

RESOLUTION NUMBER R- 299054

ADOPTED ON MAR 30 2004

WHEREAS, Keith B. Rhodes, Trustee, Keith B. Rhodes Living Trust dated November 11, 1999, and the John W. Grus Living Trust Dated October 2, 1996, and the Fieldstone Communities, Inc., a California Corporation, requested an amendment to Progress Guide and General Plan and the Rancho Penasquitos Community Plan to modify the boundaries between the Rancho Peñasquitos Community Planning area and the Torrey Highlands Subarea adjacent to Carmel Mountain Road and west of Camino Del Sur, to change a Low Density land use designation to Open Space, to change a Low Medium Density land use designation to Medium-High Density, to change a portion of a Neighborhood Commercial land use designation to Community Commercial, to change a portion of a Neighborhood Commercial land use designation to Medium Density, and to change a portion of a Neighborhood Commercial land use designation to open space;

WHEREAS, the site is legally described as a Portion of the Northwest 1/4, Southwest 1/4 and the Northeast 1/4, Southwest 1/4 and the Southwest 1/4, Southwest 1/4, Section 13, Township 14 South, Range 3 West, San Bernardino Base Meridian, and a Portion of Rancho Penasquitos excepting therefrom Lots 1-37, Vista Alegre, Map No. 13309, City of San Diego, County of San Diego, State of California; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, on February 5, 2004, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress and Guide and General Plan and the Rancho Penasquitos Community Plan; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the Progress Guide and General Plan; and


WHEREAS, on MAR 30 2004, 2004 the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan and the Rancho Penasquitos Community Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendments to the Rancho Penasquitos Community Plan, attached hereto, a copy of which is on file in the office of the City Clerk as Document No. RR- 299054.

BE IT FURTHER RESOLVED, that the Council adopts the amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: CASEY GWINN, City Attorney

By  _____
Mary Jo Lanzafame
Deputy City Attorney

MJL:cfq
03/03/04
03/25/04 COR.COPY
Or.Dept: DSD
R-2004-924



Planning Boundaries

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Rancho Bernardo Planning Area

Future Urbanizing Area

Future Urbanizing Area

Carmel Mountain Ranch Planning Area

Sabre Springs Planning Area

Miramar Ranch North Planning Area

Los Penasquitos Canyon Preserve

Mira Mesa Planning Area

FILED
DOCUMENT NO. 0299054
MAR 30 2004
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

DRAFT RANCHO PENASQUITOS
COMMUNITY PLAN AMENDMENT

Figure
2



Planning Boundaries

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Rancho Bernardo Planning Area

Torrey Highlands
Planning Area

Torrey Highlands
Planning Area

Carmel
Mountain Ranch
Planning Area

Sabre Springs
Planning Area

Del Mar Mesa
Planning

Miramar Ranch North
Planning Area

Los Penasquitos Canyon Preserve

Mira Mesa Planning Area



NORTH

Figure

2

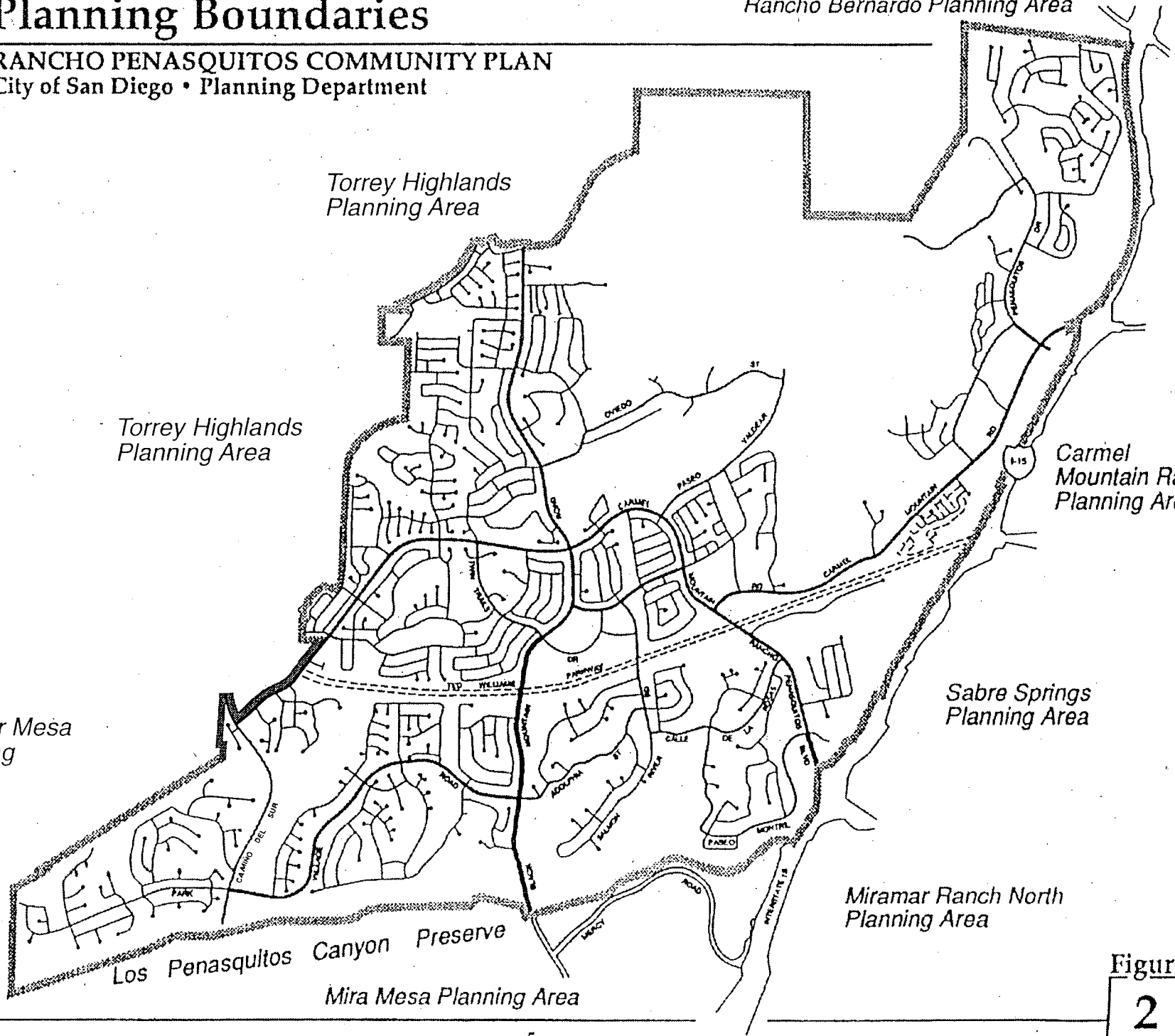


TABLE 1
RECOMMENDED LAND USE ALLOCATIONS

LAND USE	ACRES	PERCENT
Very Low-Density Residential (0-1*)	175 ±	2.7
Low-Density Residential (1-5**)	<u>2,873</u> ±	<u>43.9</u> ±
Low-Medium Density Residential (5-10**)	150 ±	2.3
Medium Density Residential (10-22**)	134 ±	2.0
Medium-High Density (22-43**)	<u>8</u> ±	<u>.1</u>
SUBTOTAL	<u>3,340</u> ±	<u>51.3</u> ±
Neighborhood Commercial	<u>173</u> ±	<u>3.5</u>
Community Commercial	52 ±	.8
General Commercial	50 ±	.8
Commercial Recreation	9 ±	.1
SUBTOTAL	<u>128</u> ± ***	<u>2.0</u> ±
Industrial (Recreational Vehicle and Mini Storage)	10 ±	.1
Neighborhood Parks	57 ±	.9
Community Parks	53 ±	.7
Black Mountain Park/Open Space	480 ±	7.4
Small Parks/Special Treatment Areas	12 ±	.2
Golf Course	121 ±	1.9
Open Space	<u>1,525</u> ±	<u>23.4</u> ±
SUBTOTAL	<u>2,258</u> ±	<u>34.6</u> ±
Schools	130 ±	2.0
Religious Facility	32 ±	.5
Civic Buildings	8 ±	.1
SUBTOTAL	170	2.6
Utilities and Easements	165	2.5
Streets and Other Public Rights-of-Way	450	7.0
SUBTOTAL	615	9.5
TOTAL	<u>6,516</u> ±	100

*DU/ACRE= Dwelling units per acre.

**DU/DA= Dwelling units per developable acre.

***31 Acres have been developed residentially.

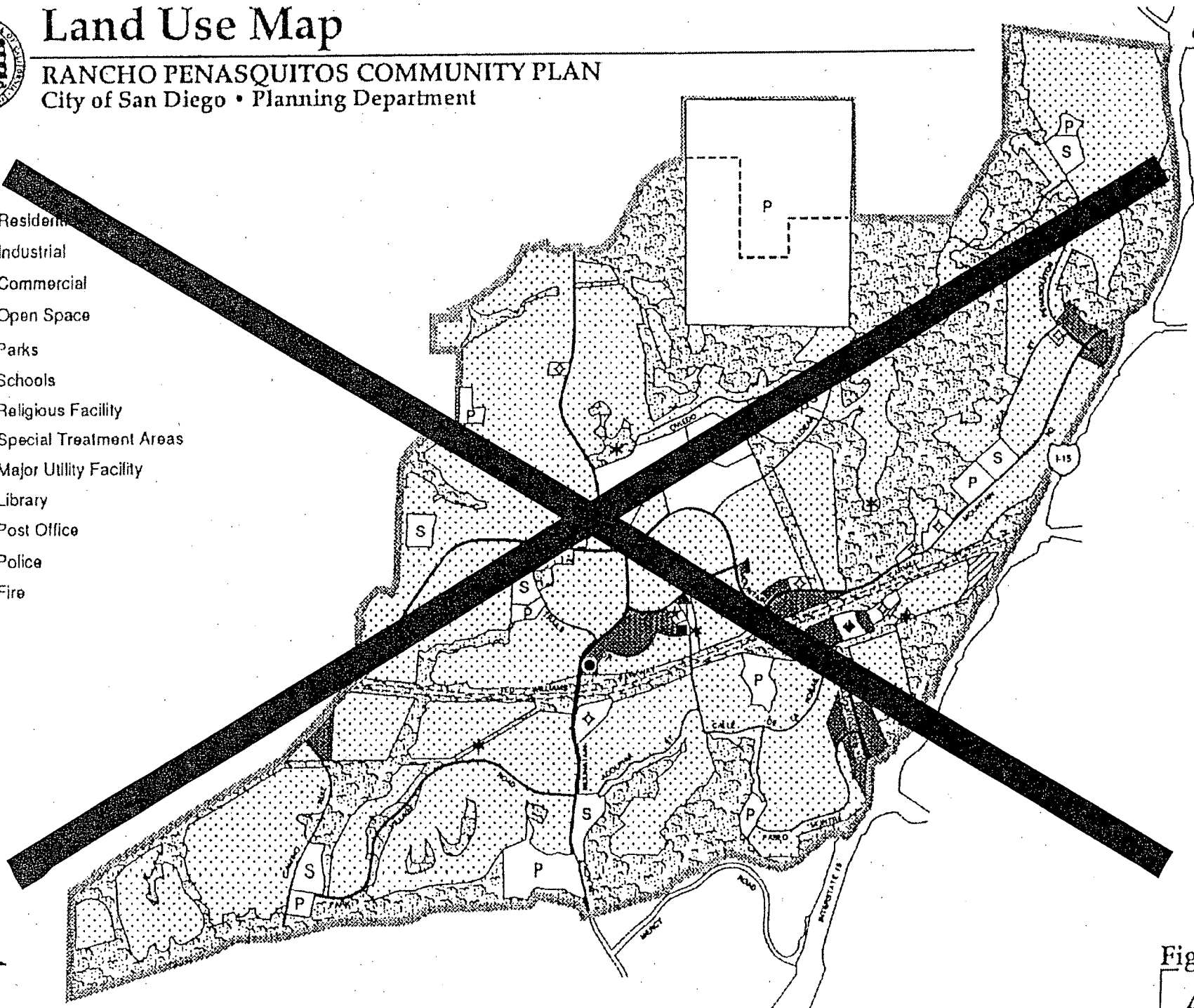
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Land Use Map

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

- Residential
- Industrial
- Commercial
- Open Space
- P Parks
- S Schools
- ◇ Religious Facility
- * Special Treatment Areas
- ◆ Major Utility Facility
- Library
- Post Office
- ★ Police
- ▲ Fire



NORTH

Figure
4

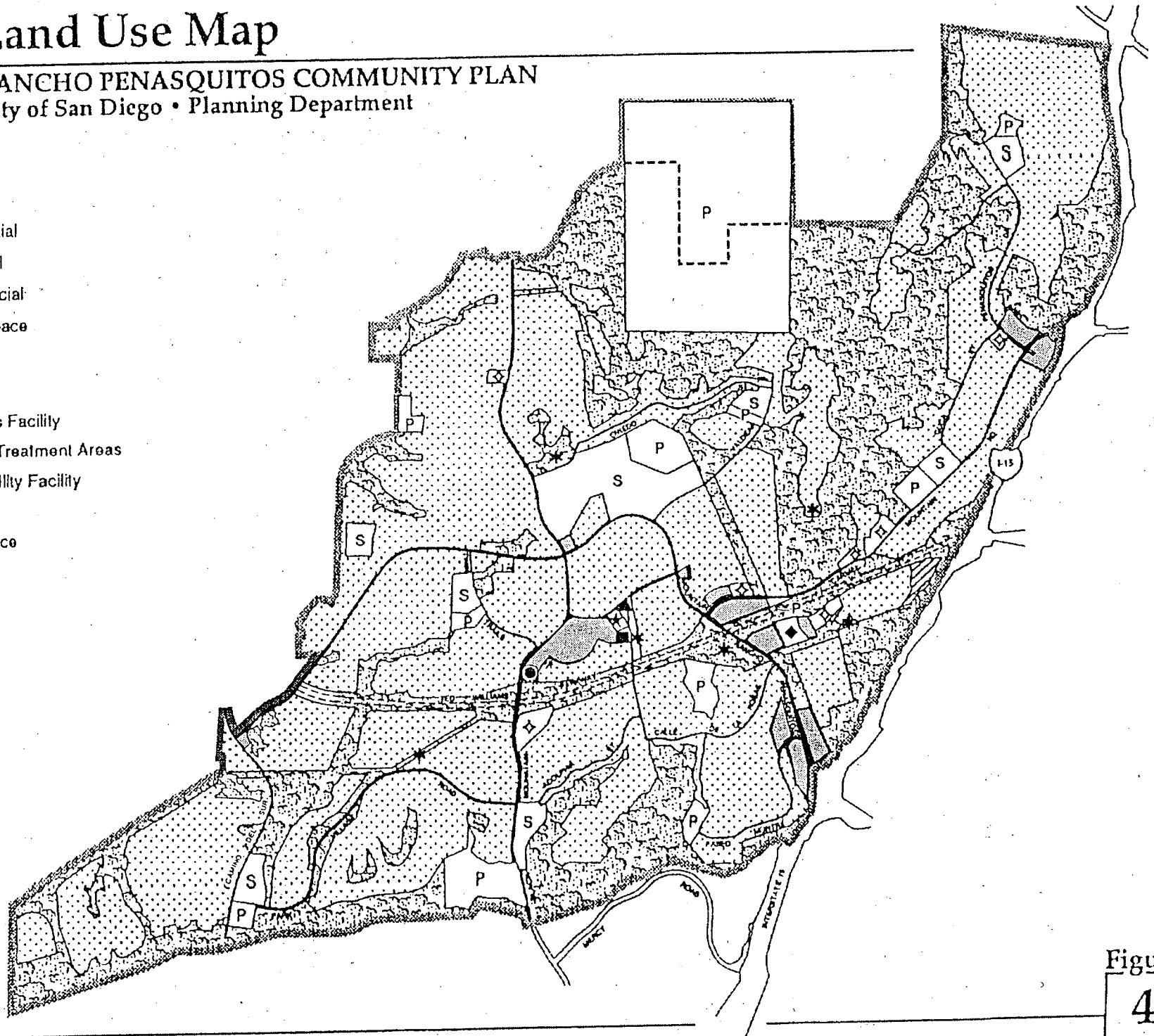


Land Use Map

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

- Residential
- Industrial
- Commercial
- Open Space

- P Parks
- S Schools
- ◇ Religious Facility
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- ◆ Major Utility Facility
- Library
- Post Office
- ★ Police
- ▲ Fire



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Figure
4



Protected Single-Family Neighborhoods

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Protected Single Family Neighborhoods

