

| | |
|--|--------|
| PUBLIC FACILITIES AND SERVICES ELEMENT | 48 |
| Objectives | 48 |
| Proposals..... | 50 |
| Library | 50 |
| Police Protection..... | 50 |
| Fire Protection | 50 |
| Utilities..... | 50 |
| Post Office..... | 51 |
| TRANSPORTATION ELEMENT | 52 |
| Objectives | 52 |
| Forecast of Community Circulation Needs..... | 53 |
| Proposals..... | 54 |
| I-15 Interchanges..... | 54 |
| Pomerado Road | 54 |
| Scripps Poway Parkway | 54 |
| Scripps Ranch Boulevard..... | 55 |
| Scripps Lake Drive..... | 56 |
| Residential Streets | 56 |
| Spring Canyon Road | 56 |
| Design Objectives..... | 57 |
| Public Transportation | 57 |
| Non-Motorized Transportation..... | 54 |
| Parking..... | 59 |
| Off-Road Vehicles..... | 59 |
| Phasing | 59 |
| COMMUNITY ENVIRONMENT ELEMENT | 60 |
| Objectives | 60 |
| Proposals..... | 61 |
| SOCIAL NEEDS ELEMENT | 64 |
| Objectives | 64 |
| Proposals..... | 64 |
| United States International University (USIU)Alliant International University (AIU)..... | 64 |
| Miramar College..... | 65 |
| Public Schools | 65 |
| Churches..... | 65 |
| Community Government..... | 66 |
| Private Recreation Facilities..... | 66 |
| Youth Programs..... | 66 |
| Community Activities | 66 |
| Social Services | 67 |

INTRODUCTION

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

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

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

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

LOCATION

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

OVERALL COMMUNITY GOALS

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

- Preserve and enhance the valued natural resources of the Scripps Miramar Ranch community: hills, trees, water resources, Miramar Reservoir, Carroll Canyon and subsidiary canyons; maximize public benefit through public ownership and/or access, both visual and physical, to these resources.
- Provide a harmonious physical environment within the community by maximizing preservation of existing stands of trees and foresting appropriate open space areas as development occurs.
- Maintain and enhance usable open space networks throughout the community by providing continuous open space systems which link such community elements as parks, schools, residential, commercial and industrial areas.
- Encourage development of open space buffers, which will effectively screen disparate elements of the community.
- Maintain and enhance the rural-residential characteristics of the existing Scripps Miramar Ranch, while promoting a variety of housing opportunities throughout the community.
- Encourage development of estate-type and custom lots within the planning area to complete the spectrum of housing choices in Scripps Miramar Ranch.
- Encourage development of Continuing Care Retirement Communities that cater to seniors. This will allow the aging population to remain in the Scripps Ranch community.
- Provide for educational opportunities and facilities and park and recreation services concurrent with need.
- Encourage quality educational and cultural opportunities through greater community interaction with local institutions.
- Provide an efficient transportation system for vehicular, bicycle, equestrian and pedestrian traffic within the community, with multiple access routes to the greater metropolitan area.
- Guarantee that the financial costs of further development in the planning area shall not be borne by residents of the Scripps Ranch community existing prior to the adoption of this Plan.

PROPOSALS

Population

Based on the 1980 Special Census, household population sizes were projected through the year 2000 by the City Planning Department. Household size for the Pomerado Statistical Area, which includes Scripps Miramar Ranch, was projected to decline from 3.02 in 1980 to 2.6 by the year 2000. Assuming an ultimate community of 7,050 dwellings and a 95 percent occupancy rate, the year 2000 population is expected to be about 17,500.

Balanced Community

At the present time, the Scripps Ranch community offers a relatively limited spectrum of housing types and prices; the upper and lower ends of the current housing market are not found within the community. This is largely the result of the high land and site development costs in the area and the emphasis on family-oriented living.

Without substantial government subsidies, it is virtually impossible to provide housing for low- or even moderate-income persons. Because current residents of Scripps Miramar Ranch are committed to the support of balanced housing opportunities, this Plan supports requests for government subsidies which will make housing in the Scripps Miramar Ranch community available to lower- and limited-income families.

