designated parcel at I-15 and Clairemont Mesa Boulevard should be rezoned from M-2 to M-1, with the provision that a Development Agreement be secured requiring any future development to be subject to the approval of a Planned Industrial Development (PID) for the site. Review of the PID should be limited to be consistent with the proposals on page 27 of this Plan. Barring such an agreement, the parcel should be rezoned to M-IP (Industrial Park). A subsequent rezoning to a less restrictive industrial zone should be permitted subject to the approval of a PID. Floodway and Floodplain Fringe zoning should be applied along the San Diego River.

GRADING

The present City of San Diego Grading (Land Development) Ordinance basically allows cut and fill earth moving to result in slopes of two horizontal units to one vertical unit as long as the resulting slope is not greater than 100 feet in height. Planting and irrigation are required. The Hillside Review Overlay Zone requires minimum disturbance to hillsides in areas in excess of 25 percent slope, but no specific guidelines are included in this ordinance. The objective of preserving the natural environment and avoidance of landslide problems may be hindered through utilization of these ordinances. It is therefore recommended that they be studied for revision to incorporate the hillside proposals in the **Urban Design Element** of this Plan.

ENVIRONMENTAL REVIEW

Under the terms of the California Environmental Quality Act (CEQA) and the City Code, all rezoning, subdivisions, use permits, hillside permits and other discretionary acts are subject to environmental review. Such review includes City staff analysis of project impacts and a public review period. Master environmental review of large projects may replace in-depth analysis of component projects.

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MISSION TRAILS REGIONAL PARK

This Plan proposes that development near Mission Trails Park be sensitive to that facility. Appropriate implementation measures include limiting the type of zoning allowed in this "buffer" area, and carefully reviewing the impact of PRDs and PCDs submitted for review. An overlay zone surrounding the park has been implemented to further control development in this area.

SAN DIEGO RIVER PARK

This Plan proposes that development along the San Diego River shall implement the San Diego River Park Master Plan and the development regulations of the Mission Trails Design District Ordinance and Design Manual.

TRANSPORTATION

Precise engineering studies are necessary to provide for street and transit design proposals involving alignment, width, signing, routes, parking restrictions and street construction. Financing measures for public improvements must also be established. While SR-52 is not yet funded, it is hoped that the state will provide for the timely implementation of this facility. Alignment and environmental studies are being undertaken by the City, county and city of Santee to preserve the right-of-way for this facility.

EDUCATIONAL FACILITIES

All school sites in Tierrasanta have been reserved. In accordance with City Council Policy 600-10, individual developers are required to complete necessary arrangements for the provision of school facilities to the satisfaction of the school districts involved prior to requests for development.

FINANCING PLAN

A separate Financing Plan for Tierrasanta is being prepared concurrent with this Plan. It will identify all public facilities needed for the complete buildout of the community and the appropriate source of financing for the facilities. Those facilities for which no other source of financing is available will be funded by a new mechanism, the Facility Benefit Assessment (Section 61.2200-2216). This will be a one-time assessment for all new development in the community.

CAPITAL IMPROVEMENTS PROGRAMMING

The City of San Diego's Capital Improvements Program catalogs citywide needs for a six-year period. This program establishes responsibility for the provision of public facilities, including streets, drainage, police, fire, libraries and parks.

After completion of the Financing Plan described above, a Community Capital

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Improvements Program will be prepared for Tierrasanta. This document will include all public facilities identified in the Financing Plan for construction in Tierrasanta. It will also address the design of planned capital facilities so that the appearance and function of these facilities can be tailored to Tierrasanta's needs.

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PLAN MAINTENANCE AND UPDATING

The Tierrasanta Community Plan cannot be a static document. It must be maintained through periodic review and updating, taking into account demographic and development trends, new techniques and various other factors that affect the community. A comprehensive review of the Plan should therefore be undertaken every five years.

GENERAL PLAN MAP

The General Plan Map must be amended to be consistent with the recommendations of this Plan. Changes will include the following (**Figure 29**):