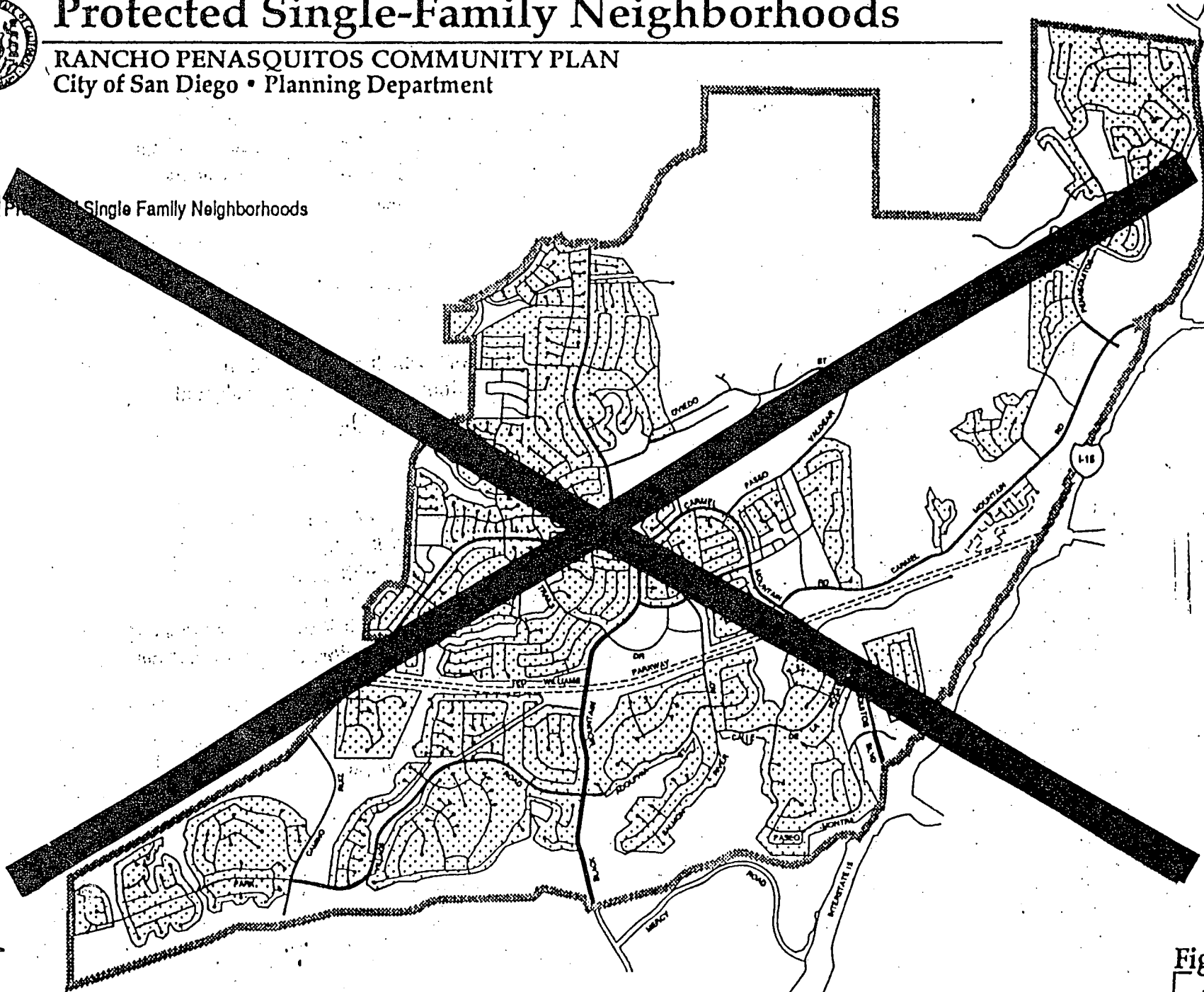


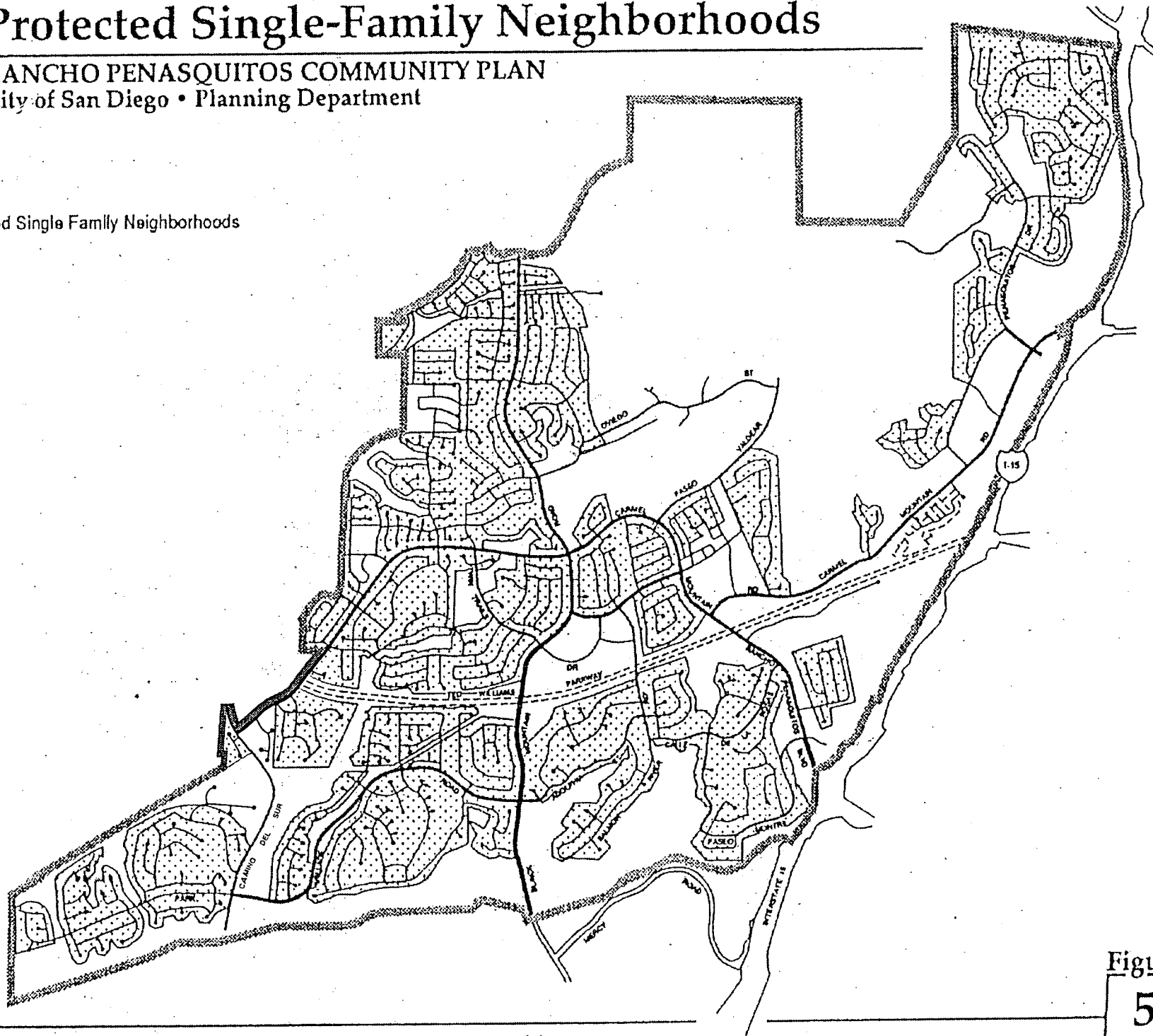
Figure
5



Protected Single-Family Neighborhoods

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

 Protected Single Family Neighborhoods



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ATTACHMENT NO. 13



Figure
5



Residential Areas

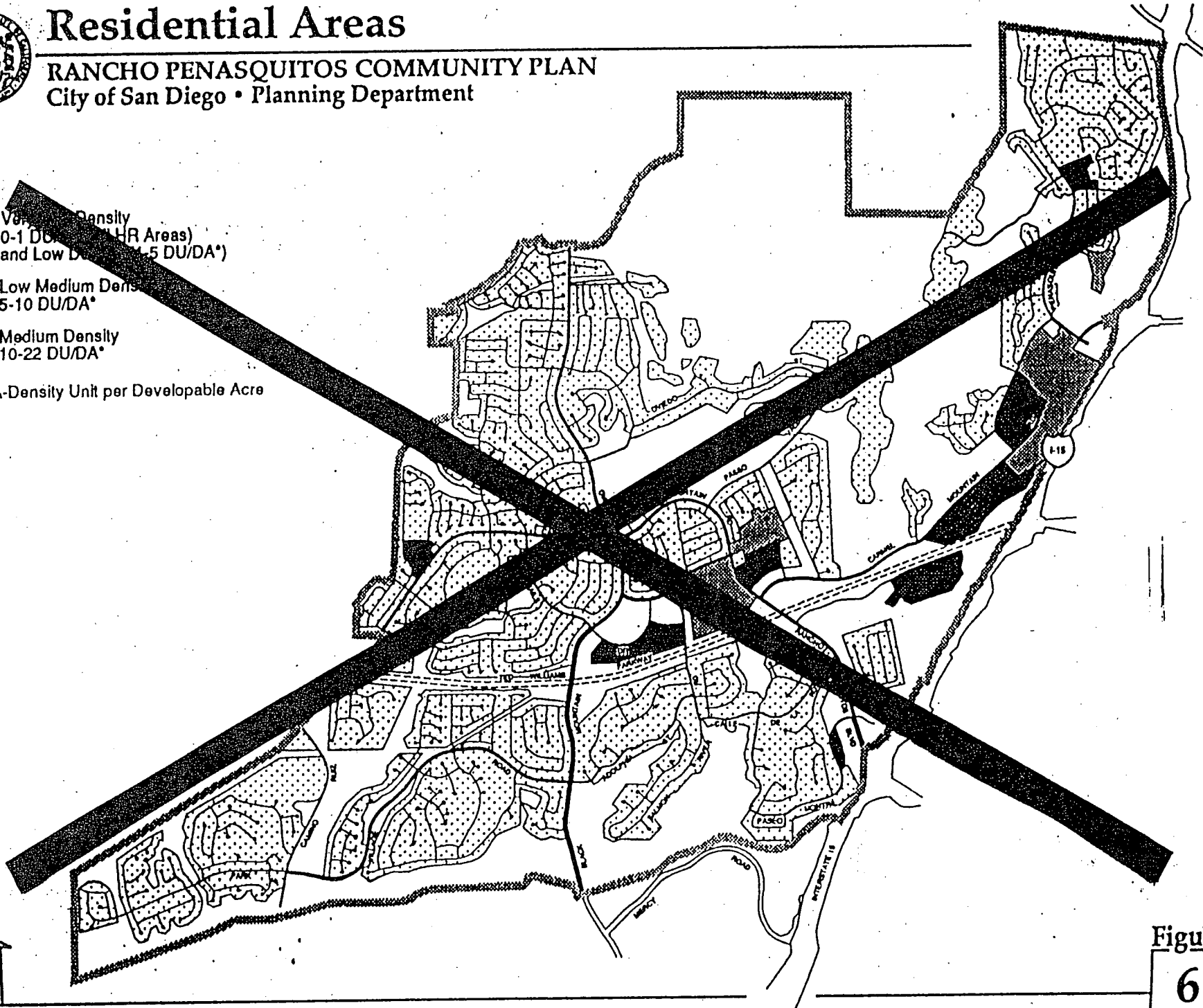
RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Very Low Density
(0-1 DU/DA (HR Areas)
and Low Density (1-5 DU/DA*)

Low Medium Density
5-10 DU/DA*

Medium Density
10-22 DU/DA*

* DU/DA-Density Unit per Developable Acre



Figure

6

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NORTH

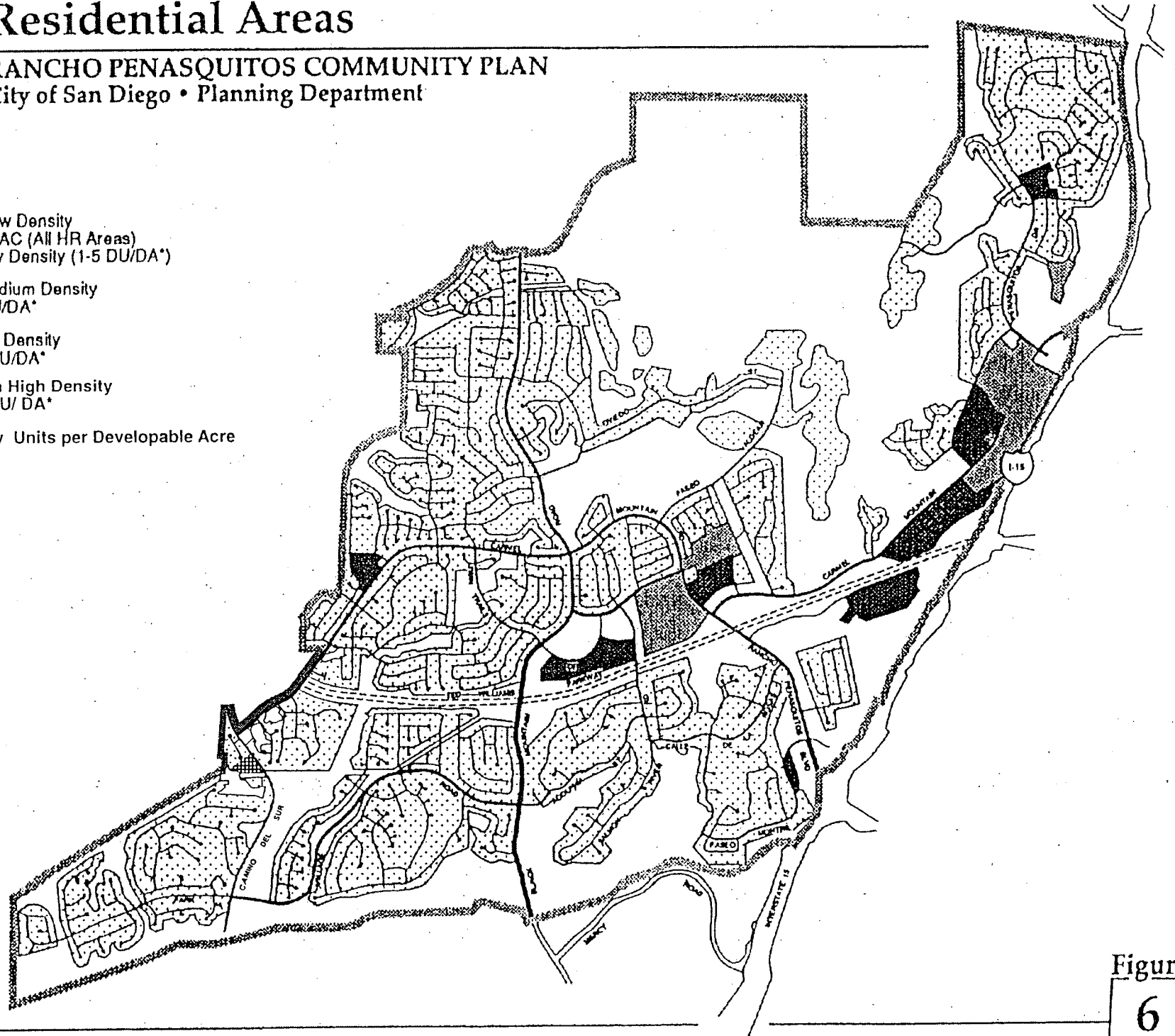


Residential Areas

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

- Very Low Density
0-1 DU/AC (All HR Areas)
and Low Density (1-5 DU/DA*)
- Low Medium Density
5-10 DU/DA*
- Medium Density
10-22 DU/DA*
- Medium High Density
22-43 DU/DA*

* DU/DA-Density Units per Developable Acre



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ATTACHMENT NO. 13



Figure
6

- Sensitive resources such as biology and archaeology may also restrict density.

Density Ranges

This plan proposes the following density ranges to meet community goals and objectives:

- **Very Low Density.** (0 through 1 dwelling unit per acre). When calculating developable acreage for a residential project, the maximum density to be calculated for areas within the Hillside Review Overlay Zone shall be one dwelling unit per acre. For designated open space areas, density shall be calculated at one dwelling unit per ten acres.
- **Low Density.** (1 through 5 dwelling units per developable acre). Residential projects developed under this category includes single-family detached homes constructed on 8,000-square-foot lots or larger. A mixture of lot sizes is recommended under this category with the development of 5,000-square-foot-lots possible on portions of projects through the Planned Residential Development (PRD) process. All projects developed under this category must provide a majority of 8,000-square-foot lots with street frontages consistent with the R-1-8000 Zone. This density range encompasses the City's R-1-5000 Zone.
- **Medium Density.** (10 through 22 dwelling units per developable acre). This category includes multifamily attached development in low-rise form (primarily one or two stories). This includes some types of fourplex development and most forms of apartments. In general, this density range encompasses the City's R-3000 and R-2000 Zones. The plan recommends Planned Residential Development for these areas. Building heights should be limited to 30 feet in these areas.
- **Medium-High Density.** (22-43 dwelling units per developable acre). This category includes multifamily attached development in medium-rise form (primarily two or three stories). This includes developments for sale and apartment projects with subterranean or wrapped parking facilities (parking surrounded by residential units). This density range is achieved through approval of a planned development permit for these areas.

Density Allocations

Figure 7 identifies the densities assigned to various residential areas within the planning area. These designations represent desired ranges of net residential density based on topography, geology, views, land use configurations, access, and other considerations. The plan calls for approximately five percent of the total residential area of the community to be developed at very-low-density, ~~86~~85 percent of the area as low-density developments, four percent as low-medium density, and four percent as medium density and one percent as medium-high density. Table 1 (see page 19) provides a summary of the recommended Land Use Allocations.

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Residential Density Allocations

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

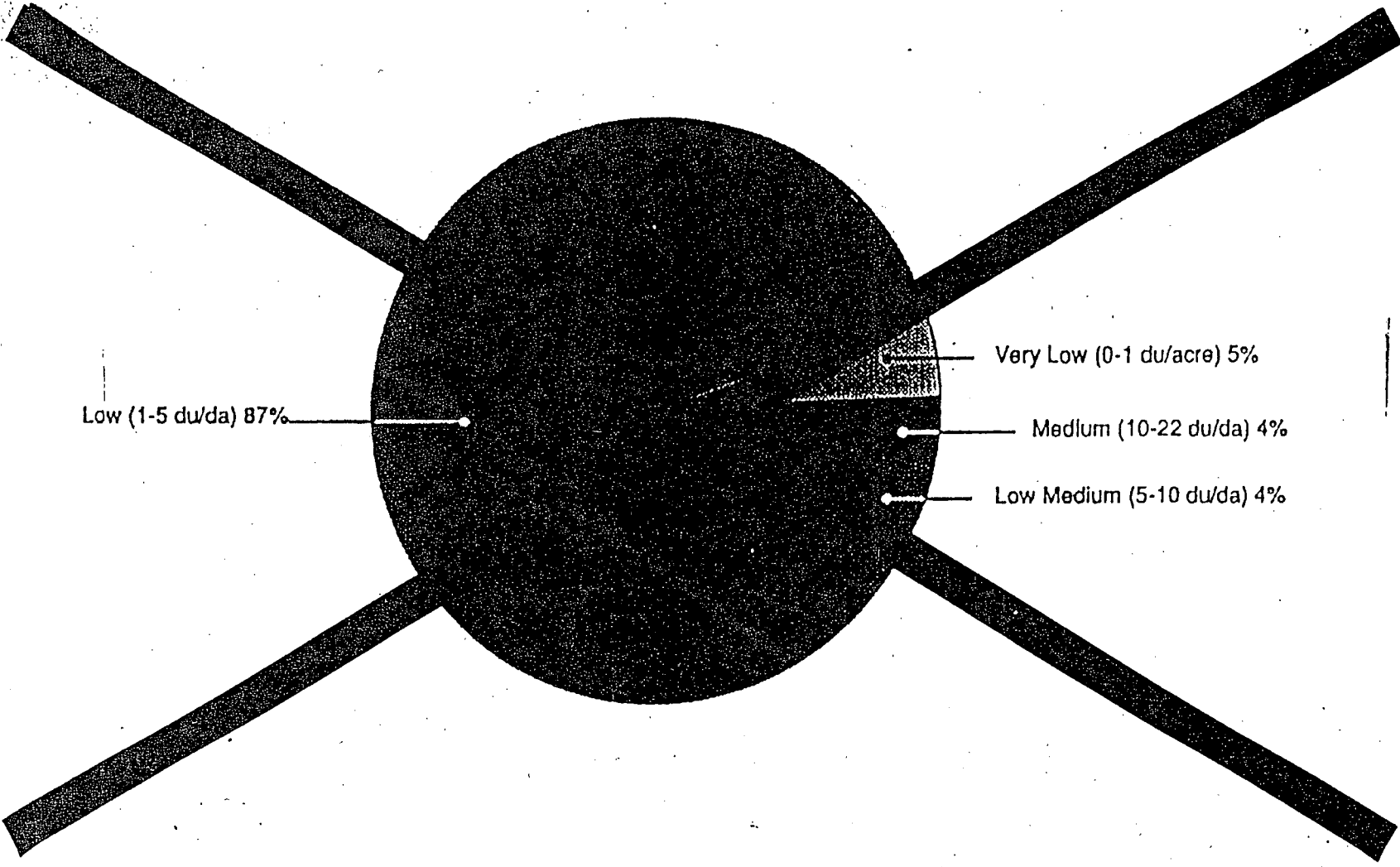


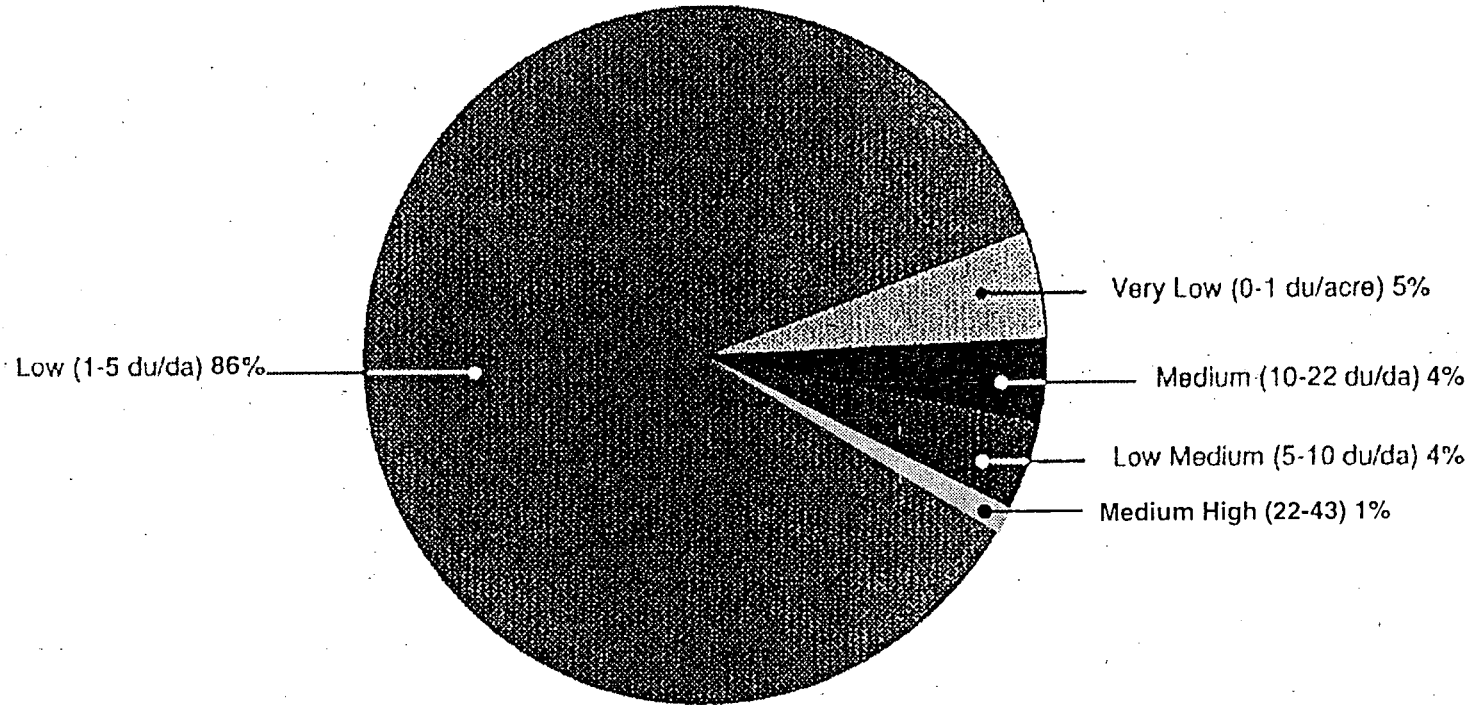
Figure
7

PLANNING DEPARTMENT
CONSULTANT NO. 125



Residential Density Allocations

RANCHO PENASQUITOS COMMUNITY PLAN
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Figure
7

- All new commercial development projects should be developed in a manner which ensures integrated design, including architectural features, continuous landscaping, shared parking, and coordinated circulation.
- The City's review of commercial development projects should specifically analyze impacts upon adjacent residential neighborhoods.
- Commercial development on the site at the corner of Camino ~~del Sur Ruiz~~ and Carmel Mountain Road should avoid impacts to the adjacent vernal pool preserve and the vernal pool watershed.

RECOMMENDATIONS

Commercial uses are classified into four broad categories: neighborhood commercial, community commercial, general commercial and commercial recreation. Rental space for small, community-based enterprises can be made available in all of the categories. The location of recommended commercial areas is depicted in Figure 8.

Neighborhood Commercial

Neighborhood commercial facilities are designed to serve the immediate shopping and services needs of one or more neighborhoods.

A total of ~~three~~ five sites have been designated neighborhood commercial – two are developed and ~~one~~ three remains undeveloped.

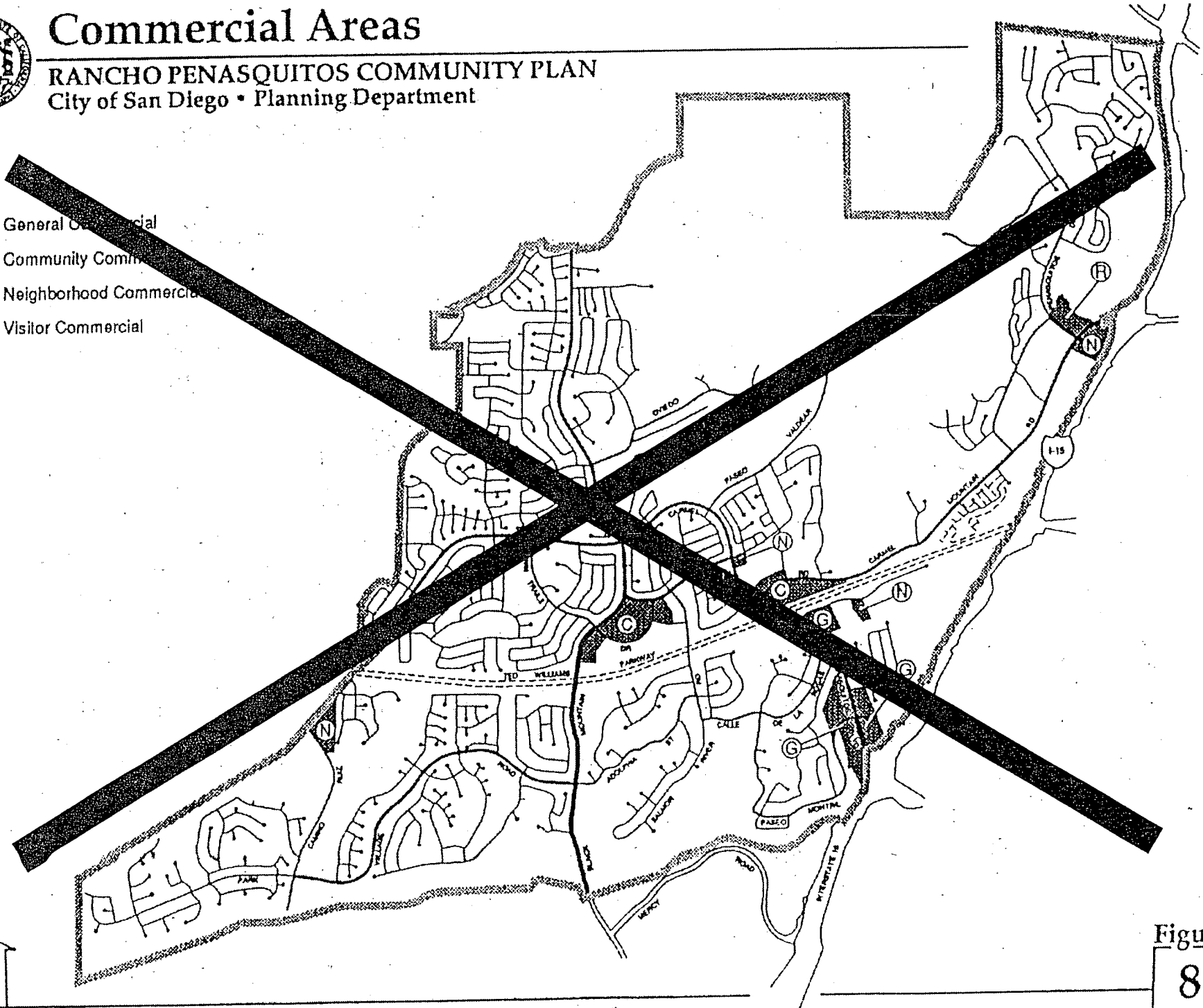
- The first site contains ten acres, located at the Interstate 15 and Carmel Mountain Road interchange. This site is intended to serve the northern neighborhoods of Rancho Peñasquitos. Only a portion of this site is currently developed with approximately 77,875 square feet of commercial floor area. Future plans for this site may include total redevelopment of the shopping center. Redevelopment should utilize the CPIOZ-Type B or PCD permit process and should be in



Commercial Areas

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- G** General Commercial
- C** Community Commercial
- N** Neighborhood Commercial
- R** Visitor Commercial



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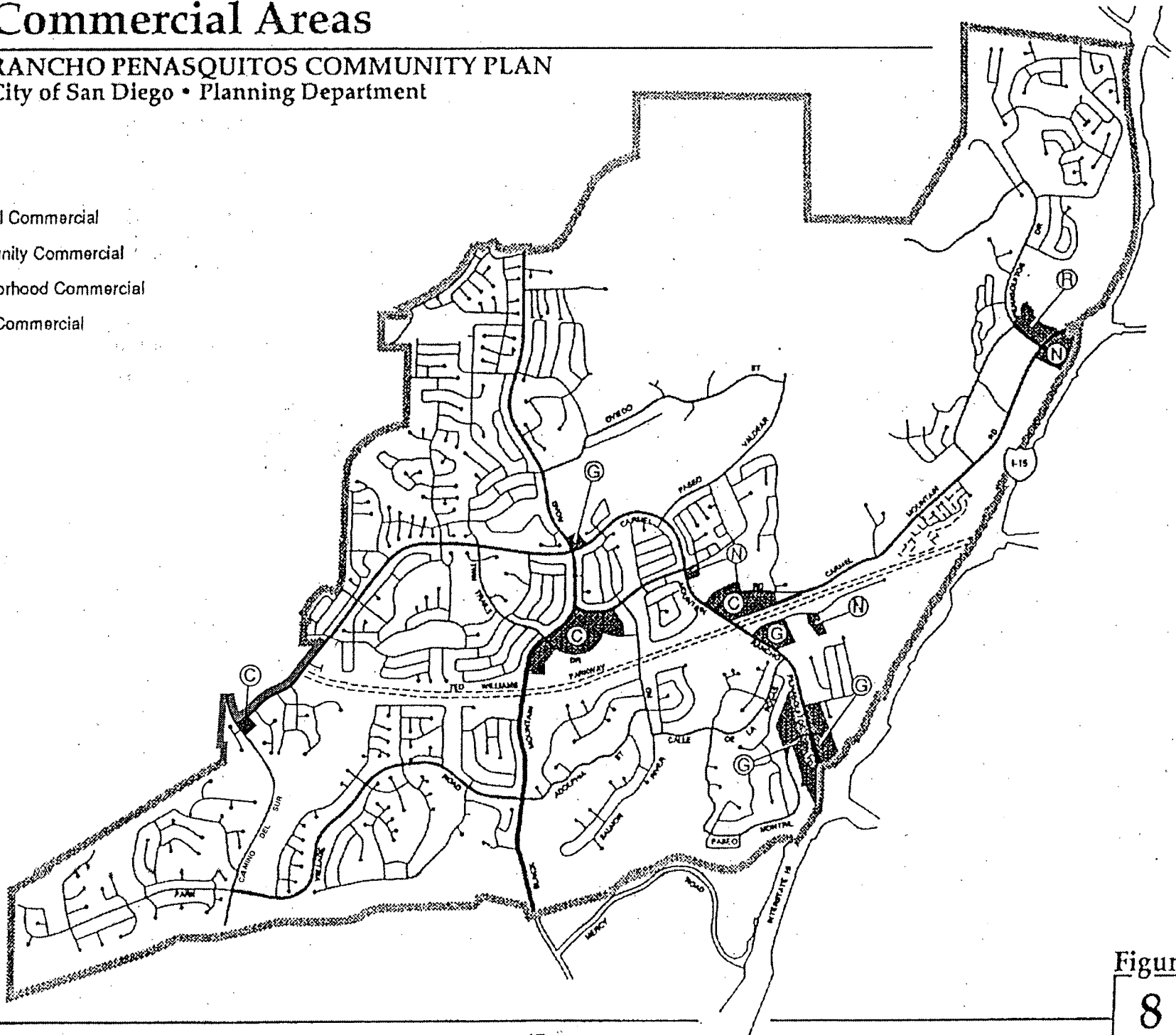
Figure
8



Commercial Areas

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

- G** General Commercial
- C** Community Commercial
- N** Neighborhood Commercial
- R** Visitor Commercial



NORTH

Figure
8

ATTACHMENT NO. 13

Number of commercial uses and should specifically exclude residential development because of the noise-sensitive aspect. Commercial uses that could be developed at this location include: business and professional offices, medical office, private clubs, fraternal organizations and lodges, plant nurseries, gymnasium/health clubs, public facilities (library, fire station, police station).