Until such time as subsidized housing in Scripps Ranch can be provided to the general public, dormitory housing on the [United States Alliant](#) International University campus can meet a demonstrated need for local students. Future housing on the campus should include both apartment and dormitory units. [In addition, development of a Continuing Care Retirement Community that caters to the aging population as allowed by the provisions of the San Diego Municipal Code is encouraged in order to contribute toward a diverse housing balance within the community.](#)

Density Ranges

Although the community should maintain a low-density character, overall a variety of densities and housing types should be encouraged to develop. This Plan proposes the following residential densities to meet the specific goals and needs of the community. All densities are calculated for net residential acres (NRA). Net densities represent the number of units per acre remaining after subtraction of 15 percent of the gross acreage for streets and 25 percent of the gross acreage for open space.

1. Very low-density (0-3 dwelling units per net acre) is characterized by single-family detached development on lots of one-half acre or larger. In addition, very low-density could occur within a PRD, allowing utilization of large hillside and/or forested parcels that contain relatively small areas suitable for buildings. Design flexibility on these hillside parcels is necessary to integrate development with the natural environment, preserve and enhance views, and protect areas of unique topography or vegetation.

2. Area B. This area comprises approximately 100 acres and is located in the west central portion of the planning area. It is bounded on the north by Scripps Lake Drive, on the west by Scripps Ranch Boulevard, and on the south and east by existing development.

In November 1986, the City Council adopted an amendment to Scripps Miramar Ranch Community Plan by Resolution No. R-266987, which approved changing the land use designation for Area B from residential to industrial park use. For a discussion of development within Area B, see **Industrial Element** proposals.

3. Area C. This area comprises approximately 640 contiguous acres and is located in the north-central portion of the planning area. It is bounded on the north by the planning area boundary, on the west by Miramar Reservoir, and on the south and east by existing residential development.

Development in Area C should take place at a density of three to five dwelling units per net acre, except for a 20-acre parcel which bears a density of five to ten dwelling units per net acre. This will permit a maximum of 1,650 homes within the entire area. Planned Residential Developments are encouraged to provide diversity in design, housing types and amenities. At least 160 acres, or 25 percent of the area, should be left as open space. (See **Figure 6**.) .

4. Area D. This area comprises approximately 800 acres and is located in the southeast portion of the planning area. It is bounded by Pomerado Road on the north, **United StatesAlliant** International University on the west, and federal property on the south and east.

Land in this area is generally characterized by slopes in excess of 13 percent and/or eucalyptus trees. The latter are found primarily in Carroll Canyon and subsidiary canyons. Because of these factors, which encourage maximum preservation of open space, density in this area has been limited to zero to three dwelling units per net acre with no more than 1.5 homes per gross acre in total. This very low-density, which will permit no more than 1,200 homes south of Pomerado Road, should encourage the development of estate and custom lots, providing housing opportunities desired by residents of the present community. **Figure 7** identifies the probable open space systems and developable areas comprising the neighborhood concept plan. Preservation of mature eucalyptus trees should be a primary design consideration in this area. At least 200 acres, or 25 percent, of this neighborhood should be left as open space.

5. Area E. This area comprises approximately 385 acres located at the northeast portion of the planning area. It is bounded by Pomerado Road on the east, the city of Poway on the north and northeast, the Sabre Springs community on the north, the Miramar Ranch North community on the west, and the existing residential areas of Scripps Ranch on the southwest.

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

PARKS, RECREATION AND OPEN SPACE ELEMENT

OBJECTIVES

In order to PROVIDE A WELL BALANCED AND AESTHETICALLY PLEASING SYSTEM OF OPEN SPACE AND RECREATIONAL FACILITIES AND OPPORTUNITIES, the following objectives have been selected to meet this goal.

- Pursue new sources of revenue, such as bond issues and federal or state grant programs, for the acquisition and development of parks not financed by the General Fund or the Scripps Ranch Special Park Fee.
- Assure continuation of the open space network throughout the planning area to permit walking between various community facilities and areas, including schools, parks, and residential, commercial, industrial and institutional developments.
- Guarantee that open space areas are easily accessible to residents and include usable recreation areas which permit such uses as hiking and picnicking.
- Provide desirable topographic open space buffers as needed between disparate elements of the community.
- Require developers to set aside at least 25 percent of the total project area for designation as park and/or open space.
- Encourage finger-like projections of open space entrances into neighborhoods to create additional access and more interesting design within residential developments.
- Maximize preservation of existing mature eucalyptus groves, natural slopes and major canyons through careful siting of roadways and structures.
- Forest open space areas not adjoining Miramar Reservoir at a minimum of 100 eucalyptus trees per acre, thereby expanding the unique and valued eucalyptus environment of this community.
- Preserve and enhance the valued natural resources of the Scripps Miramar Ranch community: hills, trees, water resources, Miramar Reservoir, Carroll Canyon and subsidiary canyons. Designate the park site located adjacent to the eastern end of the Miramar Reservoir for passive neighborhood park use, and ~~use the 17-acre~~ preserve the site south of Pomerado Road in Carroll Canyon, on property adjacent to the [United States Alliant International University, campus and owned by the university, for Resource Based Park use by including the land as part of the City's Multiple Habitat Planning Area.](#)
- Support park designs which allow total visibility of facilities from police patrol vehicles

The following proposals are offered as a means of realizing the goal of a resource-based park on Miramar Reservoir.