1. Add industrial designation.

2. Add sand and gravel designation.

3. Amend open space designation.

4. Amend boundaries of Mission Trails Park.

5. Delete fill site north of community.

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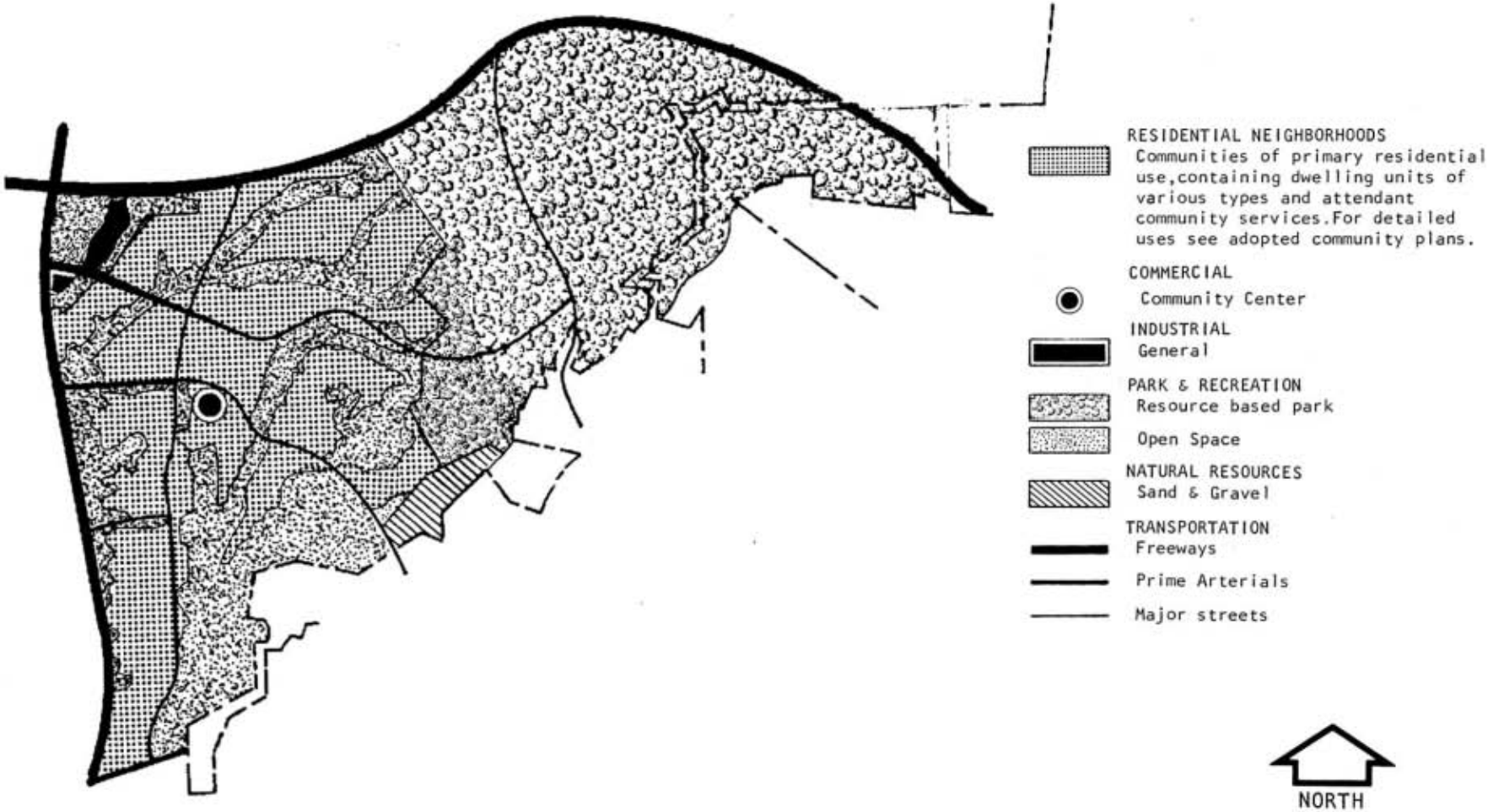

General Plan Map **29**

Tierrasanta Community Plan FIGURE

SUMMARY OF PUBLIC PROJECTS

Project	Responsibility	Funding	Status
1. Library	City	Capital Outlay	Construct in FY 1982*
2. a. Community Park	City	Capital Outlay	Complete in FY 1982*
b. Community Recreation Building/Pool	City	Facility Benefit Assessment (FBA)	Construct in FY 1985*
3. a. Roadrunner Neighborhood Park Initial Improvements	City	Park Fees	Under Construction
b. Roadrunner Neighborhood Park Additional Improvements	City	FBA	Construct in FY 1986*
4. Camp Elliott Neighborhood Park	City	FBA	Construct in FY 1984*
5. Tierrasanta Norte Neighborhood Park	City or Developer	FBA or Developer	Construct when area develops
6. I-15 Improvements	Caltrans	State/Federal	Under Construction
7. Widen Clairemont Mesa Boulevard	City	Capital Outlay	Construct in FY 1983*
8. Tierrasanta Boulevard Extension	City	FBA/Federal	Design in FY 1987*
9. Traffic Signals	City	Capital Outlay	Construct in FY 1981*
a. Santo/Orleck			
b. Tierrasanta Boulevard/Esplendente			
c. Tierrasanta Boulevard/La Cuenta			