- Finally an approximately 2.5-acre neighborhood commercial site is recommended at the southeast corner of future Camino del Sur Ruiz and Carmel Mountain Road. Commercial uses that would be allowed on this site shall provide auto-oriented-serving uses, including such establishments as personal vehicle repair and maintenance, vehicle equipment and supplies sales and rentals, and automobile service stations (Conditional Use Permit is required), convenience goods and services for the surrounding residential neighborhoods, including such establishments as a supermarket, drug store, bank, barber, cleaners, etc. Entirely residential development of this site is specifically prohibited. Development of this site shall require a rezone to CC-2-3CN (Neighborhood Commercial), and it is recommended for development with a Planned Development Permit (PDP), Planned Commercial Development (PCD). Approval of a PCD application requires City approval of a comprehensive project plan, and involves a public hearing thereby allowing for public input regarding the proposed project. ~~Special attention should be placed on both the acoustic and visual buffering between this site and the adjacent residential areas with emphasis placed on substantial landscaping. Low scale development compatible with the single family character of the adjoining areas should be required.~~

~~A small portion of land (0.6 acres) immediately adjacent to this parcel and under the same ownership is located in the Future Urbanizing Area between Future Carmel Mountain Road, Future Camino Ruiz, and the community plan boundary. This property should be included within the community planning area when Camino Ruiz and Carmel Mountain Road are constructed. A vote of the people at a citywide election would be required for inclusion of this property into the Rancho Penasquitos Community.~~

Community Commercial

Community commercial facilities are shopping centers providing the goods and services necessary to meet the day-to-day convenience shopping needs of the Penasquitos community. It is not intended that community commercial areas include highway-oriented commercial vehicle service or maintenance facilities.

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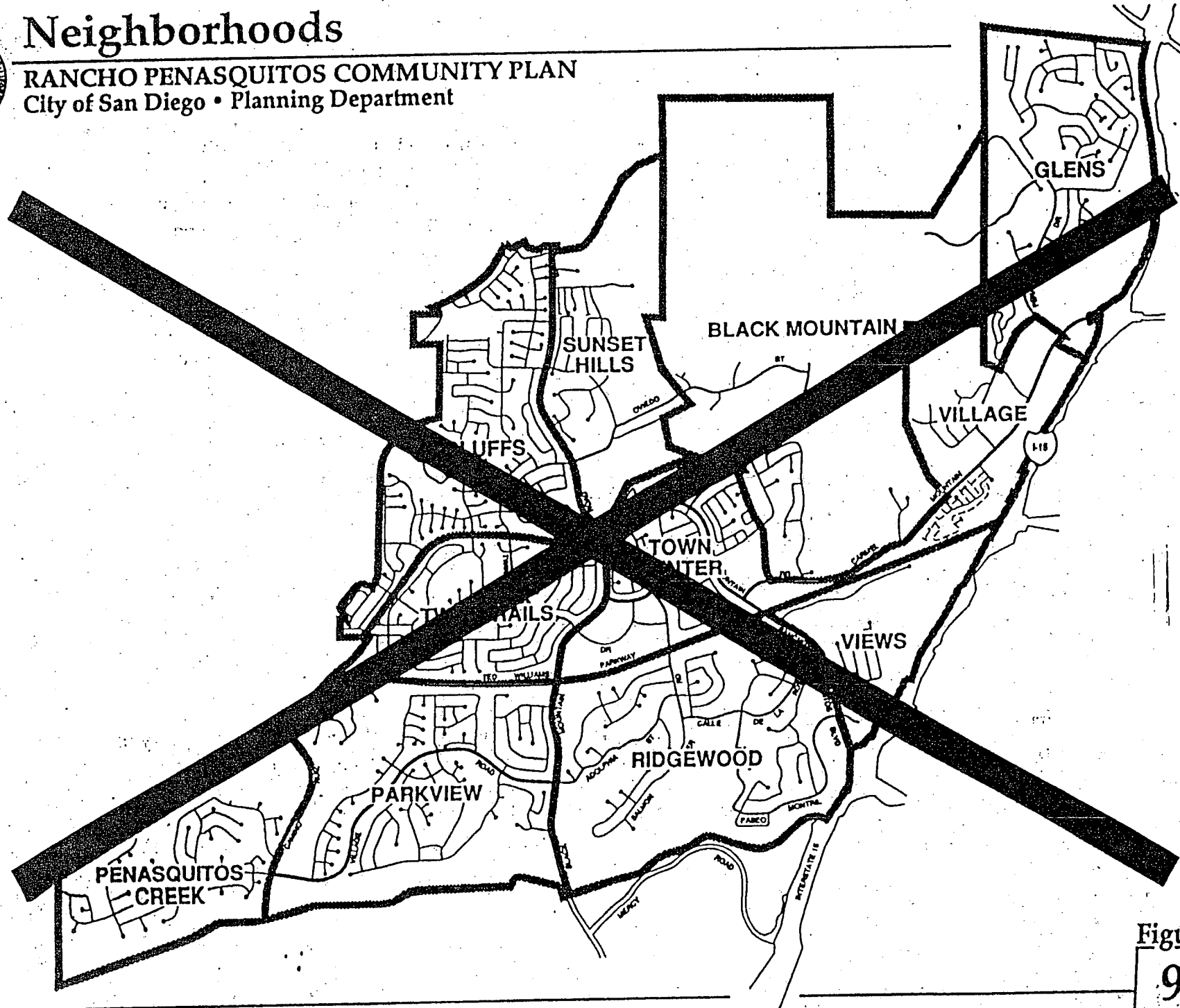
**TABLE 3
NEIGHBORHOOD PLANNING AREAS
RECOMMENDED LAND USE**

NEIGHBORHOOD	SINGLE- FAMILY DETACHED UNITS	MULTI- FAMILY ATTACHED UNITS	COMM. ACREAGE	INDUS. ACREAGE	PARKS	SCHOOLS
Glens	1,229	291	19		1	1
Village	116	1,604			1	1
Black Mtn.	397	178			3	1
Sunset Hills	633					2
Bluffs	2,177				1	3
Twin Trails	1,330				34	1
Town Centre	1,213	657	57		1	1
Views	200	680	24	10		
Ridgewood	1,513	426	26		2	1
Parkview	<u>1,790</u> 1,707		<u>24</u> 5		<u>8</u> 2	1
Pq. Creek	<u>883</u> 950	<u>350</u>			<u>13</u>	
TOTAL	<u>11,481</u> 11,445	<u>4,186</u> 3,386	<u>131</u> 144	10	<u>33</u> 42	12



Neighborhoods

RANCHO PENASQUITOS COMMUNITY PLAN
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PLANNING NO. 13



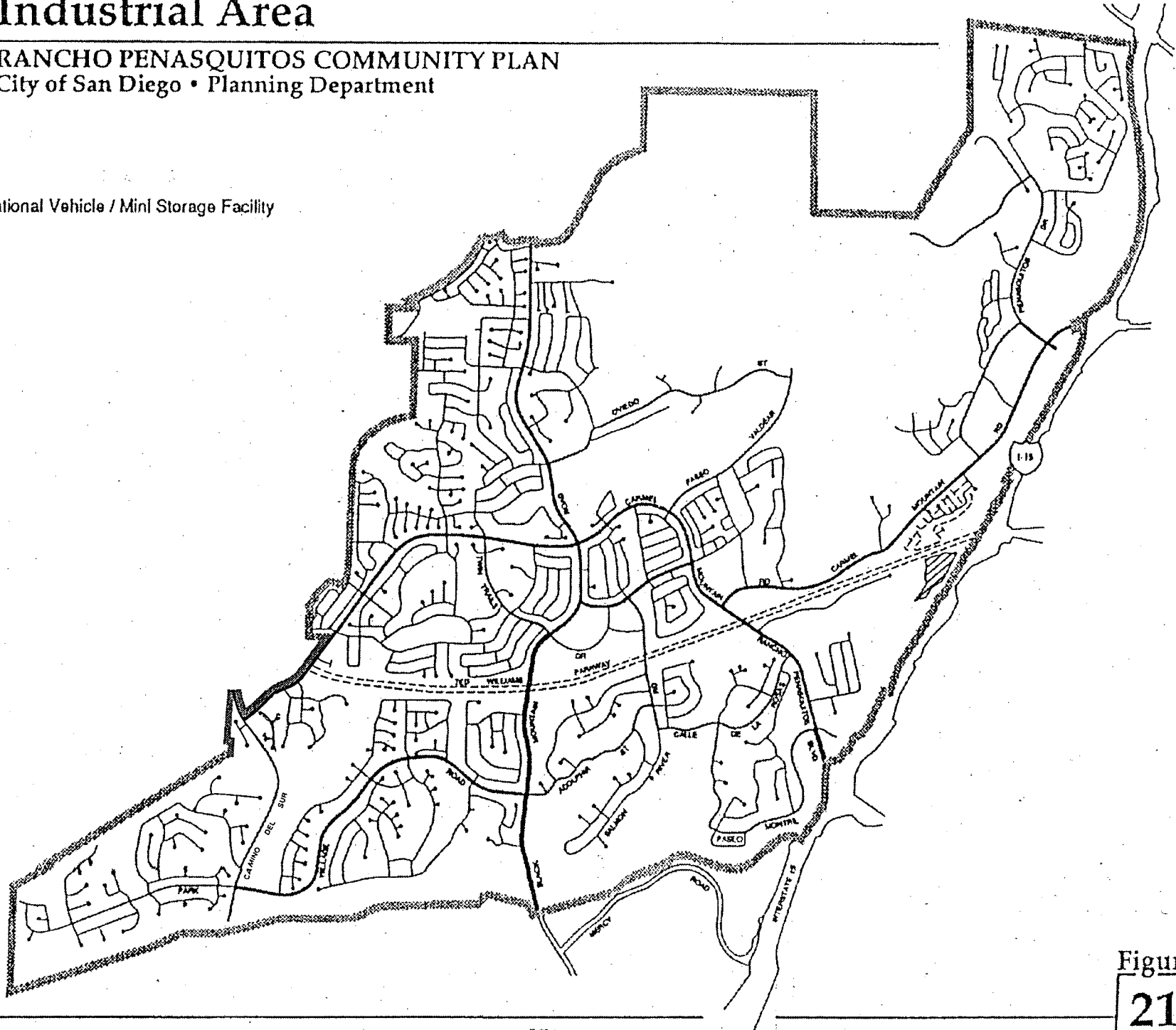
Figure
9



Industrial Area

RANCHO PENASQUITOS COMMUNITY PLAN
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Recreational Vehicle / Mini Storage Facility



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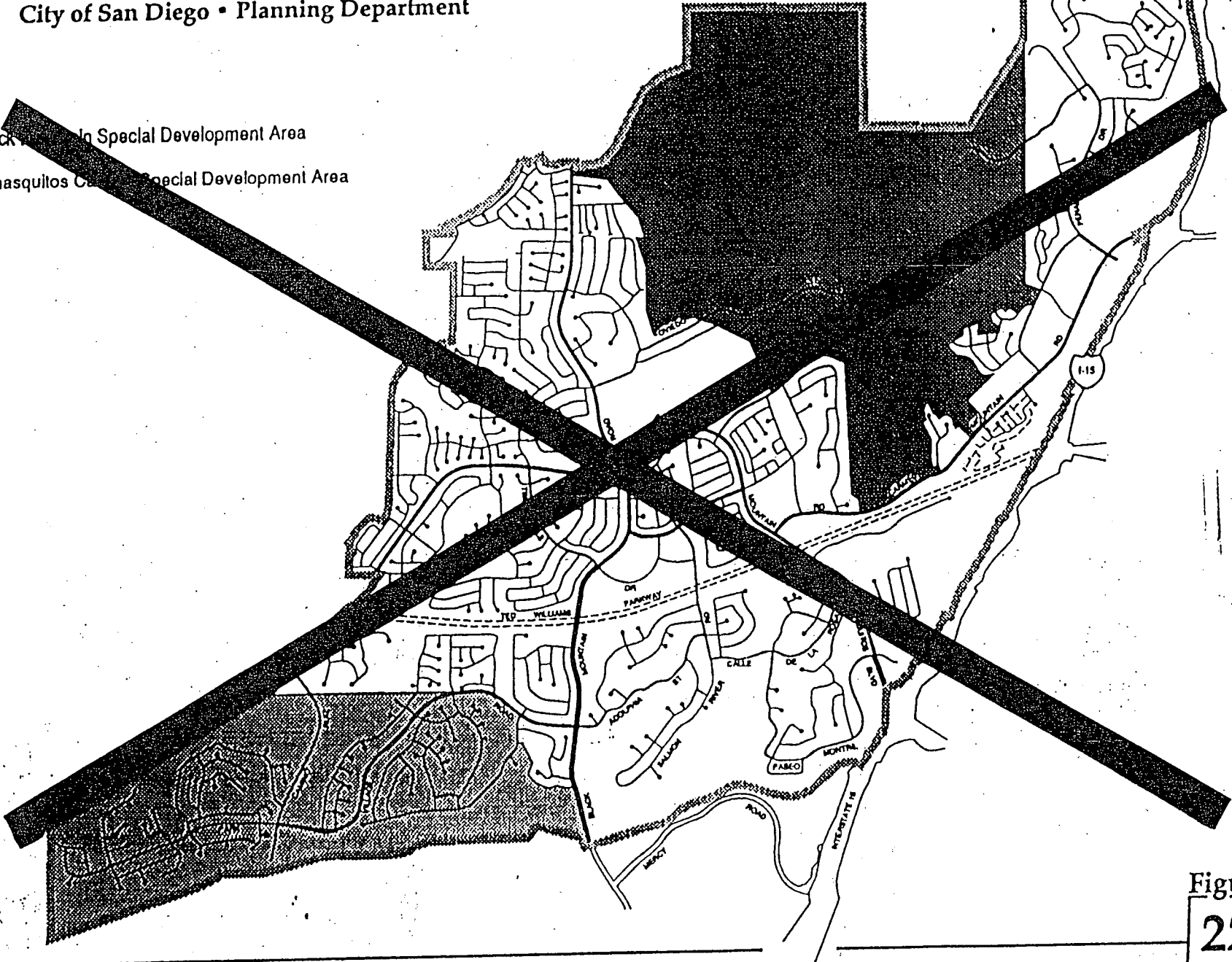
Figure
21



Special Development Areas

RANCHO PENASQUITOS COMMUNITY PLAN
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-  Black hatched Special Development Area
-  Penasquitos Community Special Development Area



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NORTH

Figure
22



Neighborhoods

RANCHO PENASQUITOS COMMUNITY PLAN
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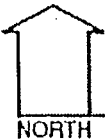
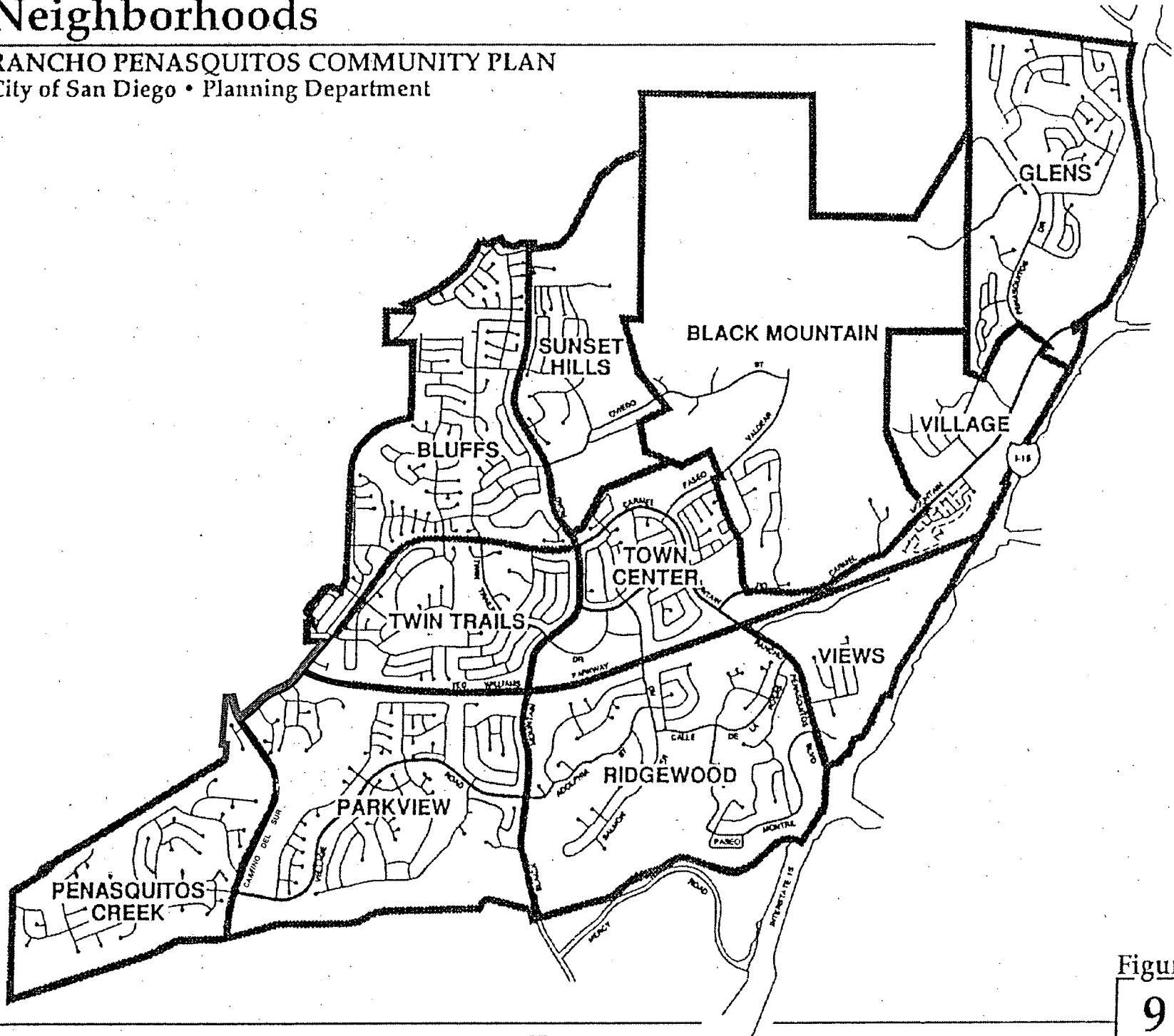


Figure
9



Glens

RANCHO PENASQUITOS COMMUNITY PLAN City of San Diego • Planning Department

Residential

Low Density

Medium Density

Medium Density

Commercial

N Neighborhood Commercial

R Commercial Recreation

Education

S Rolling Hills Elementary School

Recreational

Swimming and Tennis Club

Golf Course

P Rolling Hills Neighborhood Park

Open Space

◆ Water Tower

Future Urbanizing

Preserve Open Space

Rancho Bernardo
Community
Planning Area

Preserve
Single-Family
Areas

Preserve
Golf Course
Use

Create Landscaping/
Easement

I-15

R-299054



Figure
10



Glens

RANCHO PENASQUITOS COMMUNITY PLAN
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Residential