- Land outside the planning area but within the horizon line viewed from the reservoir looking north should be acquired. This horizon line would form the northern boundary of the resource-based park. Terrain and vegetation should be left in its natural state.
- Primary access to the reservoir and park for non-Scripps Ranch residents should be through the main entrance at the southwest corner of the reservoir, and not through Scripps Ranch residential neighborhoods.
- The terrain and vegetation immediately adjoining the reservoir should be preserved insofar as possible.
- Development within the viewshed of Miramar Reservoir should conform to the standards and criteria outlined for this area in the **Design Element**.

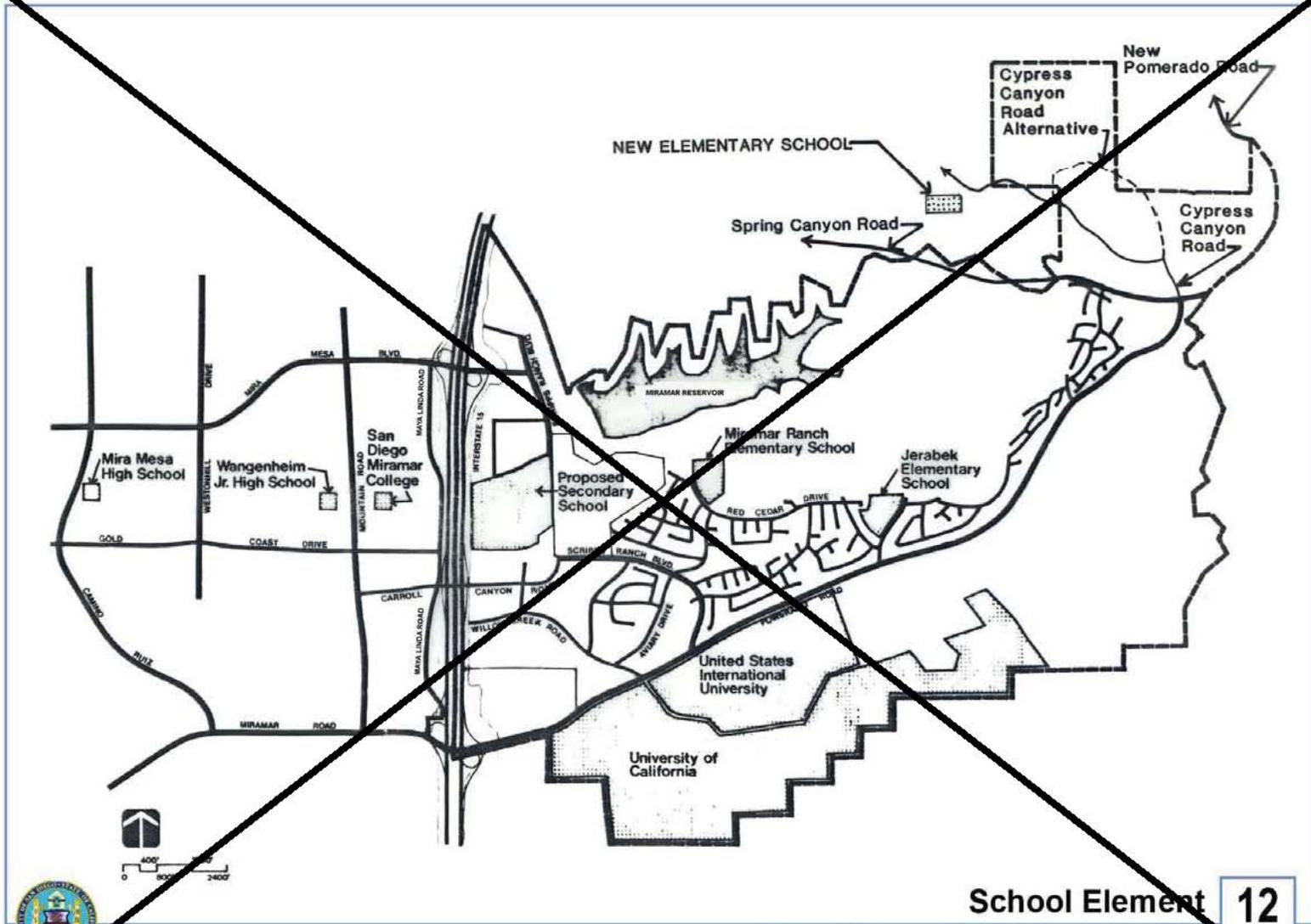
~~A smaller, natural resource-based park is recommended for a 17-acre site south of Pomerado Road in Carroll Canyon on property adjacent to the United States Alliant International University Campus and owned by the university should be preserved by including the land as part of the City's Multiple Habitat Planning Area. This site adjacent to Pomerado Road is located in a creek bottom, six or more feet below the adjacent street level, and contains distinctive natural features and significant tree groupings. Several sensitive plant species may occur on or near this site, two of which, *Manardell linoides bimineae* (Poway Rock Mint) and *Acanthamintha ilicifolia* (Thornmint) are on the state endangered species list. It is probable that development of facilities, such as athletic fields, in this area would result in significant environmental impacts. Therefore, the construction of facilities or the disturbance of natural features is strongly discouraged. Improvements, if any, should not impair the resources that justify the establishment of this site as a resource-based park part of the City's Multiple Habitat Planning Area. Due to the constraints, the Olympic Golf Course may no longer be feasible.~~