*Per 1982 Capital Improvements Program

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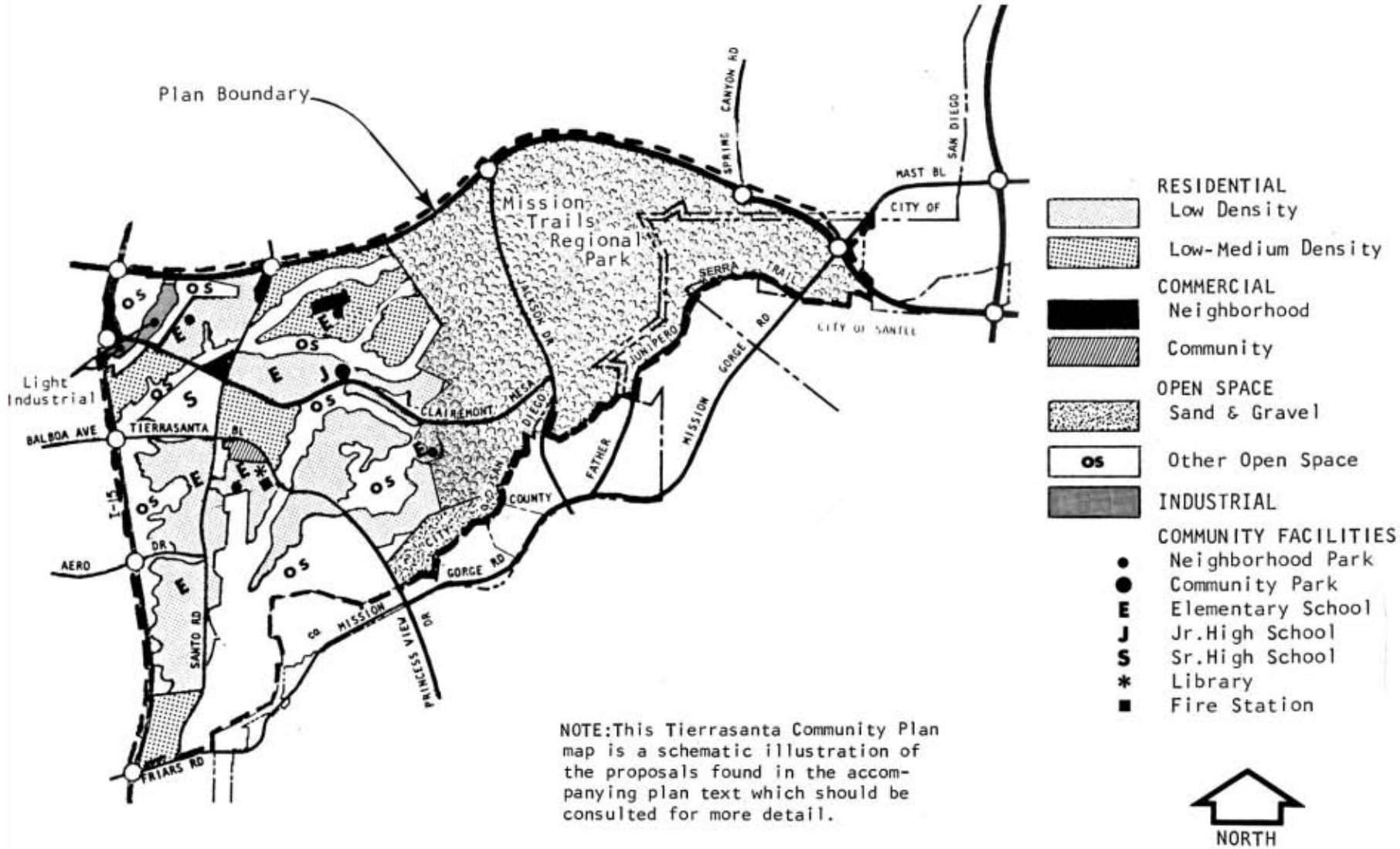

NOTE:This Tierrasanta Community Plan map is a schematic illustration of the proposals found in the accompanying plan text which should be consulted for more detail.

Community Plan Map **30**

Tierrasanta Community Plan FIGURE