- Low Density
- Low Medium Density
- Medium Density

Commercial

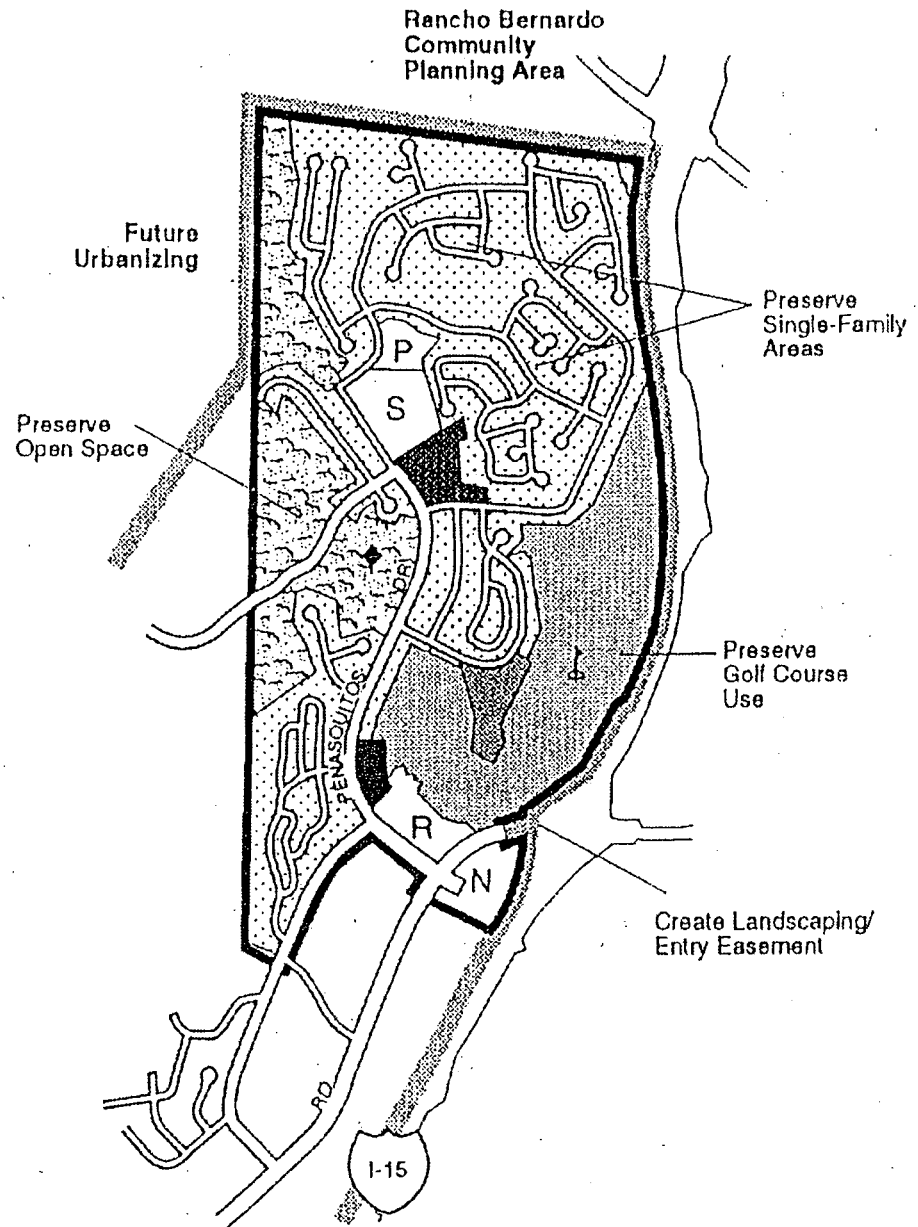
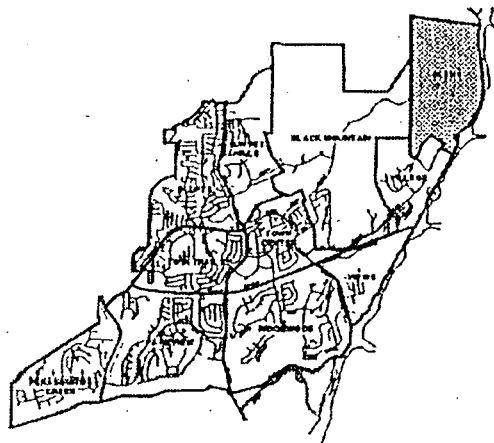
- Neighborhood Commercial
- Commercial Recreation

Education

- Rolling Hills Elementary School

Recreational

- Swimming and Tennis Club
- Golf Course
- Rolling Hills Neighborhood Park
- Open Space
- Water Tower



A11AC (Rev. 12-13-12)



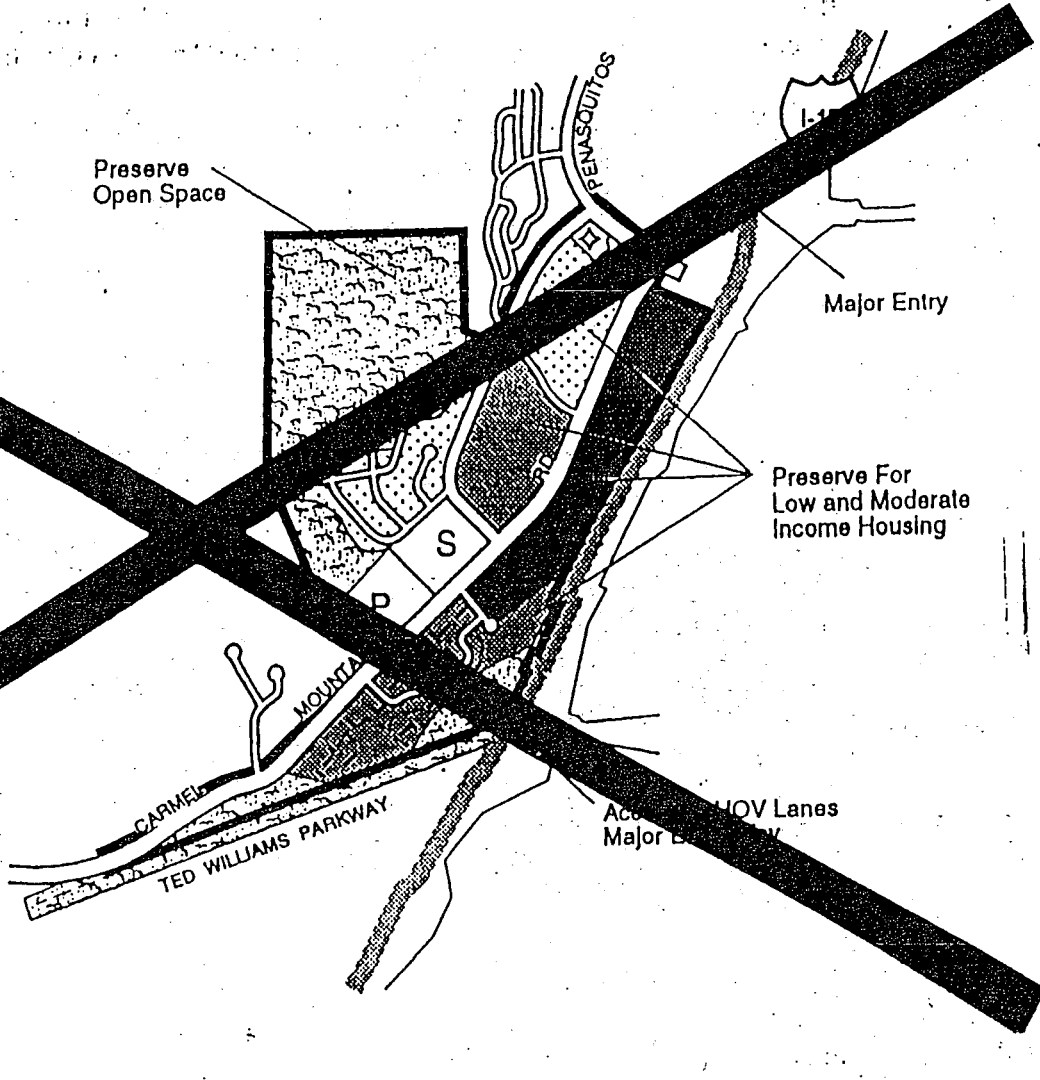
Figure
10



Village

RANCHO PENASQUITOS COMMUNITY PLAN City of San Diego • Planning Department

- Residential**
 - Low and Very Low Density (All HR Areas)
 - Medium Density
 - High Density
- Education**
 - S Los Penasquitos Elementary School
- Religious**
 - ◇ Religious Facility
- Recreational**
 - P Penasquitos Village Neighborhood Park
 - Open Space



299054



Figure
11



Village

RANCHO PENASQUITOS COMMUNITY PLAN City of San Diego • Planning Department

Residential

Low and Very Low Density (All HR Areas)

Low Medium Density

Medium Density

Education

Los Penasquitos Elementary School

Religious

Religious Facility

Recreational

Penasquitos Village Neighborhood Park

Open Space

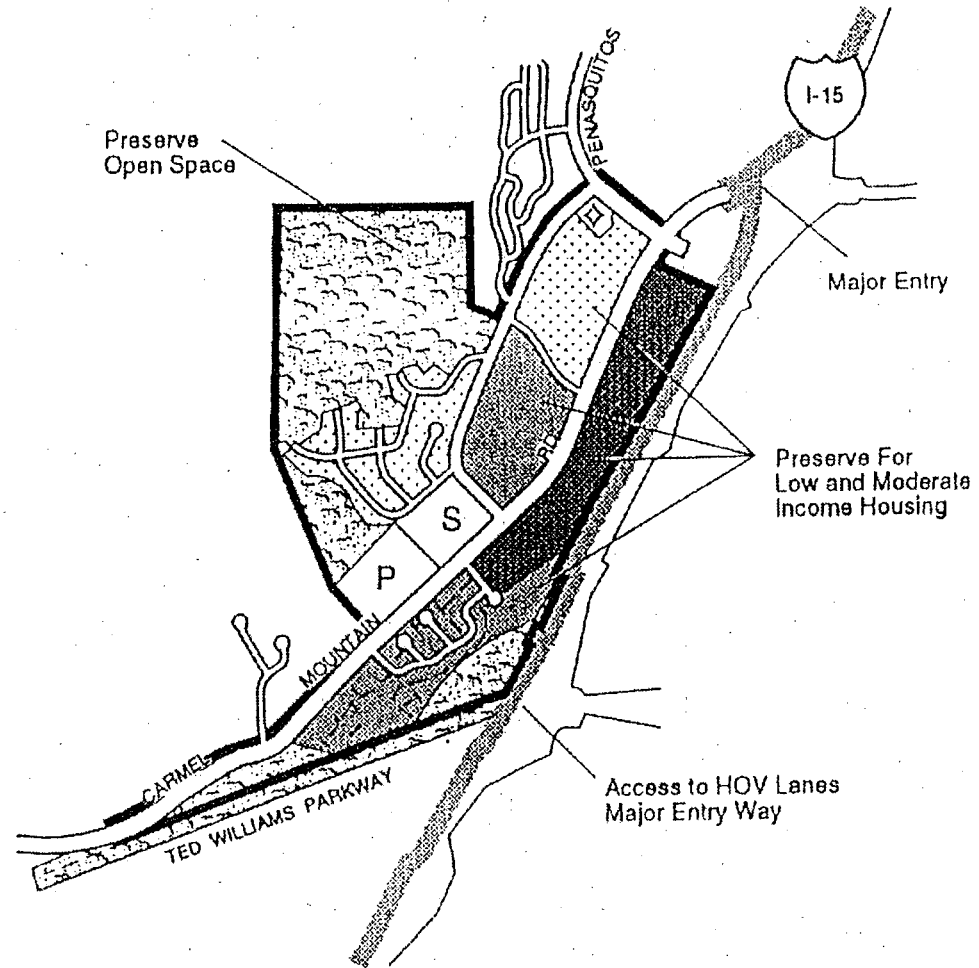
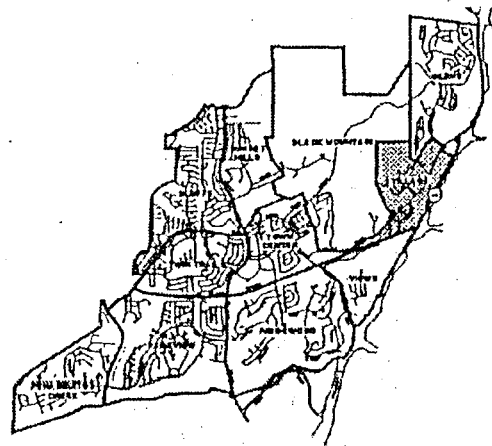


Figure
11



Black Mountain

RANCHO PENASQUITOS COMMUNITY PLAN

City of San Diego • Planning Department

Residential

Low and Very Low Density (All HR Areas)

Education

Black Mountain Elementary School

Religious

Religious Facility

Recreational

Open Space

Black Mountain Regional Park

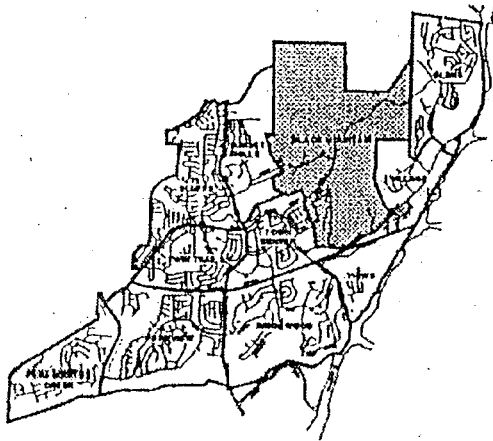
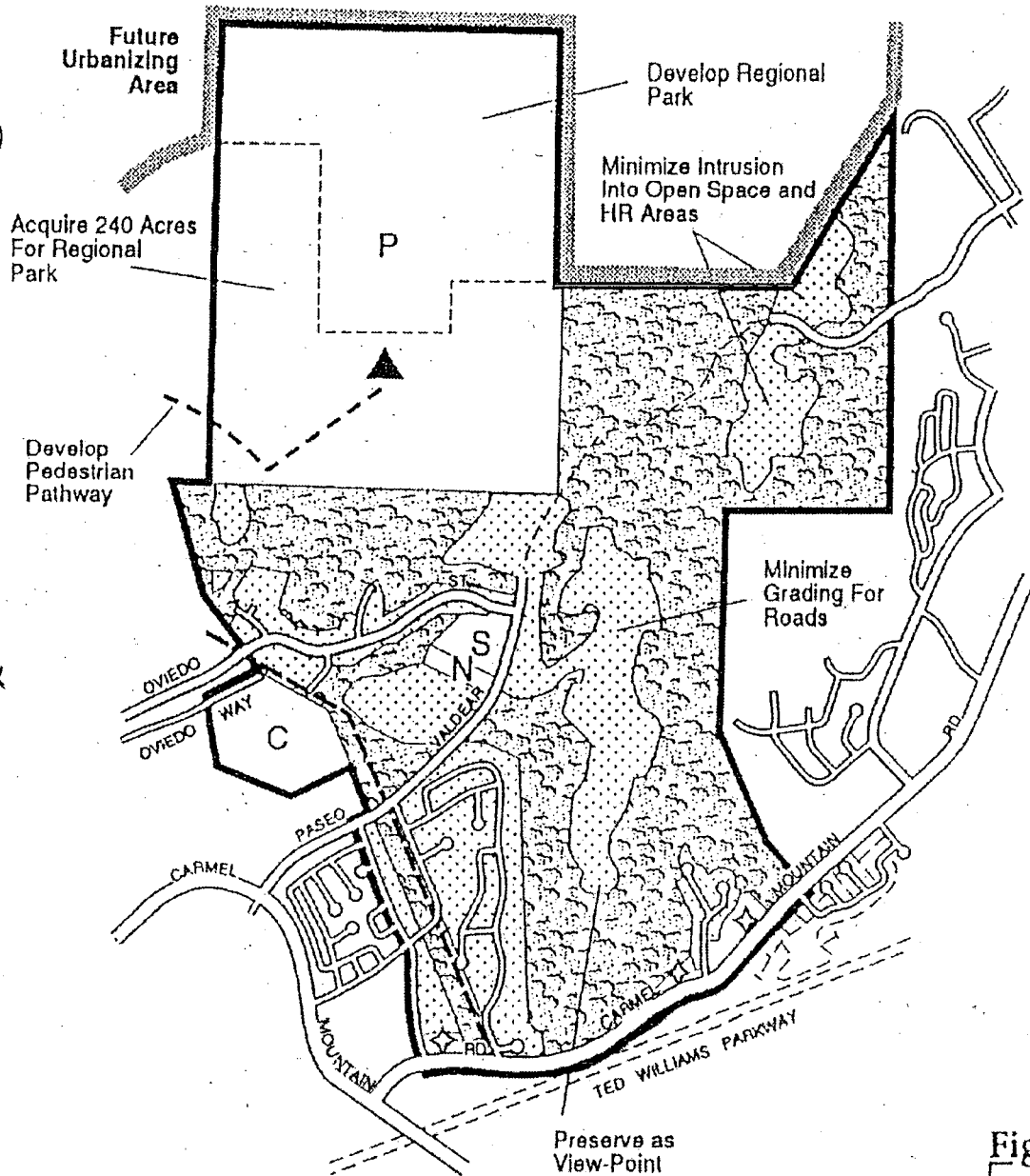
Black Mountain Neighborhood Park

Hilltop Community Park

Black Mountain Peak

Pedestrian Pathway

S.D.G.E. Easement



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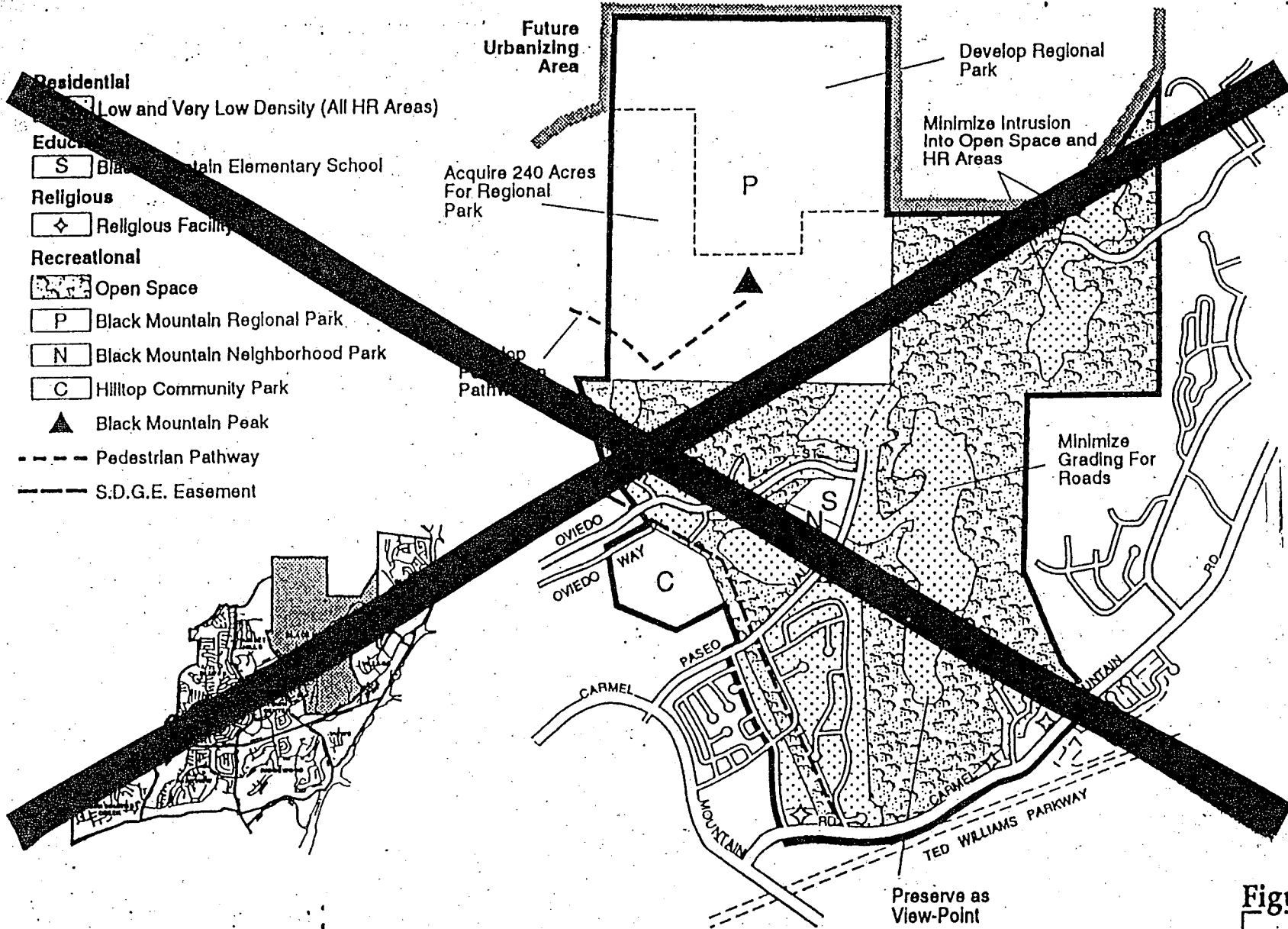


Figure
12



Black Mountain

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department



NORTH

Figure
12



Sunset Hills

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Residential

Low Density

Education

E Sunset Hills Elementary School

M Black Mountain Middle School

Recreational

Open Space

Tree Grove

--- Pedestrian Pathway

..... SDCWA Easement

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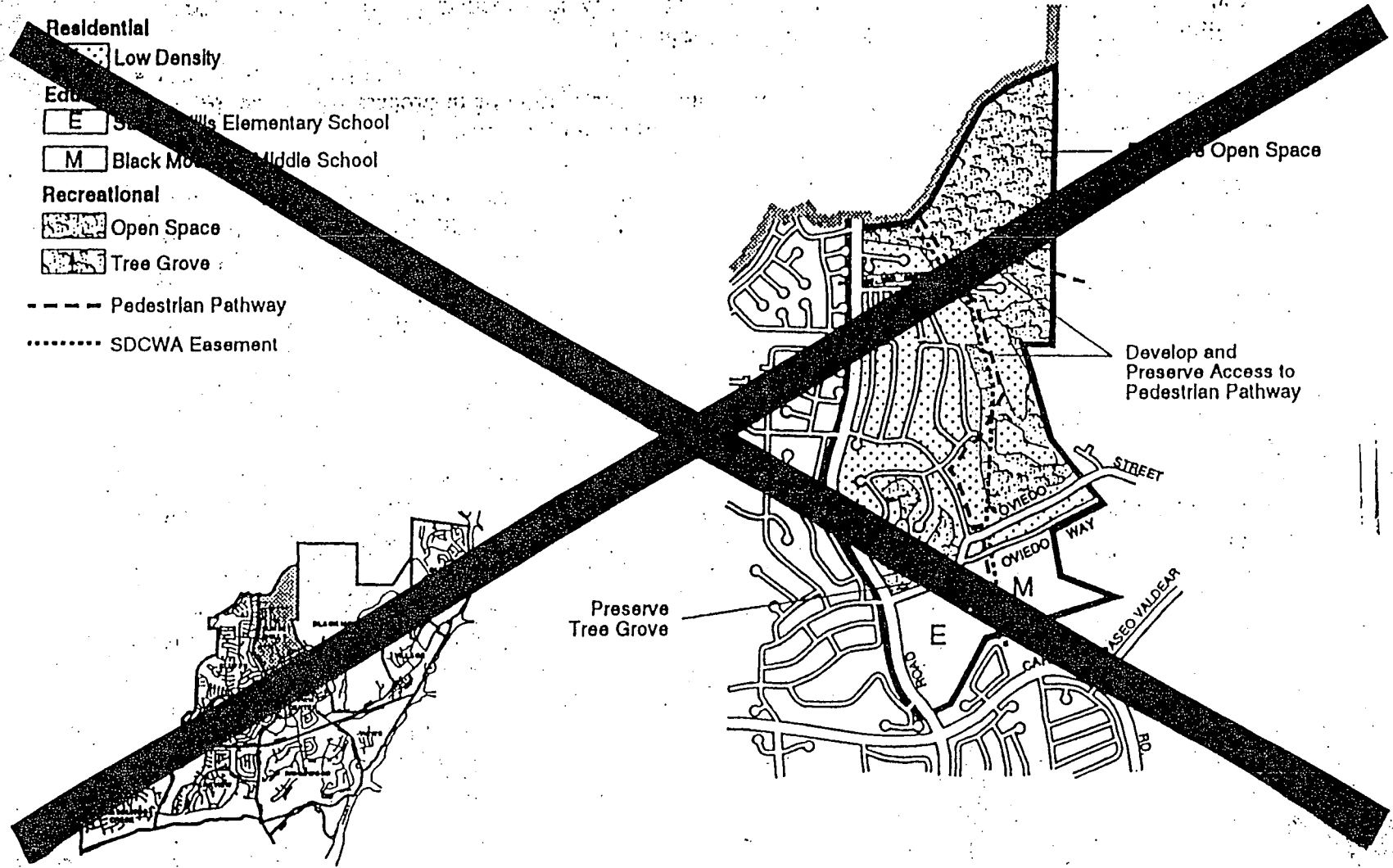