Park Service District

In order to achieve maximum flexibility in park acquisition and development, this Plan supports the consolidation of all park service districts in Scripps Miramar Ranch into a single district serving the entire planning area.

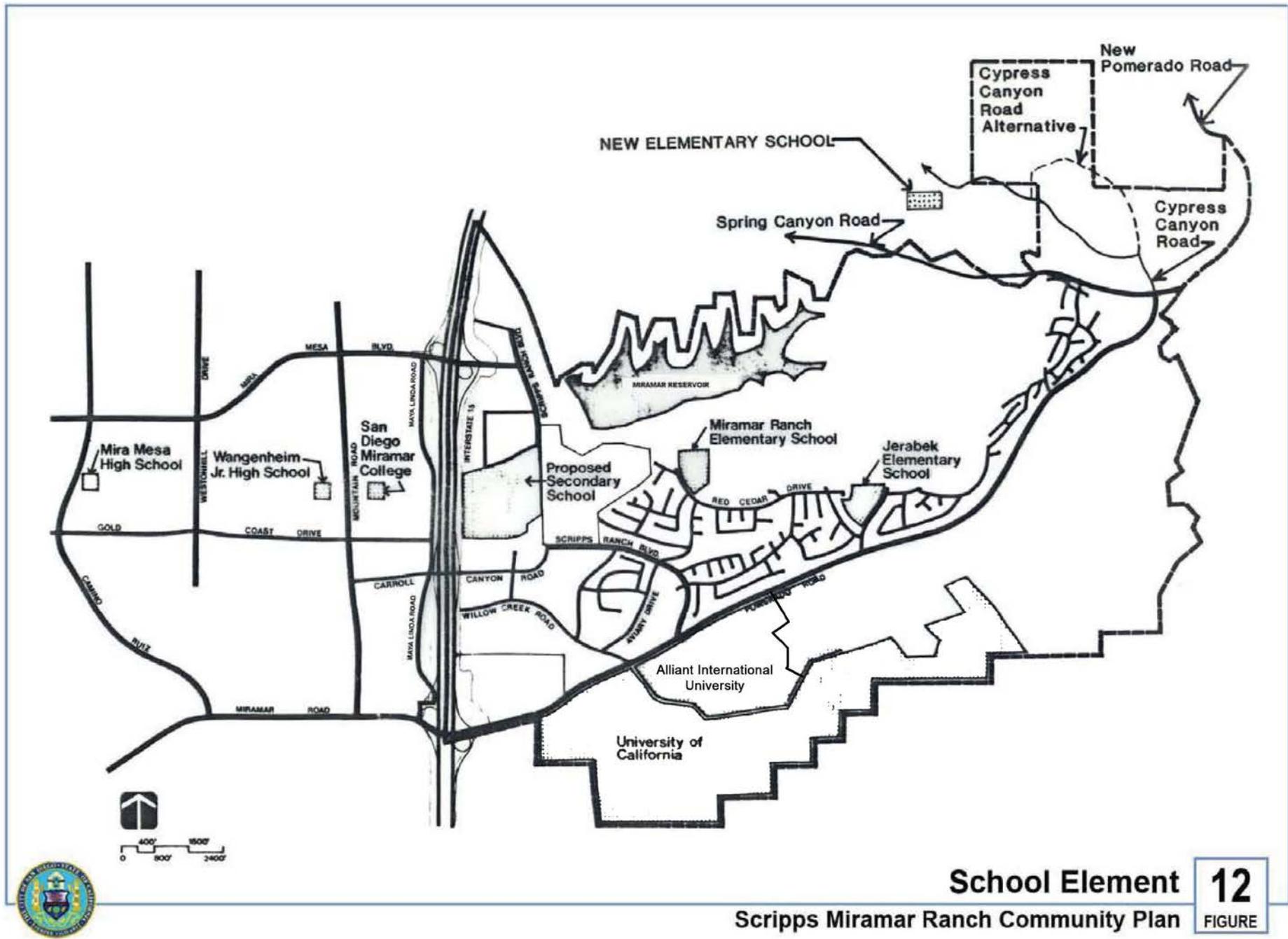
Private Recreation Facilities

Private recreation facilities, which will complement the existing Scripps Ranch Swim and Racquet Club, are encouraged as a means of meeting some of the community's social and active recreation needs. Reciprocal membership agreements should be arranged with each facility.



School Element **12**

Scripps Miramar Ranch Community Plan **FIGURE**



School Element **12**
 Scripps Miramar Ranch Community Plan **FIGURE**

SOCIAL NEEDS ELEMENT

OBJECTIVES

- Maintain and amplify the special quality of life that exists in Scripps Miramar Ranch, with emphasis on both community and individual needs.
- Ensure the optimal and most efficient social and economic use of human and physical resources.
- Assist the family in obtaining assets needed to nurture all its members to a full and productive existence.

PROPOSALS

~~United States International University~~ Alliant International University (USIUAIU)

The presence of the San Diego campus of USIUAIU in the Scripps Miramar Ranch planning area is a unique asset to the community and more effort should be expended in expanding interaction between the university and the residential community. The university is strongly encouraged to provide monthly input to the Scripps Ranch Civic Association (SRCA) Newsletter publicizing the availability of facilities and events of public interest, such as the Friends of the Library program, athletic, musical, theatrical and art events, the student job placement office, classes, speakers and debates of public interest. USIUAIU should be encouraged to send student representatives to Scripps Ranch Civic Association meetings to improve communication between the school and community.