Figure
13



Sunset Hills

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Residential

Low Density

Education

Sunset Hills Elementary School

Black Mountain Middle School

Recreational

Open Space

Tree Grove

--- Pedestrian Pathway

..... SDCWA Easement

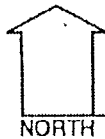
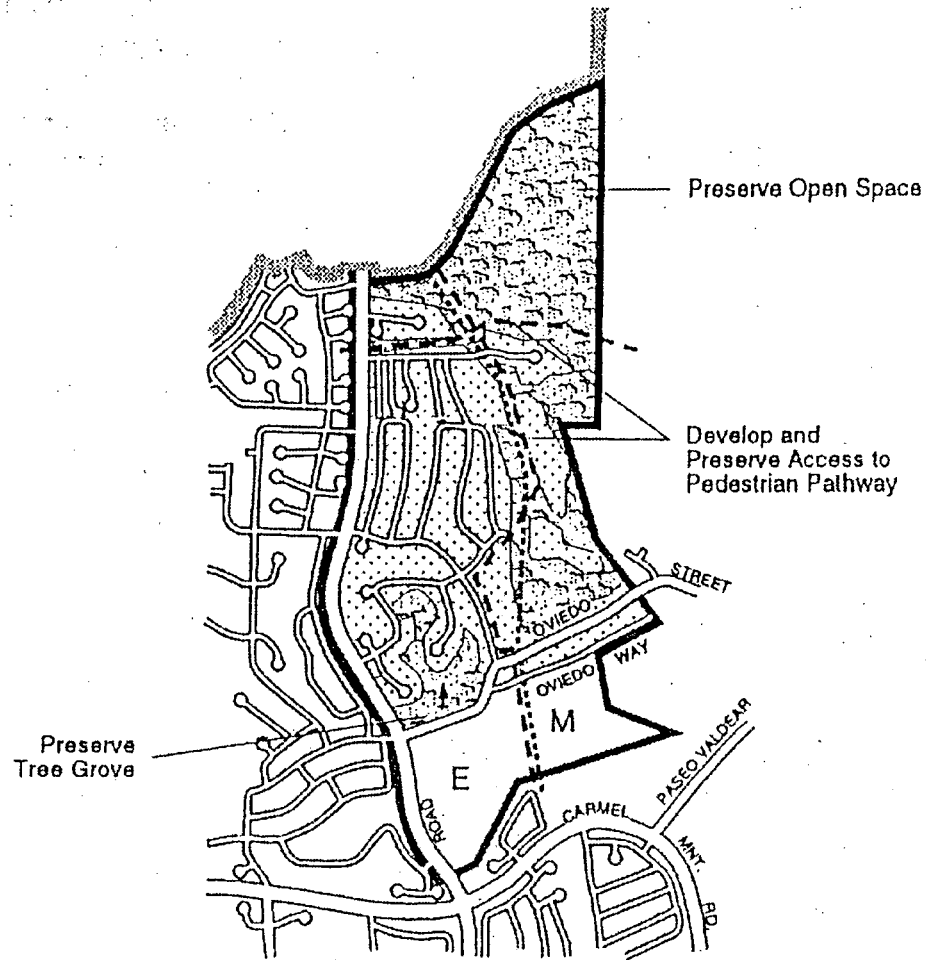
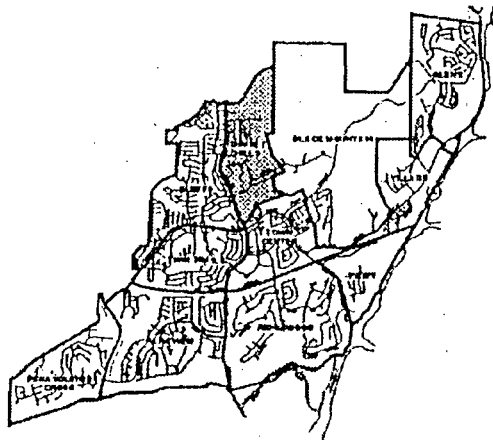


Figure
13



Bluffs

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Residential

- Low Density
- Medium Density

Education

- 1 Adobe Bluffs Elementary
- 2 Deer Canyon Elementary School
- M Mesa Verde Middle School

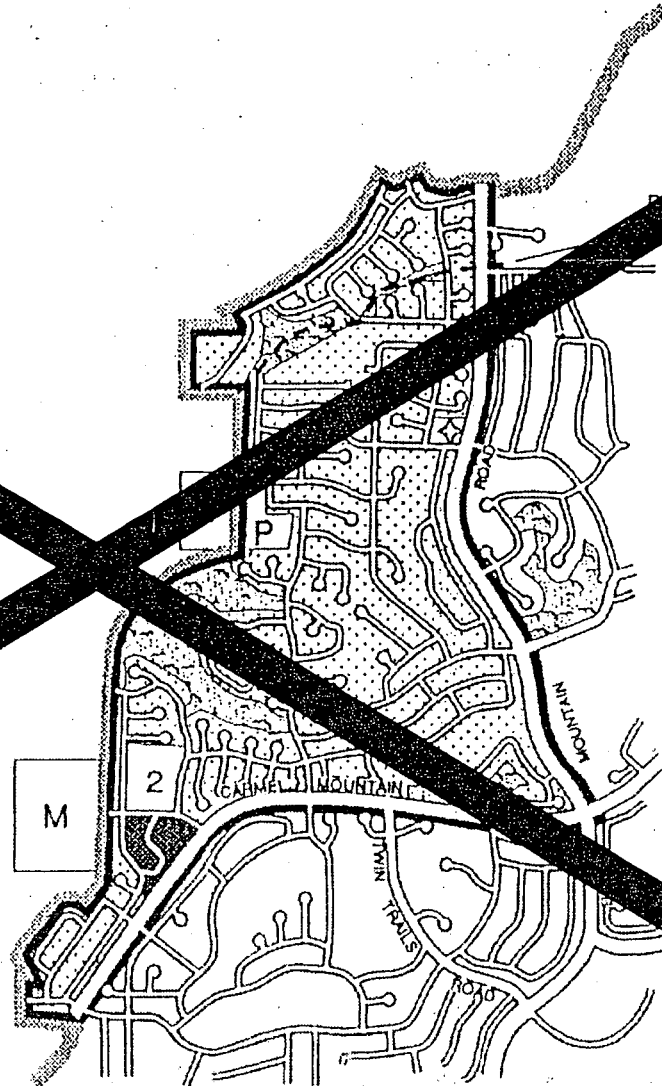
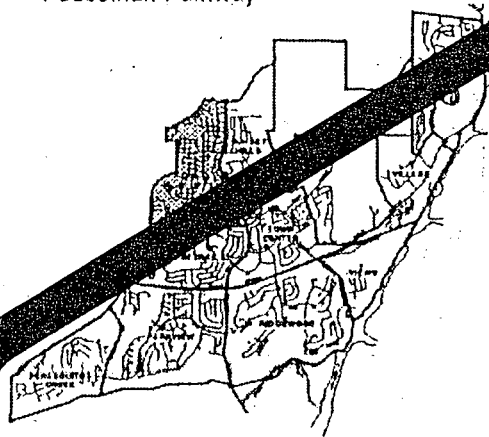
Religious

- Religious Facility

Recreational

- Open Space
- P Adobe Bluffs Neighborhood Park
- Pedestrian Pathway

Protect and Preserve
Access to Pedestrian Pathway



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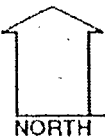




Figure
14






Bluffs

RANCHO PENASQUITOS COMMUNITY PLAN City of San Diego • Planning Department


Residential

-  Low Density
-  Medium Density



Education

-  Adobe Bluffs Elementary School
-  Deer Canyon Elementary School
-  Mesa Verde Middle School

Religious

-  Religious Facility

Recreational

-  Open Space
-  Adobe Bluffs Neighborhood Park

--- Pedestrian Pathway

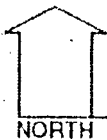
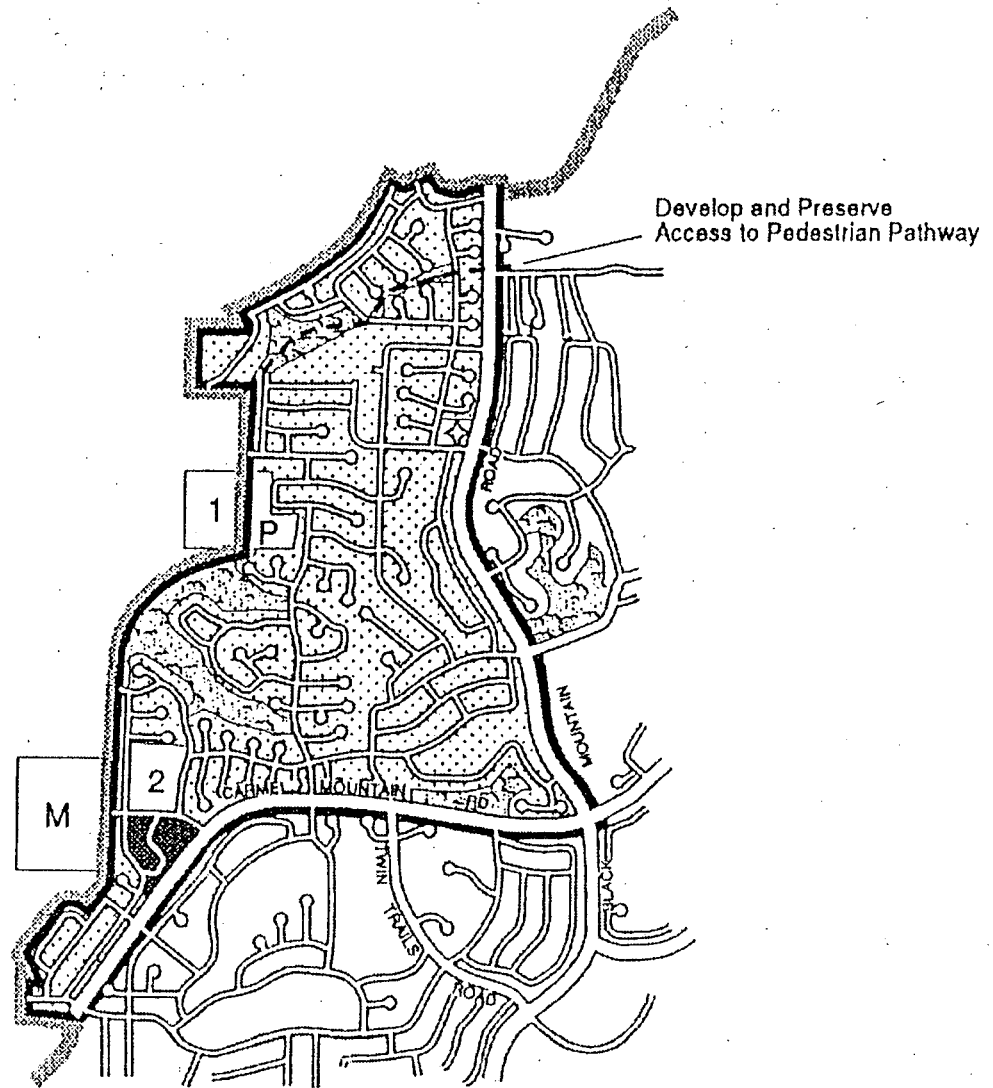
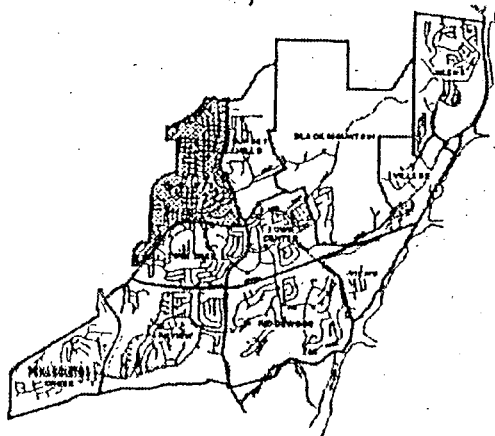


Figure
14



Twin Trails

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Residential

Low Density

Educational

S Elementary School

Recreational

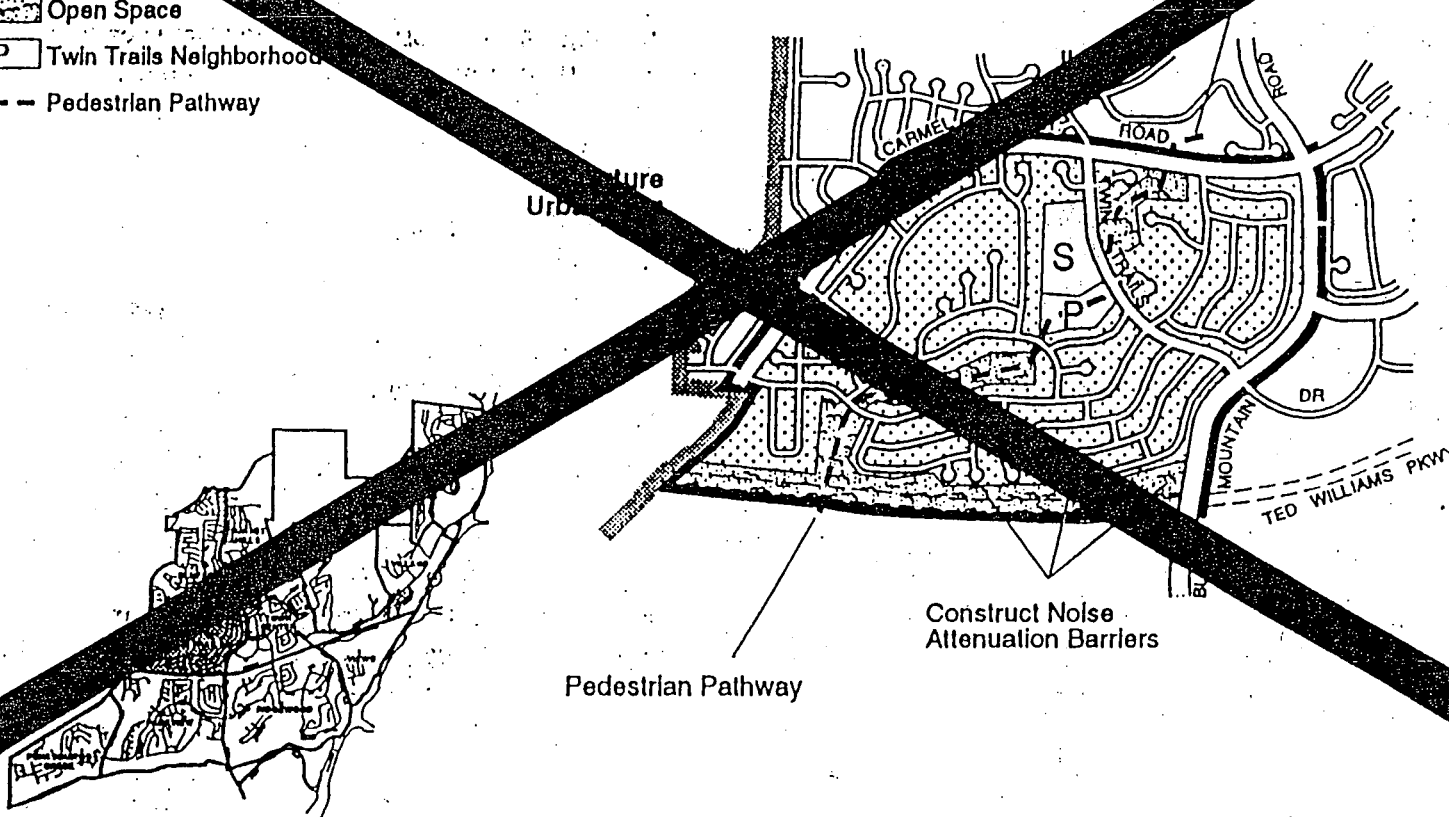
Open Space

P Twin Trails Neighborhood

--- Pedestrian Pathway

Develop and Provide
Access to Pedestrian Pathway

Urban Structure



Construct Noise
Attenuation Barriers

Pedestrian Pathway

R-299054

ATTACHMENT NO. 13



NORTH


Figure
15




Twin Trails

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department


Residential


 Low Density


Education

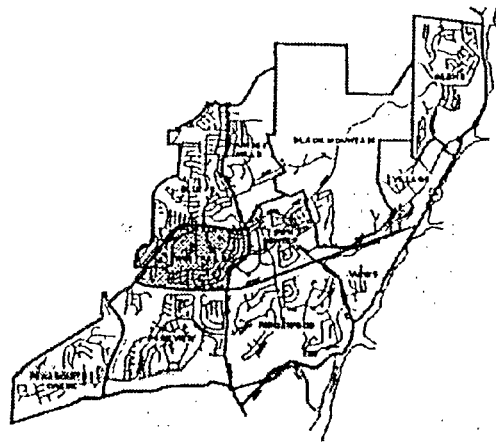
 Sundance Elementary School

Recreational

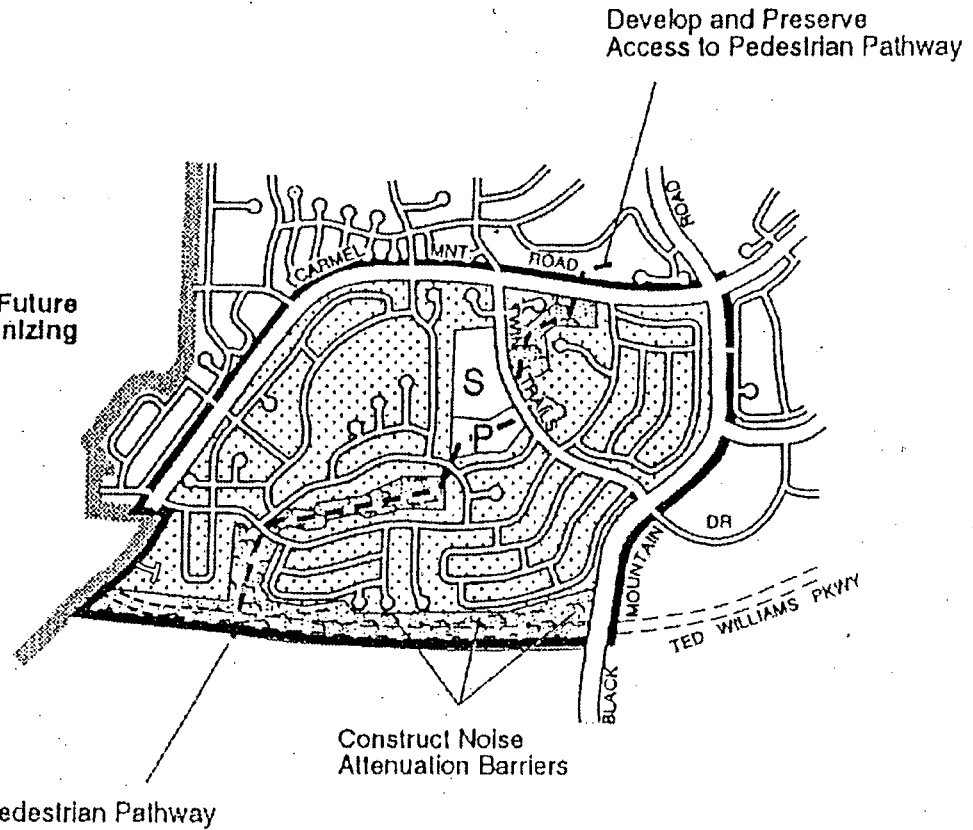
 Open Space

 Twin Trails Neighborhood Park

 Pedestrian Pathway



Future
Urbanizing



ATTACHMENT NO. 13

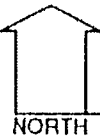


Figure
15



Town Centre

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Residential

Low Density

Low Medium Density

Medium Density

Commercial

N Neighborhood Commercial

C Community Commercial

G General Commercial

Education

S Mount Carmel High School

Day Care Center

Institutional

Police

Fire Station

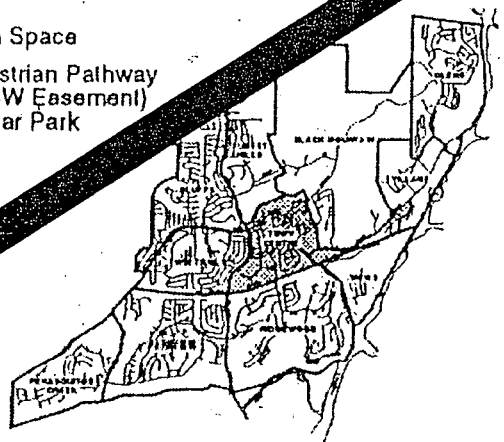
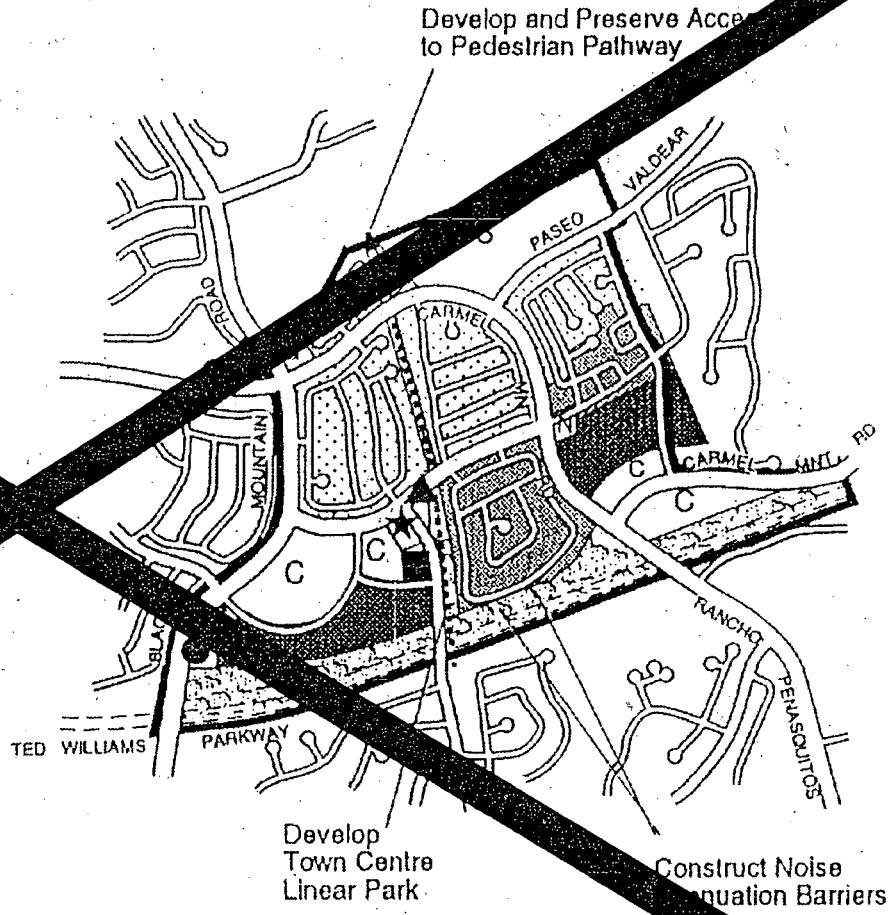
Post Office

Library

Recreation

Open Space

Pedestrian Pathway (SDCW Easement)
Linear Park



R-299054

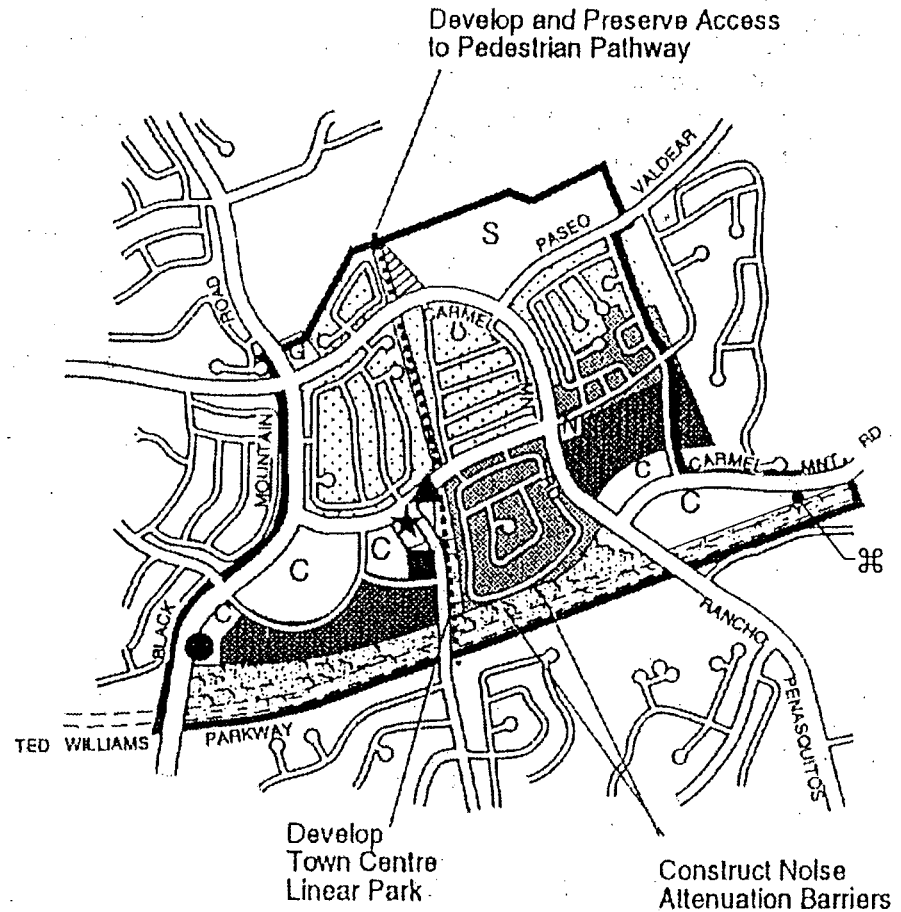
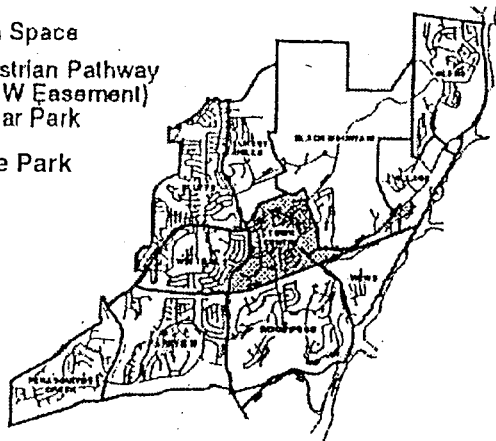




Town Centre

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

- Residential**
 - Low Density
 - Low Medium Density
 - Medium Density
- Commercial**
 - Neighborhood Commercial
 - Community Commercial
 - General Commercial
- Education**
 - Mount Carmel High School
 - Day Care Center
- Institutional**
 - Police
 - Fire Station
 - Post Office
 - Library
- Recreation**
 - Open Space
 - Pedestrian Pathway (SDCW Easement) / Linear Park
 - Skate Park



ATTACHMENT NO. 13



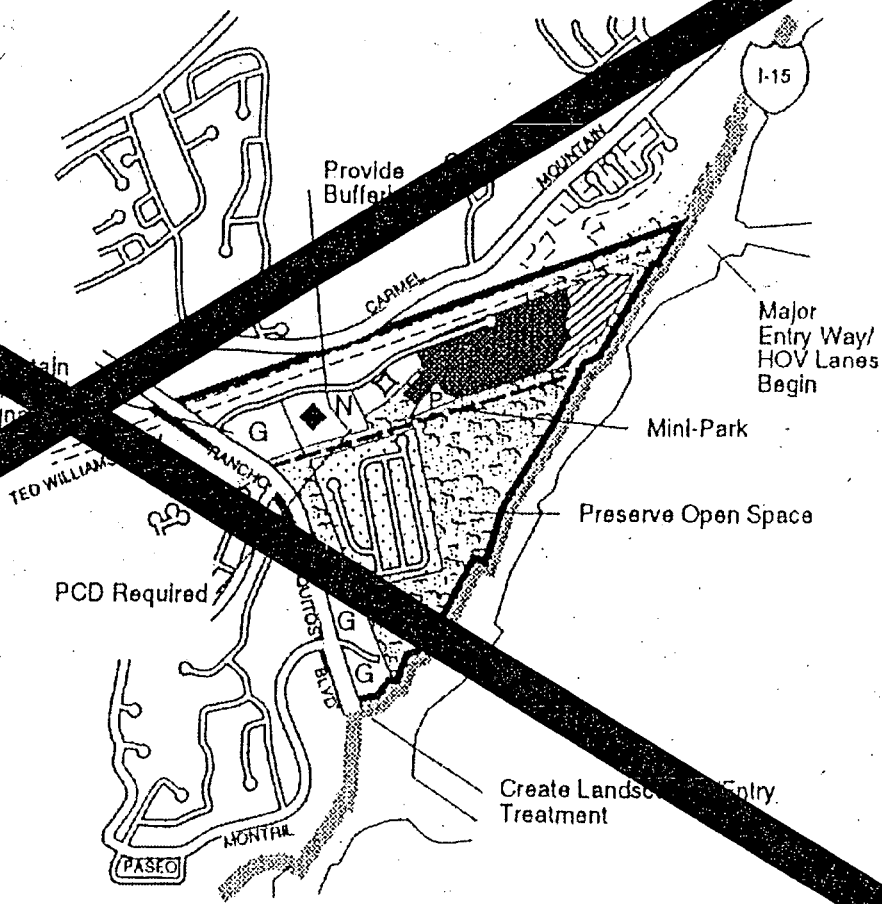
Figure
16



Views

RANCHO PENASQUITOS COMMUNITY PLAN City of San Diego • Planning Department

- Residential**
- Medium Density
- Commercial**
- G General Commercial
- N Neighborhood Commercial
- Religious**
- Religious Facility
- Industrial**
- Recreational Vehicle / Mini-Storage
- Recreational**
- Open Space
- Mini Park
- SDG&E Easement
- SDG&E Substation



R-299054
ATTACHMENT NO. 13

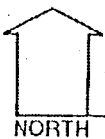


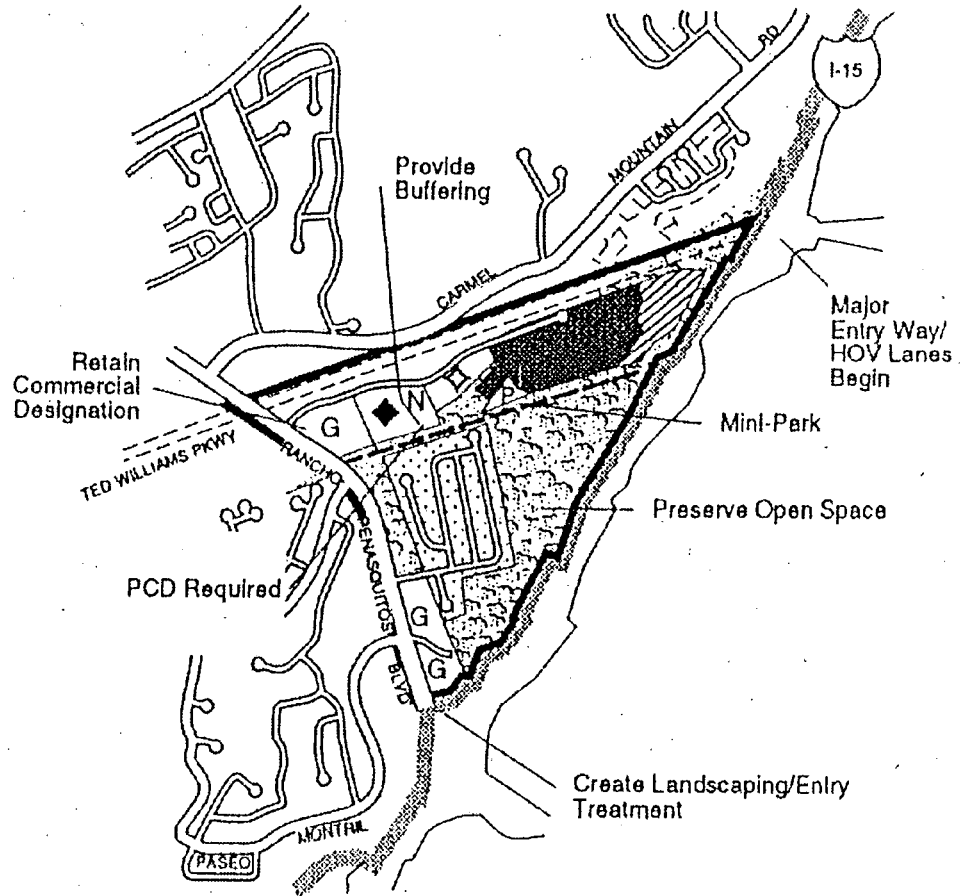
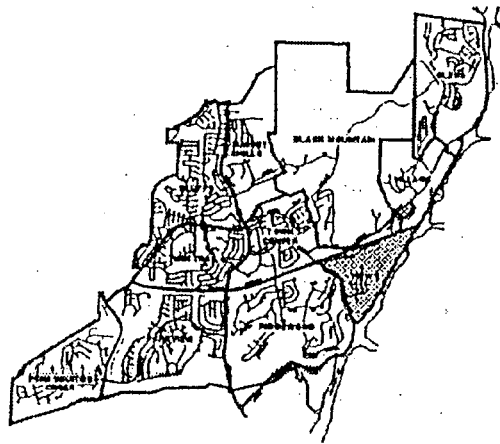
Figure
17



Views

RANCHO PENASQUITOS COMMUNITY PLAN City of San Diego • Planning Department

- Residential**
- Medium Density
- Commercial**
- General Commercial
- Neighborhood Commercial
- Religious**
- Religious Facility
- Industrial**
- Recreational Vehicle / Mini-Storage-Facility
- Recreational**
- Open Space
- Mini Park
- SDG&E Easement
- SDG&E Substation



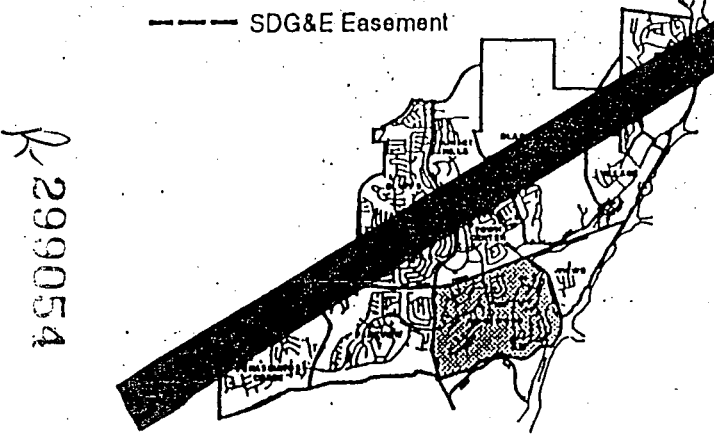
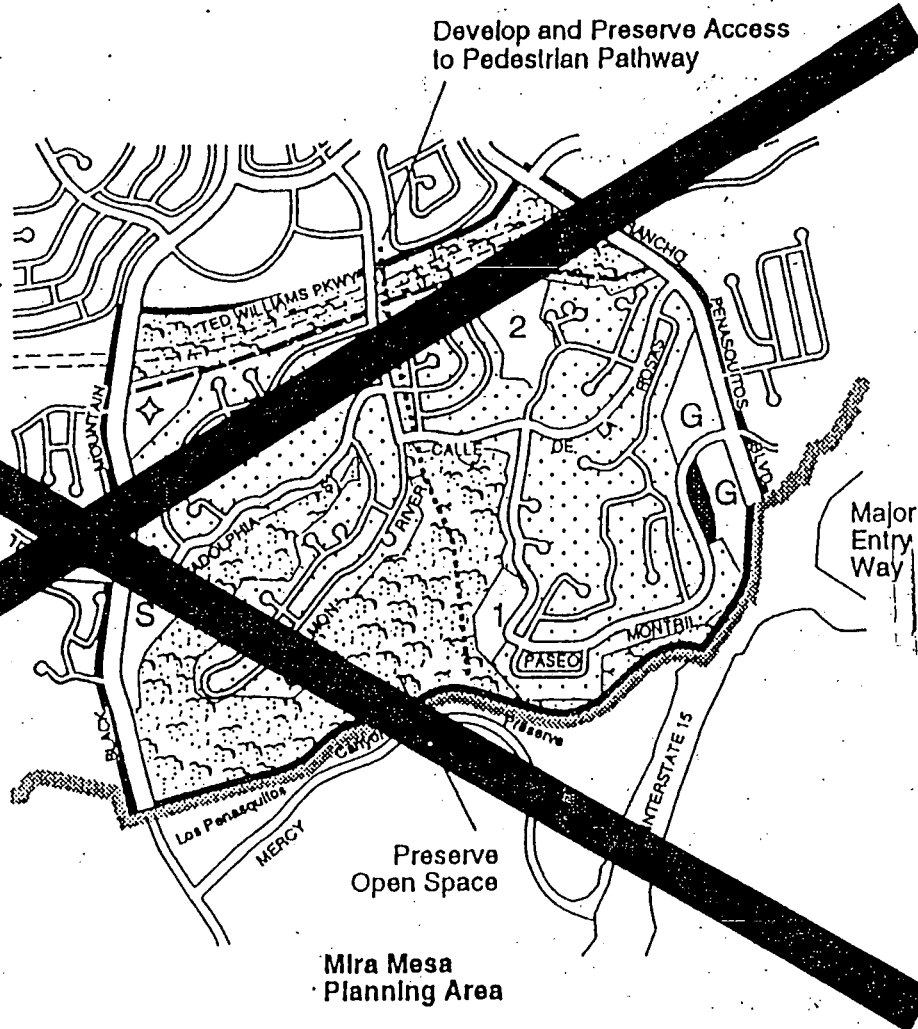
Figure



Ridgewood

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

- Residential**
 - Low Density
 - Medium Density
- Commercial**
 - General Commercial
- Education**
 - Canyonview Elementary School
- Religious Facility**
 - Religious Facility
- Recreation**
 - Open Space
 - Ridgewood Neighborhood Park
 - View West Neighborhood Park
 - Special Treatment Area
- Pedestrian Pathway (SDCW Easement)
- SDG&E Easement



R 299054



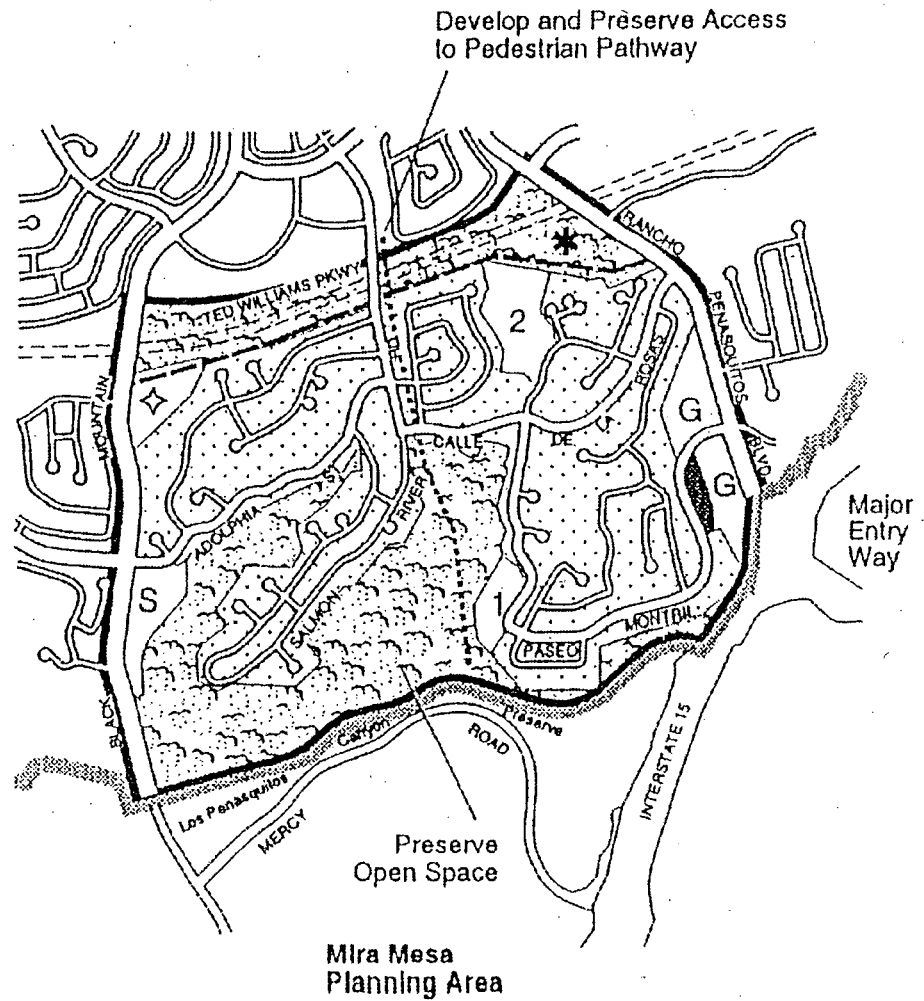
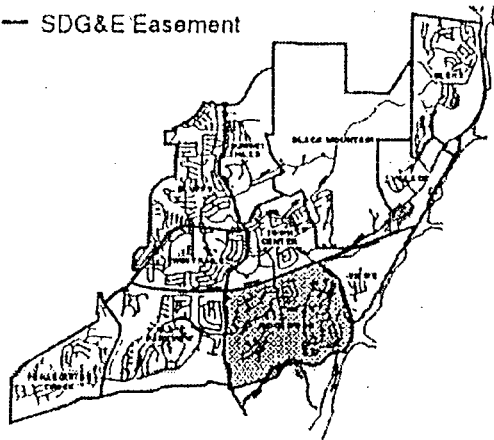
Figure
18



Ridgewood

RANCHO PENASQUITOS COMMUNITY PLAN
 City of San Diego • Planning Department

- Residential**
 - Low Density
 - Medium Density
- Commercial**
 - General Commercial
- Education**
 - Canyonview Elementary School
- Religious Facility**
 - Religious Facility
- Recreation**
 - Open Space
 - Ridgewood Neighborhood Park
 - View West Neighborhood Park
 - Special Treatment Area
- Pedestrian Pathway (SDCW Easement)
- SDG&E Easement



ATTACHMENT NO. 13

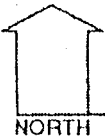


Figure
18

PARKVIEW

The Parkview neighborhood is situated in the south central portion of the community directly south of State Route 56. It fronts directly on Peñasquitos Canyon Preserve to the south. The neighborhood is served by Black Mountain Road to the east, Carmel Mountain Road and proposed Camino del Sur Ruiz to the west, and proposed Park Village Road through its center.

Approximately ~~1,790~~^{1,707} single-family units have been approved for development in Parkview. This area is expected to be fully built out in the early ~~2010~~¹⁹⁹⁰'s. Recommended uses other than residential developments include Canyonside Community Park located adjacent to Peñasquitos Canyon Preserve and accessible from Black Mountain Road; a greenbelt mini-park; a proposed neighborhood park site and elementary school site located in the western undeveloped portion of the neighborhood; and a ~~2.5~~-acre neighborhood commercial site located on the northeast corner of proposed Camino del Sur Ruiz and Carmel Mountain Road. The commercial site is located adjacent to a vernal pool preserve. Development on this site should avoid impacts to the sensitive resources of the preserve and the vernal pool watershed.

The terrain is characterized by finger canyon and ridge structures opening out into Peñasquitos Canyon. A number of geologically and environmentally sensitive areas have been identified, some of which are included in dedicated open space areas. Development design should preserve the existing topography. In addition, views between the canyon bottom and the residential areas should be taken into account in site planning, building design, and landscaping. The guidelines outlined in the Community Environment and Design Element should be followed, particularly those relating to grading, site design, roads, and building design in the Peñasquitos Canyon special development area.

Development of proposed bikeway and vehicular circulation system is important, not only to serve the neighborhood, but also to link together different parts of the Rancho Peñasquitos community.

Planning of the Parkview neighborhood should take into account the proposed pathway linking the Camino del Sur Ruiz open space corridor and the Twin Trails neighborhood across proposed Highway 56. Noise impacts from State Route 56 should be mitigated through noise attenuation barriers.



Parkview

RANCHO PENASQUITOS COMMUNITY PLAN City of San Diego • Planning Department

Residential

Low Density

Commercial

Neighborhood Commercial

Education

Park Village Elementary School

Recreation

Open Space

Penasquitos Creek Neighborhood

Canyonside Community Park

* Pedestrian Pathway

- - - Pedestrian Pathway

- - - SDG&E Easement

Provide Substantial Landscape Buffer

Develop and Preserve Access to Pedestrian Pathway

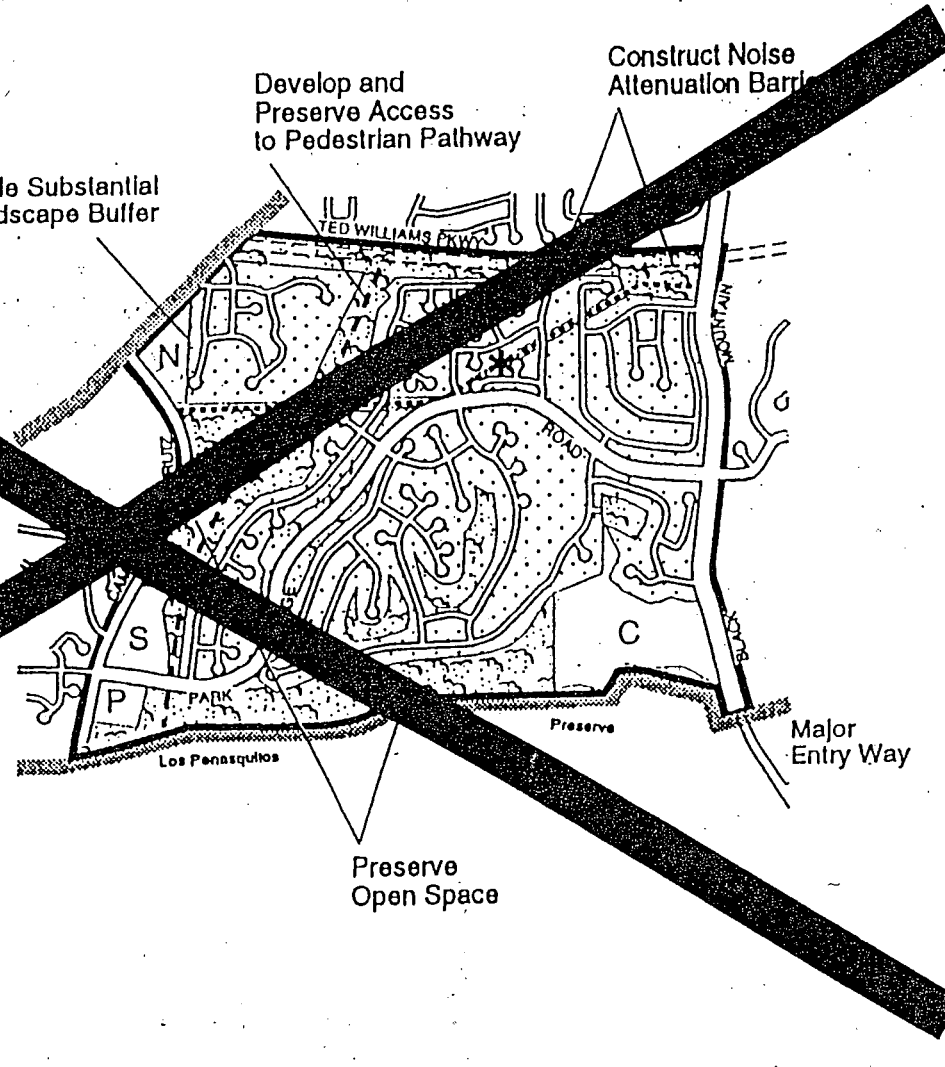
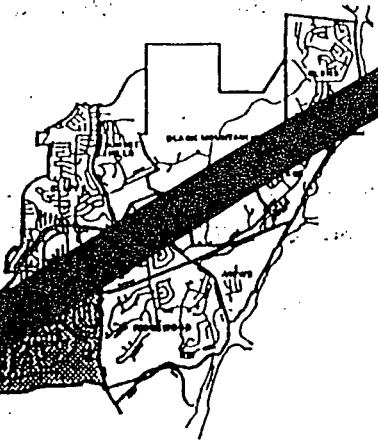
Construct Noise Attenuation Barrier