International students at the university should be invited to participate in geography, social studies and cultural programs at the elementary schools. Programs involving physical education and recreation management students in the backyard swim and school physical education programs, athletic leagues and recreational activities at Scripps Ranch schools and parks should be encouraged. Likewise, joint theatrical and musical programs with the elementary schools and USIUAIU School of Performing Arts students should be investigated for the benefit of both the university students and the Scripps Ranch youth.

A ten-acre Olympic-type golf course is proposed for location along Pomerado Road. It is recommended that the location and development of this course in or near Carroll Canyon conform to the overall community goal of preserving and enhancing the valued natural resources of the area. Community assistance should be solicited in the siting and development of this golf course. Public use of this facility would be highly desirable.

Social interaction between students, especially international, and the residents of the community should be expanded. This will serve to broaden the horizons of the individual residents and give the students a picture of one section of American life.

Community Government

As new developments are added, the feasibility of a Town Council should be evaluated. Such an organization would represent a natural expansion of the Scripps Ranch Civic Association, and should include representatives from various homeowners groups, youth, civic, and educational organizations, and the commercial and industrial interests in the community.

Private Recreation Facilities

This Plan strongly supports interaction between the various private recreation facilities in the form of reciprocal membership privileges. The possibility of limited teen memberships should also be investigated. Any recreational facility erected in the industrial park is encouraged to make provisions for joint use by employees and local residents to allow for full use of the facilities seven days a week.

Youth Programs

The increased availability of part-time jobs in the planning area for teenagers is strongly encouraged. The establishment of a youth employment bureau, run by teenagers, under the supervision of a youth counselor, teacher, church official, or other responsible adult or organization is highly recommended. Local businesses and industries are encouraged to set up part-time jobs and programs to develop employment skills of local youth.