Preserve Open Space

Major Entry Way

Los Penasquitos

Preserve



NORTH

Figure
19



Parkview

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Residential

Low Density

Commercial

2 Acre Community Commercial

Education

Park Village Elementary School

Recreation

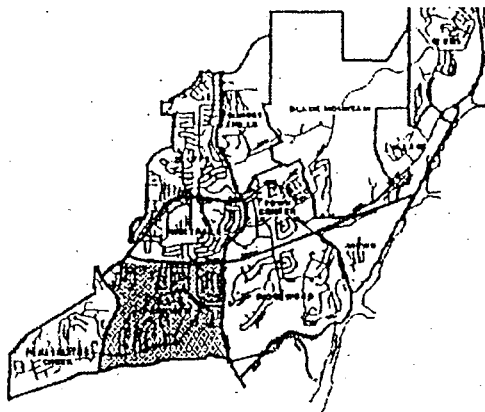
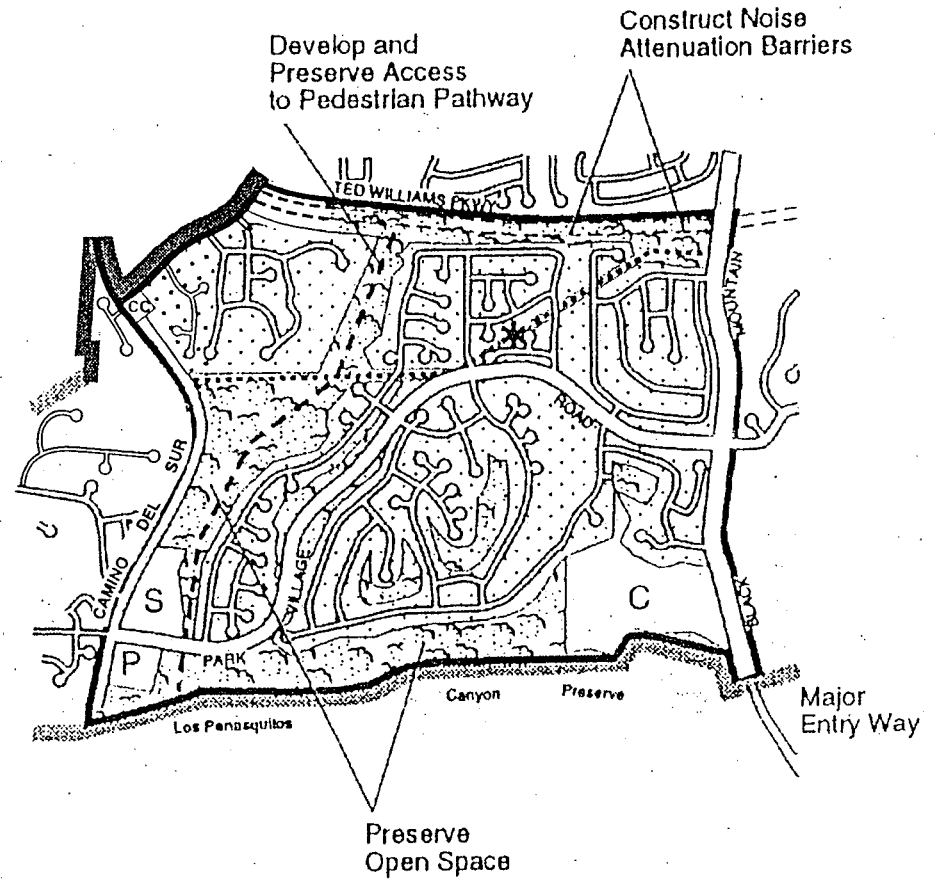
Open Space

Penasquitos Creek Neighborhood Park

Canyonside Community Park

* Pedestrian Pathway

--- Pedestrian Pathway



R-299054



Figure
19

PEÑASQUITOS CREEK

The Peñasquitos Creek neighborhood lies in the southwest corner of the community adjacent to the Los Peñasquitos Canyon Preserve. It is served by proposed Camino del Sur Ruiz and proposed Parkview Road.

Residential development is in process in the Peñasquitos Creek neighborhood. At buildout the neighborhood will contain approximately 883950 single-family units and 350 multi-family units. The neighborhood is predominantly recommended for single-family development on lots of varying size suitable to the terrain.

The terrain in the neighborhood is characterized by finger canyon and ridge structures abutting Los Peñasquitos Canyon. Some environmentally sensitive areas have been included in recommended open space areas. A large open space corridor with a footpath running into Peñasquitos Canyon Preserve is recommended for public dedication along proposed Camino del Sur Ruiz. In addition, several internal open space areas in the neighborhood are planned for preservation as open space easements within individual residential lots. All development design should consider topography, views, and other natural features. Views between the canyon bottom and proposed residential areas merit special attention. The neighborhood should be developed in the architectural style or styles consistent with that of the Parkview neighborhood and should address design issues outlined in the Community Environment and Design Element, in particular those relating to the Peñasquitos Canyon special development area.

Since this area is currently surrounded by open space on three sides, it is important that development, grading, and planned uses are sensitive to the natural open space systems. The interface between natural and developed areas should be carefully designed to prevent impacts to the Canyon Preserve to the south, the Vernal Pool Preserve to the northwest, and any potential preserve along the west edge of the neighborhood.



Peñasquitos Creek

RANCHO PEÑASQUITOS COMMUNITY PLAN
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Residential
Low Density
Recreational
Open Space

Future Urbanizing

Preserve
Open Space

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Figure
20



Peñasquitos Creek

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

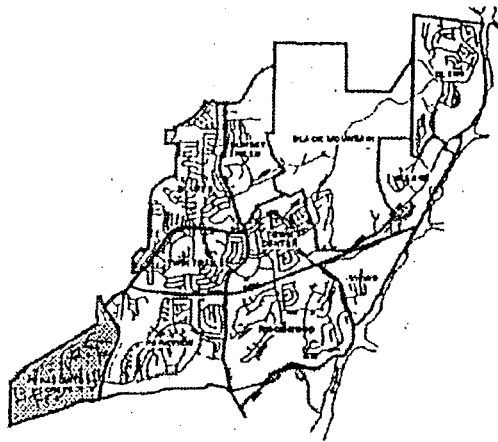
Residential

Low Density

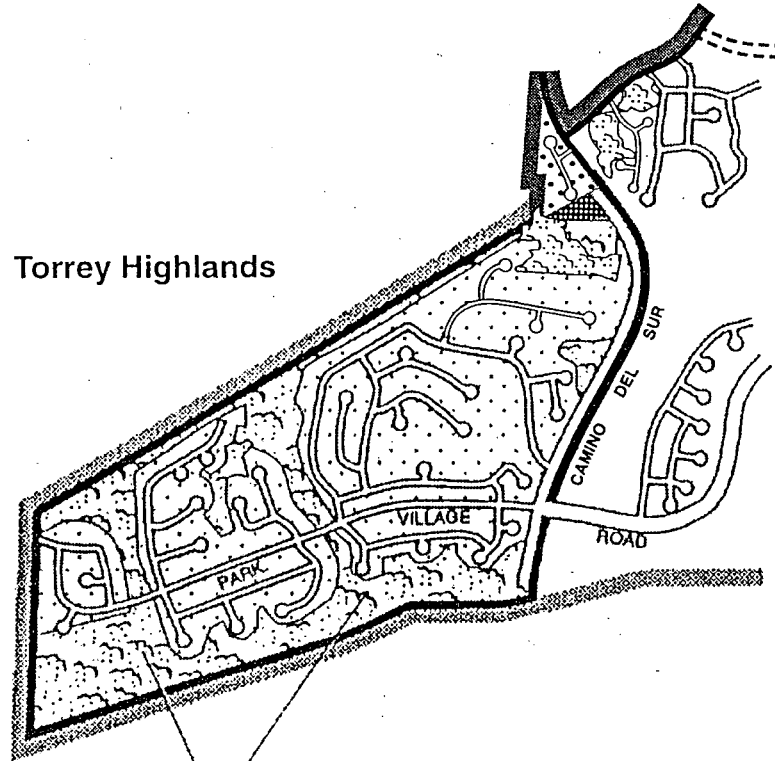
Medium High Density

Recreation

Open Space



Torrey Highlands



Preserve
Open Space

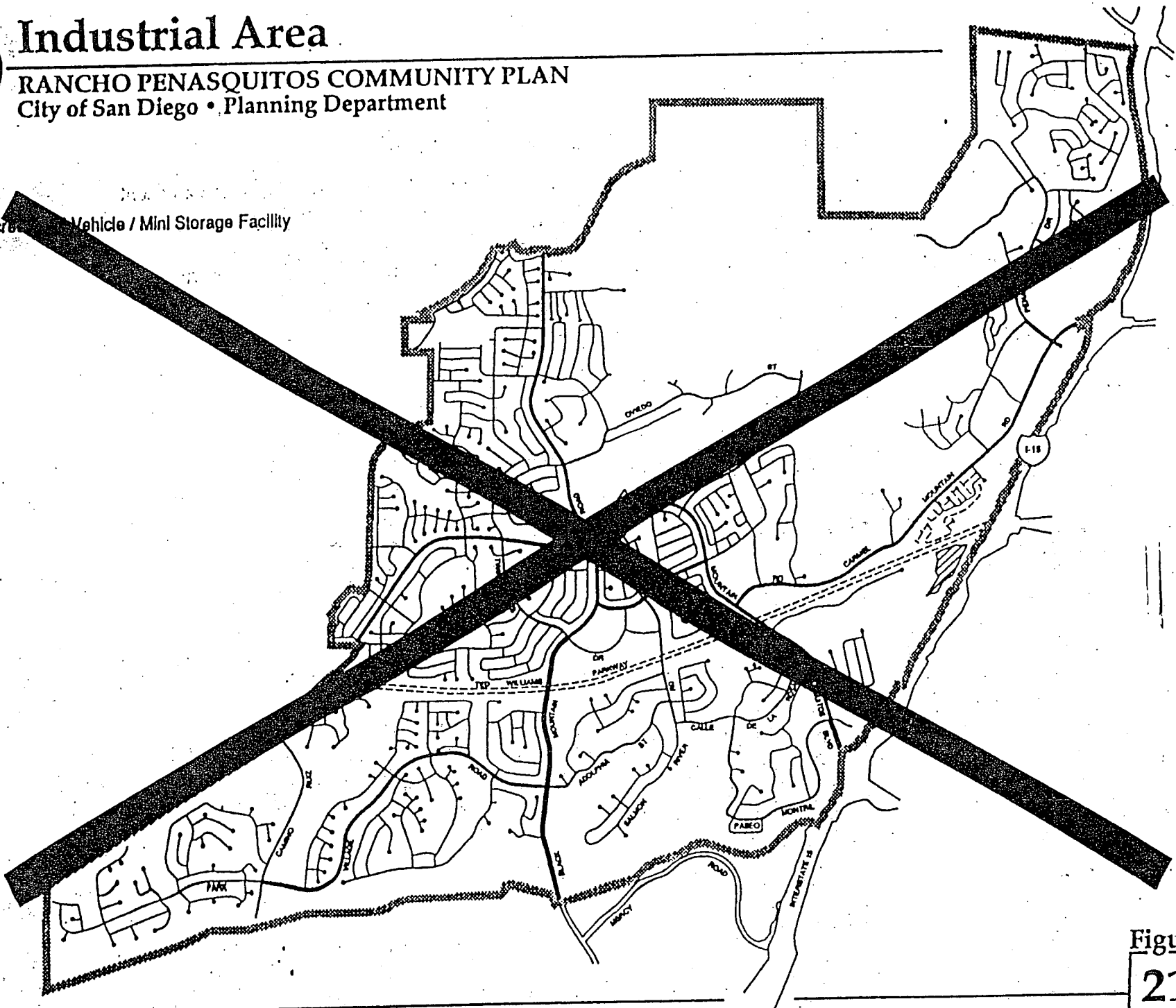




Industrial Area

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

 Recreation Vehicle / Mini Storage Facility



K 299054





NORTH

Figure
21



Special Development Areas

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

-  Black Mountain Special Development Area
-  Penasquitos Canyon Special Development Area

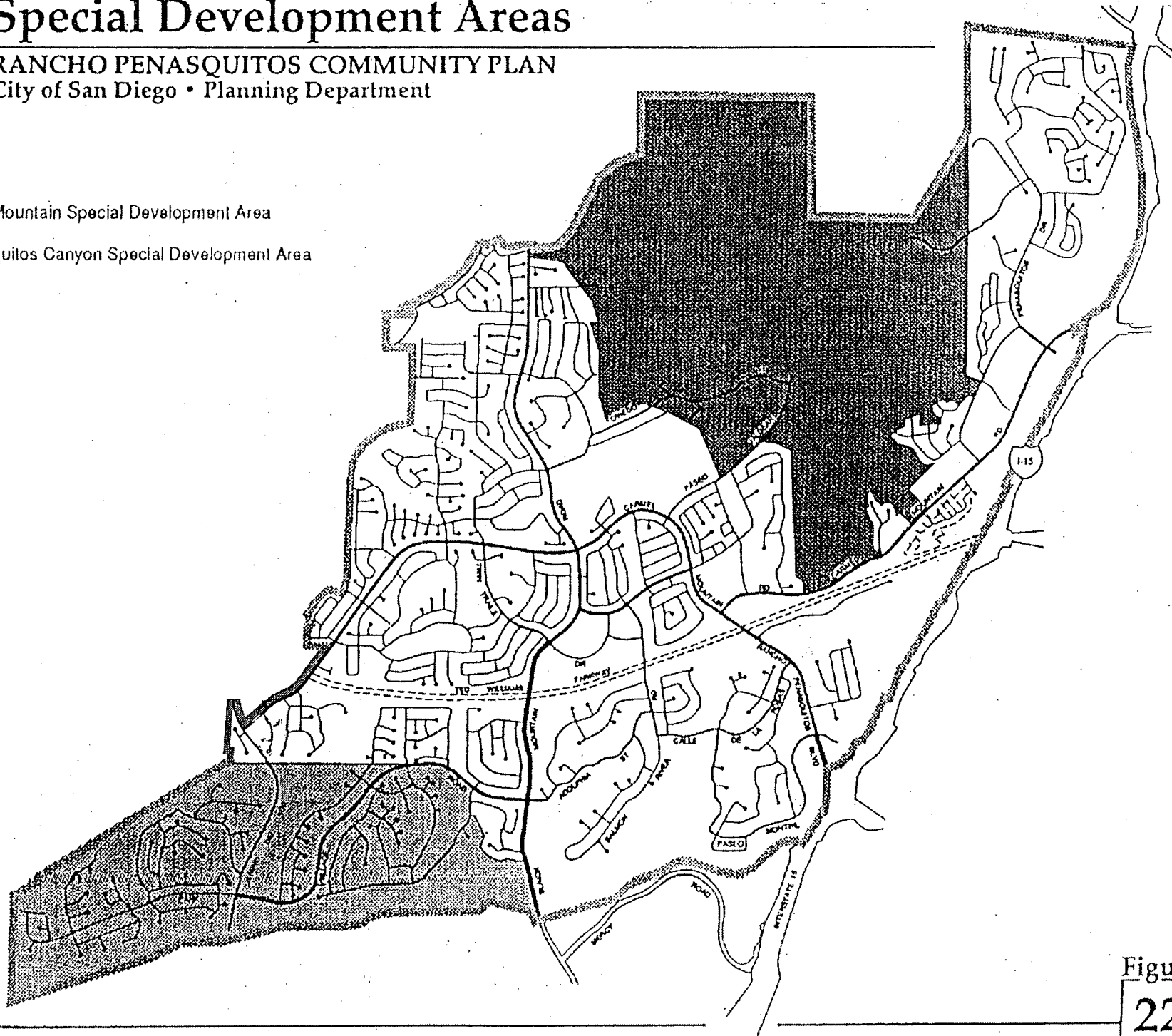


Figure
22

Design possibilities include variable location of the road within the right-of-way; pop outs for emergency parking and viewpoints; landscaping of median strips, adjacent slope banks, or road side pockets (see Figure 25); and split level roadways.

- Black Mountain Road and Camino del Sur Ruiz should be sited to retain major adjacent open spaces, rather than fragmenting open spaces into smaller areas. Adequate pedestrian and bicycle crossings should be provided. Landscaping should be used as a transition from roadways to open space areas.
- Portions of Park Village Road lying within the Peñasquitos Canyon transition zone should be sensitively designed, and landscaped fully on the regional park side with a mix of trees, shrubs, and groundcover. Trees and large shrubs should be artistically clustered to achieve a natural effect, rather than planted symmetrically or at even intervals along the road. A specifically designed crossing connecting the regional park to the Camino del Sur Ruiz open space corridor should be constructed, to permit safe passage of pedestrians across Park Village Road. The crossing should be designed and constructed by the developer. Maintenance of the crossing should be the responsibility of the landscape maintenance district.

Building Design

The intent of these proposals is to require high-quality design and construction of buildings and groups of buildings.

Building Compatibility. In order to preserve existing landform, building design should reflect split-level, hillside development techniques. Structures within a development should possess similar architectural styles but also provide visual variety. Earth tones, textured materials, and California ranch house and Spanish mission styles are considered appropriate in residential construction in Rancho Peñasquitos.

Massing. Special care should be taken in the massing of buildings. In the special development areas, dwellings should be low scale in design.

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Average Daily Traffic at Buildout (in thousands)

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

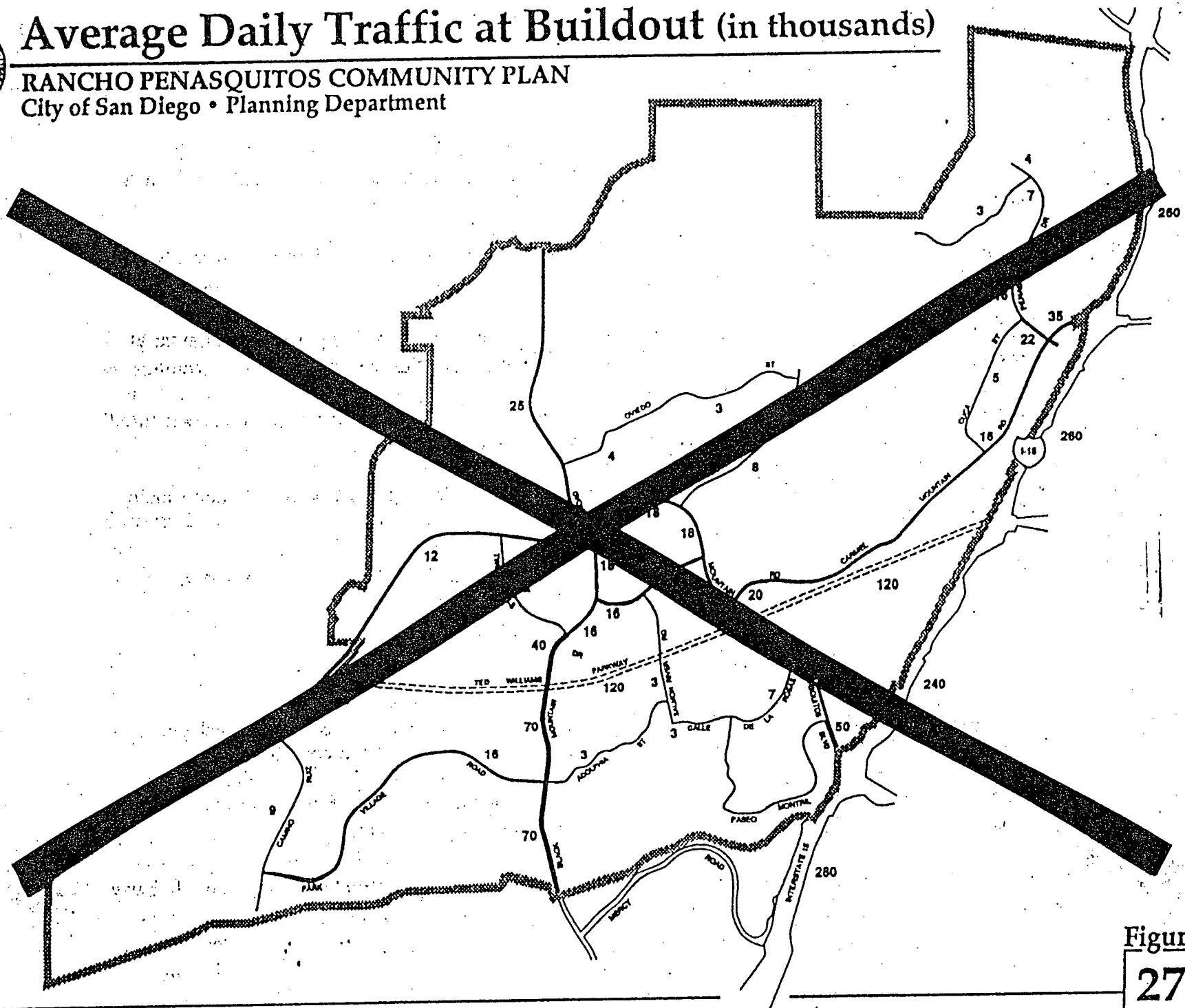
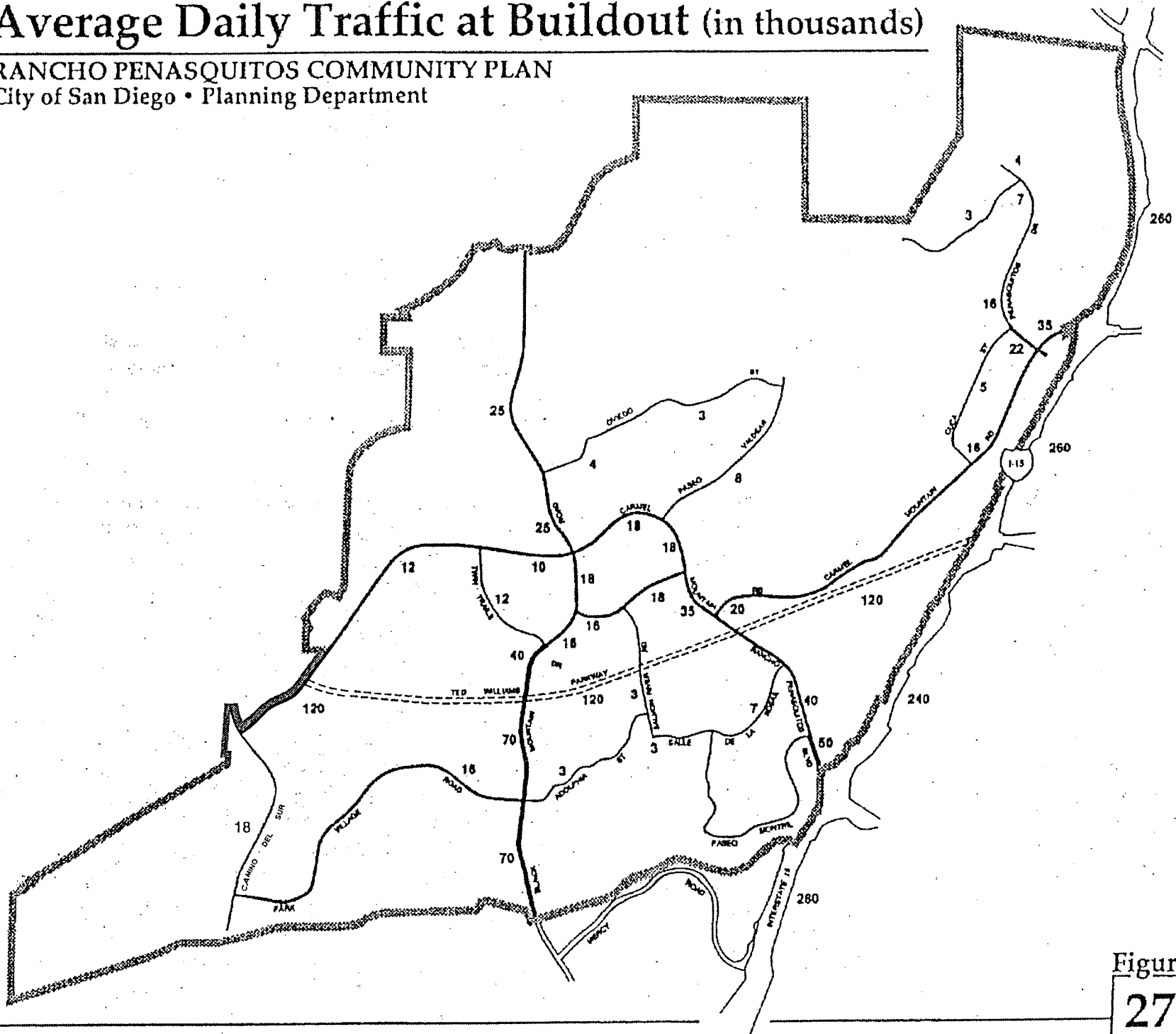


Figure
27



Average Daily Traffic at Buildout (in thousands)

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department



R-299054



Figure
27

Rancho Peñasquitos to obtain right-of-way for the portion of State Route 56 which would traverse the future urbanizing area. It is recommended that if environmental issues can be resolved, a financing mechanism should be developed to construct State Route 56 at least a four-lane facility through the future urbanizing area and that this road be built when sufficient funds have been obtained.