The development of a recreation building in the neighborhood or community park is encouraged. This facility might include a stage, gym, arts and crafts rooms, meeting rooms, outdoor play facilities and facilities for childcare.

The establishment of teen sports leagues in the Scripps Miramar Ranch planning area is recommended.

More varied recreational, shopping and restaurant facilities are available in Mira Mesa and in the University Towne Center. The establishment of a shuttle bus service between Scripps Ranch and these areas should be pursued vigorously to allow for increased accessibility to these facilities by youth and others.

Community Activities

Expansion of the Concert-on-the-Green program and the establishment of art shows in parks are supported by the Plan to maintain and enlarge a sense of community identity and pride. Annual events such as the Fourth of July parade and picnic and the Halloween party and parade should be expanded to involve all residential areas within the community.

In the belief that better communication is the key to more effective personal and community relations, the erection of tastefully designed kiosks at prominent locations in the planning area, such as parks, recreation clubs, neighborhood shopping centers and the USUAIU cafeteria, should be pursued as soon as possible.

- Any residence adjoining the reservoir should be one-story only and should have special landscaping on the lake side of the building site. Exceptions to this one-story rule may be approved by the architectural review board. Landscaping along the fringe should be in clusters with a density of at least three trees per lot. Man-made slopes may be created to allow the construction of a loop road providing access to the community park and/or homes along this road. Homes along this loop road may be two stories to minimize the creation of man-made slopes and may not be located on the lake side of the loop road.
- Fencing along the perimeter should emphasize natural materials, such as stone and wood, and present a uniform design. Installation of a common fencing by a developer is suggested as the most effective means of implementation.
- Public viewpoints overlooking the reservoir should be provided at strategic points.
- Uniform roofing materials should be used adjoining this perimeter.

d. Carroll Canyon

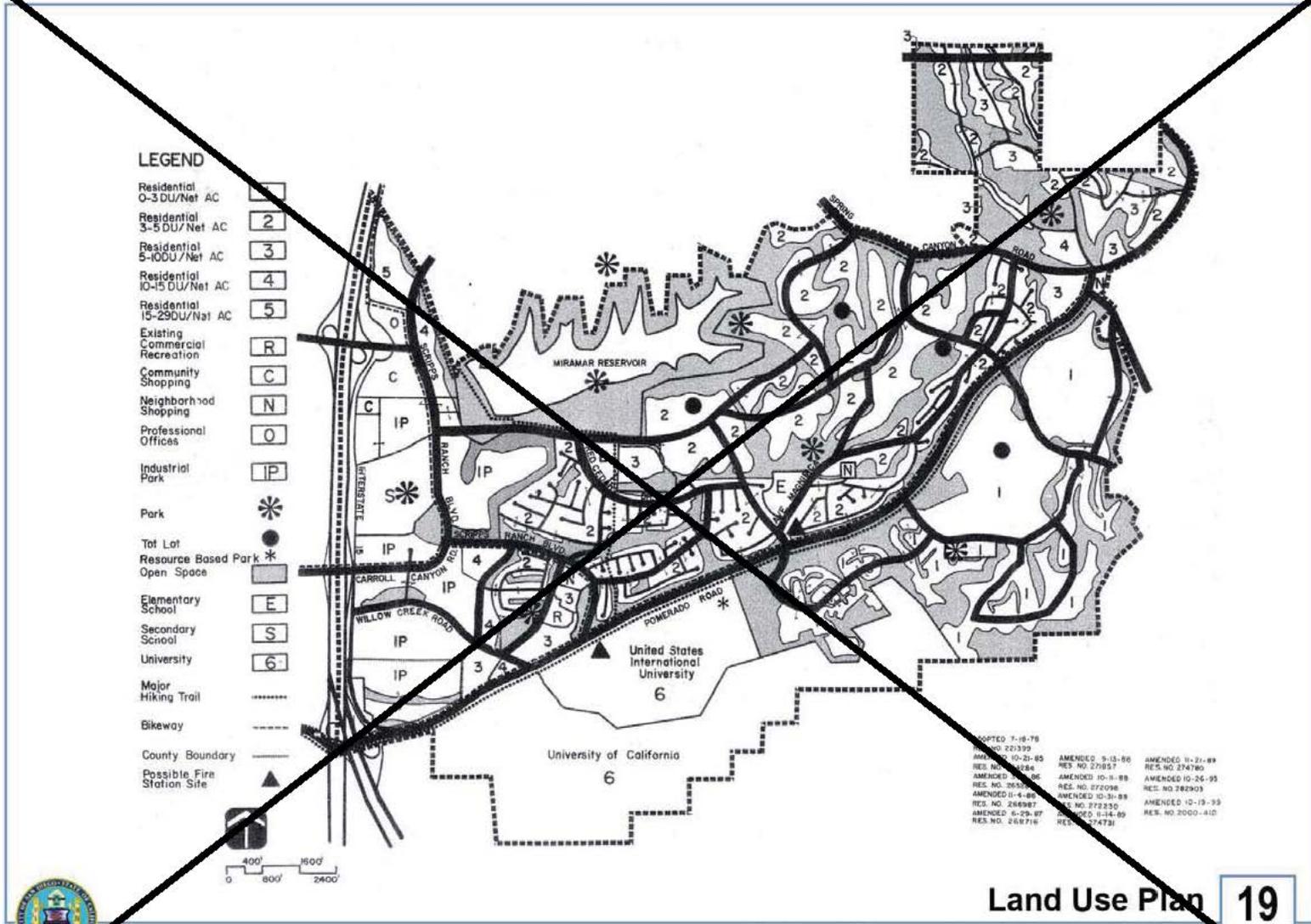
Disturbance of this important natural open space area should be limited to the absolute minimum required for public welfare and access. While an allowance for improvement of Pomerado Road is anticipated, design and these improvements should result in a “scenic roadway.” Bridges rather than fills should be used for road crossings in the canyon bottom. Easements for equestrian trails should go along the canyon bottom. Passive recreation areas such as the proposed ~~Resource-Based Park~~Multiple Habitat Planning Area, may be located here, but even these uses should respect the presence of rare and/or endangered plant species. The proposed Olympic golf course at the ~~United States~~Alliant International University should be allowed.

e. Planned Residential Developments

These private open space areas shall be treated in accordance with Section 101.0900 of the City Code. Preference should be given to the preservation and planting of eucalyptus trees, of which about 30 varieties are known to grow in San Diego County. Design of open space in PRDs should consider the adjoining open spaces and neighborhood themes and should attempt to enhance these characteristics wherever possible.

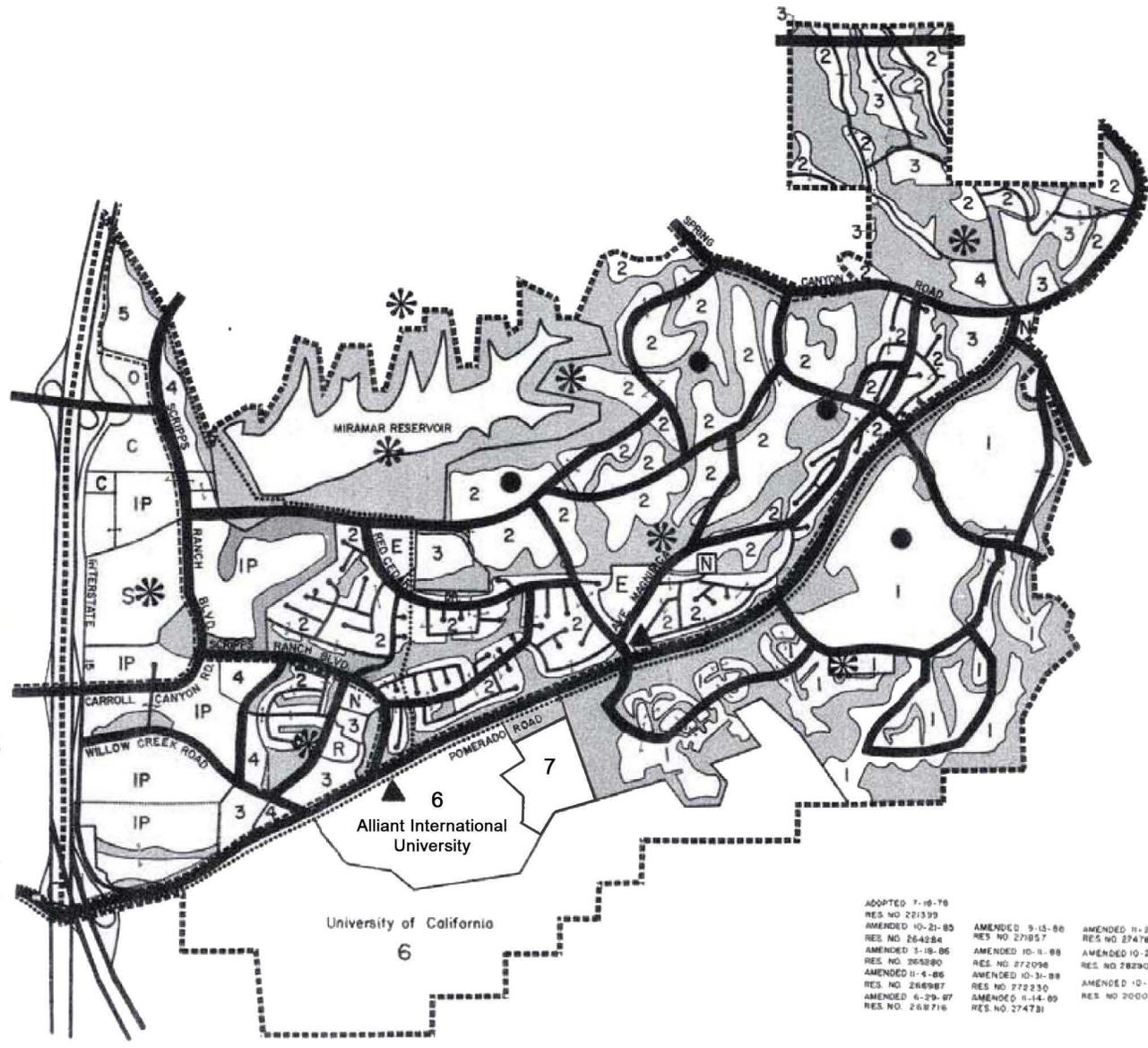
f. Public Parks

Public parks should be treated as this Plan suggests or as subsequent City Council actions require.



LEGEND

- Residential 0-3 DU/Net AC 1
- Residential 3-5 DU/Net AC 2
- Residential 5-10 DU/Net AC 3
- Residential 10-15 DU/Net AC 4
- Residential 15-29 DU/Net AC 5
- Existing Commercial Recreation R
- Community Shopping C
- Neighborhood Shopping N
- Professional Offices O
- Industrial Park IP
- Park *
- Tot Lot ●
- Open Space
- Elementary School E
- Secondary School S
- University 6
- Institutional 7
- Major Hiking Trail
- Bikeway
- County Boundary
- Possible Fire Station Site ▲



ADOPTED 7-10-70
 RES. NO. 271399
 AMENDED 10-21-85
 RES. NO. 264284
 AMENDED 3-18-86
 RES. NO. 365880
 AMENDED 11-6-86
 RES. NO. 216987
 AMENDED 6-29-87
 RES. NO. 248716

AMENDED 9-15-86
 RES. NO. 271957
 AMENDED 10-1-88
 RES. NO. 272096
 AMENDED 10-31-88
 RES. NO. 272250
 AMENDED 11-14-89
 RES. NO. 274781

AMENDED 11-21-89
 RES. NO. 274780
 AMENDED 10-24-93
 RES. NO. 282903
 AMENDED 10-13-93
 RES. NO. 2000-412
 RES. NO. 274781



Land Use Plan 19
Scripps Miramar Ranch Community Plan FIGURE

PLAN SUMMARY OF LAND USE ALLOCATIONS

TABLE 2

| Land Use | Acres |
|---|----------------------|
| Very Low Residential (0-3 DU/NRA*) | 475+ |
| Low Residential (3-5 DU/NRA*) | 913+ |
| Low-Medium Residential (5-10 DU/NRA*) | 99+ |
| Medium Residential (10-15 DU/NRA*) | 55+ |
| High-Medium Residential (15-29 DU/NRA*) | 29+ |
| Neighborhood Shopping | 12+ |
| Community Shopping | 28+ |
| Professional Offices | 15+ |
| Industrial Park | 386+ |
| Park and Recreation | 54+ 91+** |
| Reservoir and Adjoining Property | 365+ |
| Schools and Other Institutional Uses | 817812- 828823+** |
| Fire Station | 1+ |
| Open Space | 624629+ |
| Total Net Area | 3,923+ |
| Streets, Other Public Rights-of-Way | 467+ |
| Total Planning Area | 4,365+ |

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

** The precise Park and Recreation and Schools/Institutional acreage will be dependent upon the future need for school facilities.
 *** A portion of the Alliant International University Campus includes a 53-acre portion designated as Continuing Care Retirement Community as allowed through the provisions of the San Diego Municipal Code of which 9.90 acres is dedicated MHPA land (a net increase of approximately 5.59 acres to Open Space).