Black Mountain Road. From just north of Twin Trails Drive to the southern community boundary, this road may be improved to modified six-lane arterial status with Class II bicycle lanes.

Camino Ruiz Extension Across Los Peñasquitos Canyon. The Camino Ruiz extension has been deleted from this plan due to widespread opposition from residents and community groups in Rancho Peñasquitos and Mira Mesa. They feel that the environmental impacts of the roadway to Los Peñasquitos Canyon Preserve outweigh the benefits to traffic flow and access that would be achieved if the roadway extension were built, and they accept the severe congestion that will result on Black Mountain Road.

Camino del Sur Ruiz. Northerly terminus to Carmel Mountain Road – Retain four-lane major classification. The road should be designed in an environmentally and aesthetically sensitive manner, having minimal impact upon the natural open space system. The median can be reduced where there is no fronting property, which will help to minimize grading impacts.

Carmel Mountain Road. Paseo Montalban to Rancho Peñasquitos Boulevard – Classify as a modified five-lane major street (3EB, 2WB).

Carmel Mountain Road. I-15 to Peñasquitos Drive – Classify as a modified six lane- major street.

Paseo Valdear. Westerly portion, from Oviedo Street approximately 300 feet north – Classify as a four-lane collector street; to limit of development in Montana Mirador classify as a local street. Cul-de-sac at Montana Mirador subdivision. Provide an emergency access road to westerly portion of Paseo Valdear.

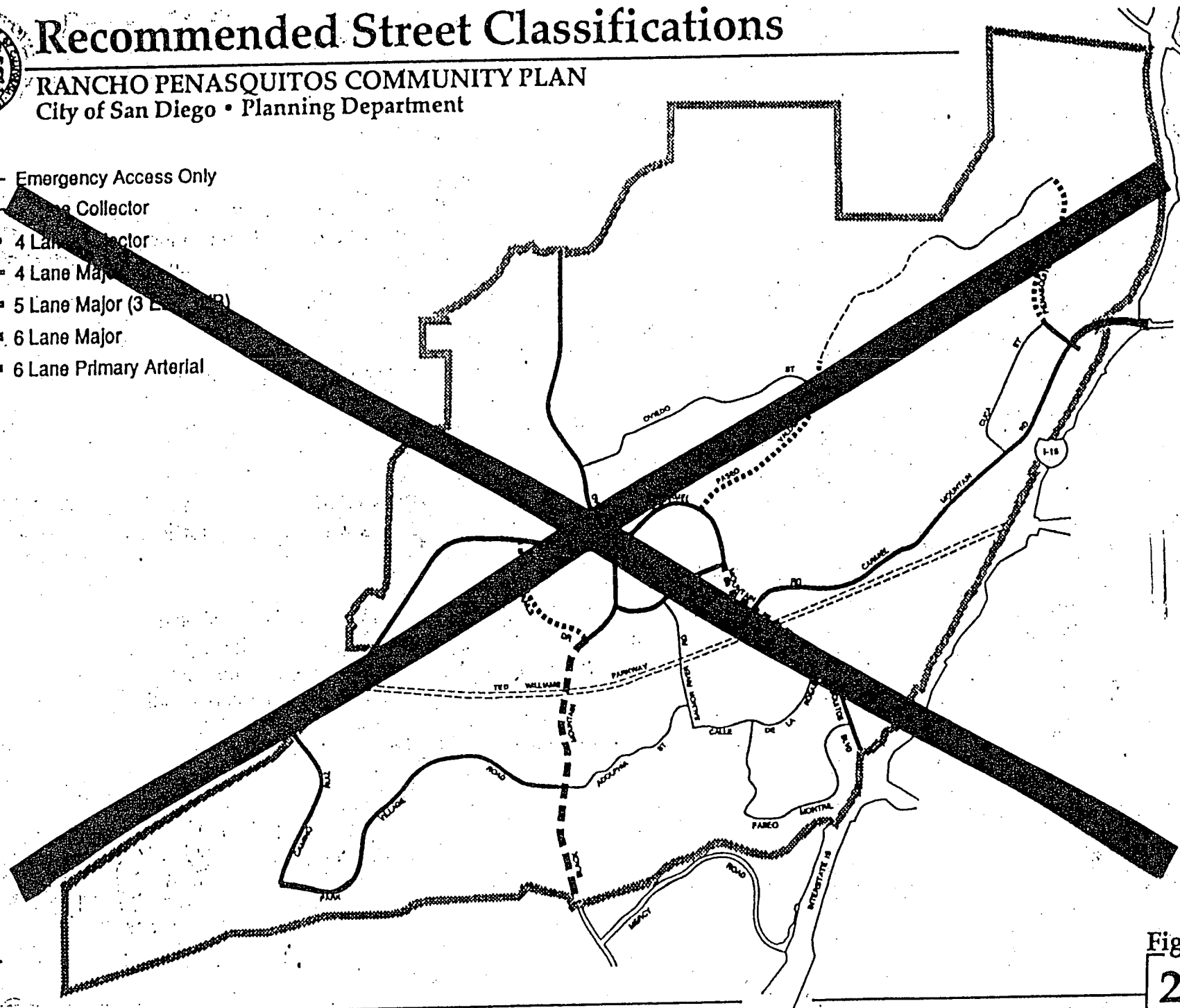
Paseo Valdear. Easterly portion, from Peñasquitos Drive to terminus – Retain two-lane collector street classification. Cul-de-sac at Paraiso Cumbres subdivision. Provide an emergency access road to westerly portion of Paseo Valdear.



Recommended Street Classifications

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

- Emergency Access Only
- _____ Collector
- 4 Lane Collector
- 4 Lane Major
- ▤▤▤▤▤ 5 Lane Major (3 Lane Turnoff)
- 6 Lane Major
- ▤▤▤▤▤ 6 Lane Primary Arterial



R-299054



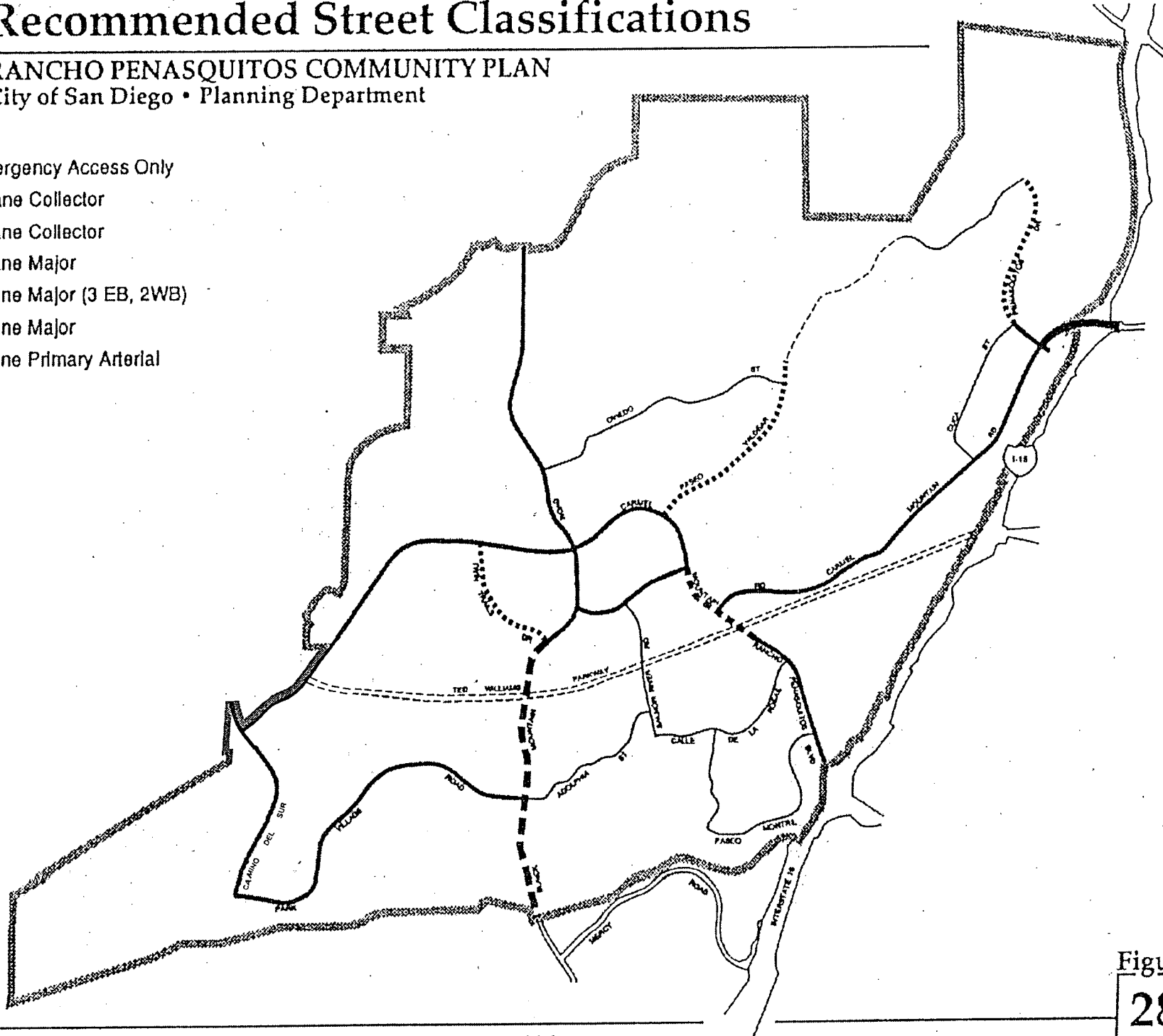
Figure
28



Recommended Street Classifications

RANCHO PENASQUITOS COMMUNITY PLAN
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- Emergency Access Only
- _____ 2 Lane Collector
- 4 Lane Collector
- 4 Lane Major
- 5 Lane Major (3 EB, 2WB)
- 6 Lane Major
- 6 Lane Primary Arterial





Transit Services

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Existing Services

- Local Route 845
- █ Express Route
- Commuter Route 2
- Park & Ride Lots
- Proposed Park & Ride Lot

Proposed Services

- █ Possible LRT Line / High Speed Express Routing (Under Study)
- New or Expanded Park and Ride Lots
- Demand Responsive Transit Throughout Community To Be Studied.

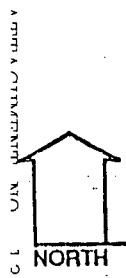
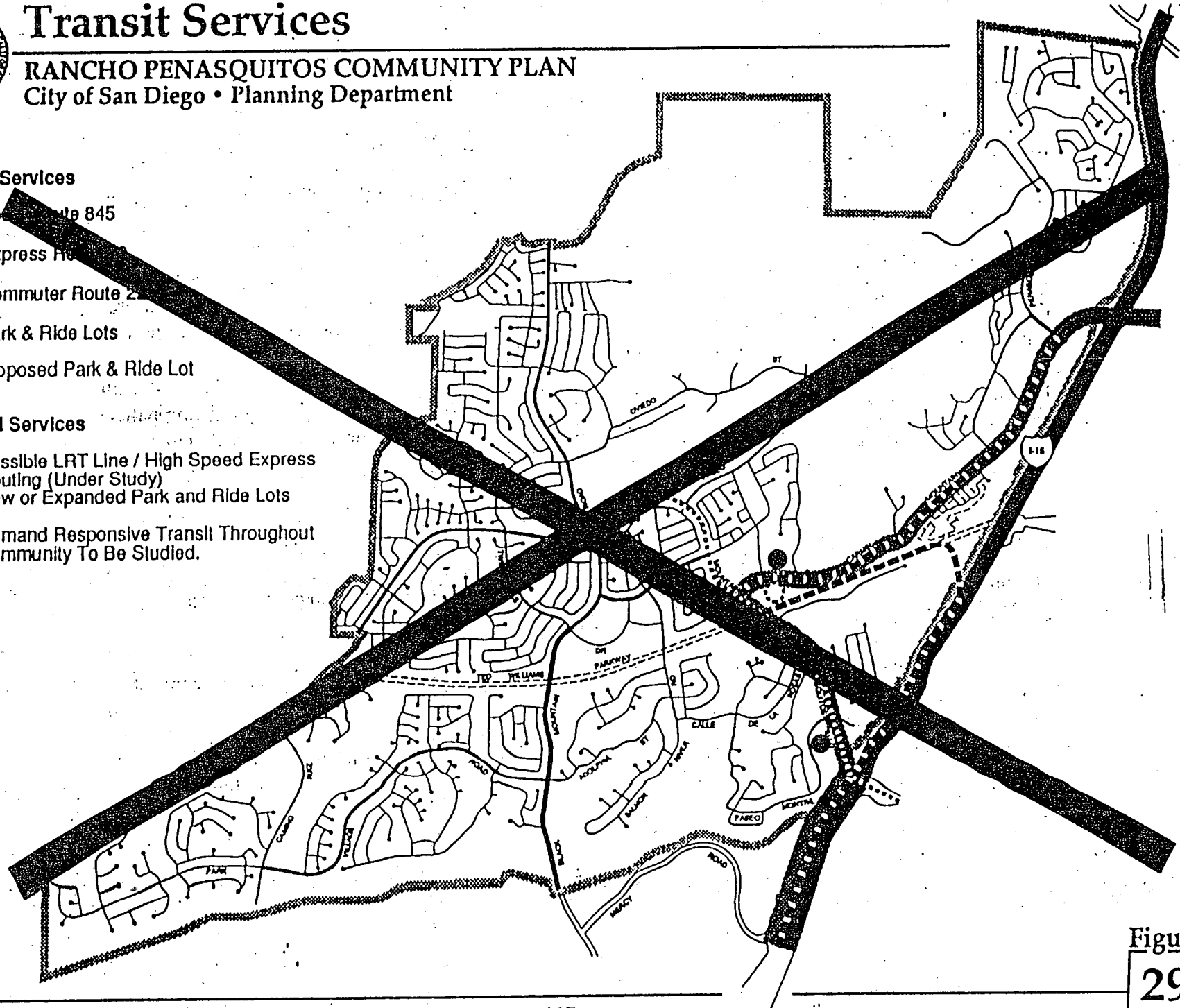


Figure
29



Transit Services

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Existing Services

- Local Route 845
- █ Express Route 20
- - - Commuter Route 220
- Park & Ride Lots
- Proposed Park & Ride Lot

Proposed Services

- █ Possible LRT Line / High Speed Express Routing (Under Study)
- New or Expanded Park and Ride Lots
- Demand Responsive Transit Throughout Community To Be Studied.

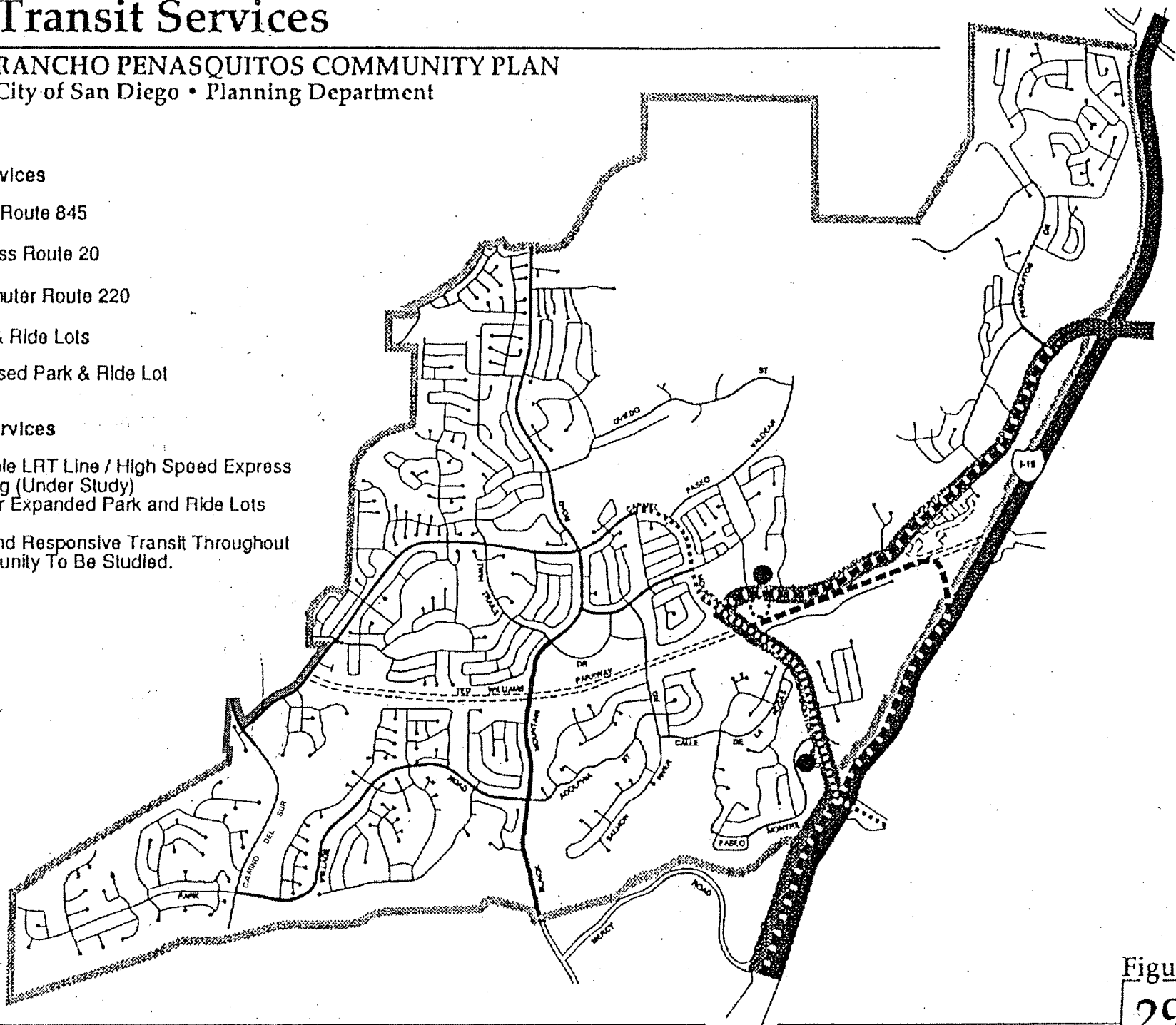






Figure
29

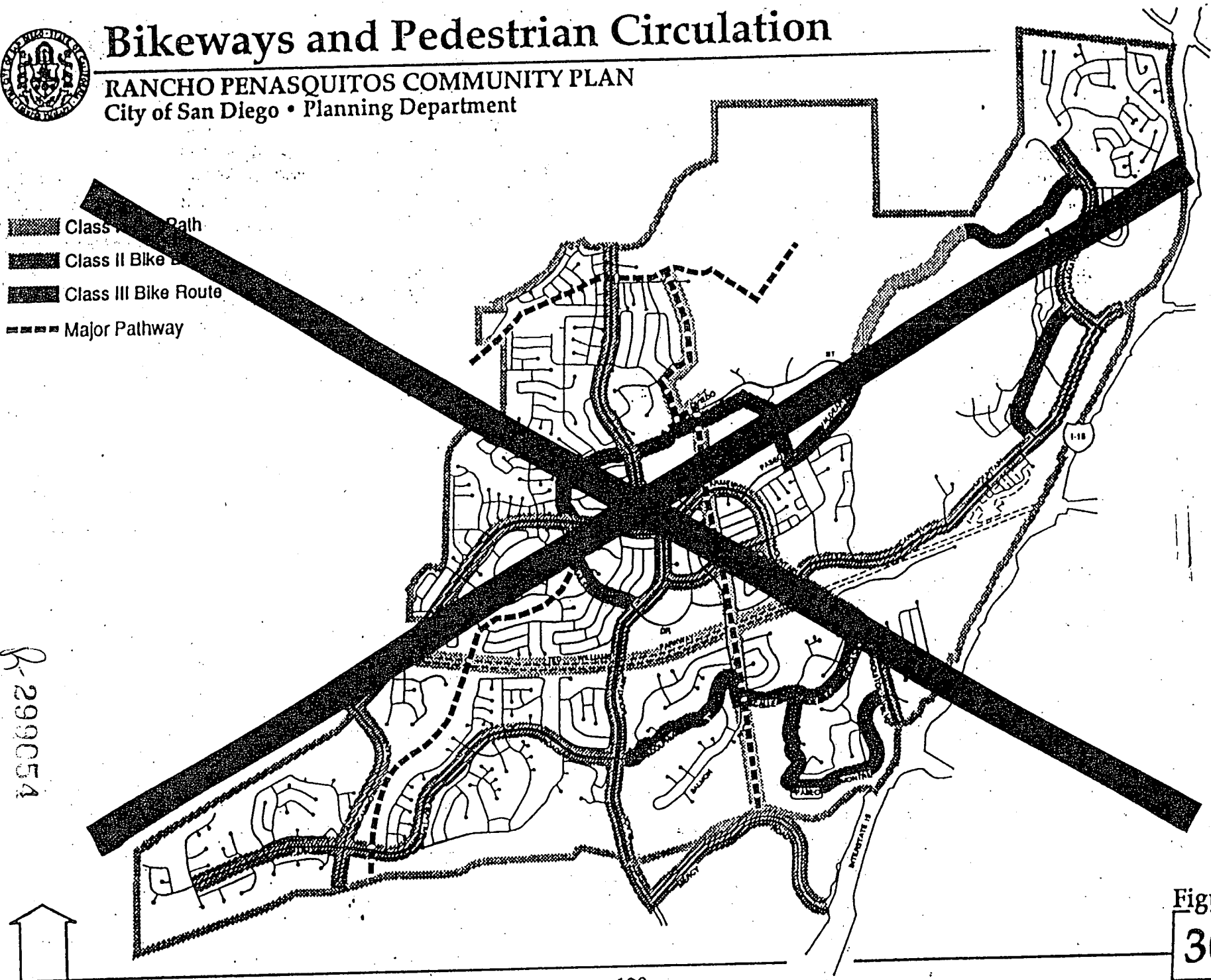




Bikeways and Pedestrian Circulation

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

-  Class I Path
-  Class II Bike Route
-  Class III Bike Route
-  Major Pathway



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Figure
30



Bikeways and Pedestrian Circulation

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

-  Class I Bike Path
-  Class II Bike Lane
-  Class III Bike Route
-  Major Pathway

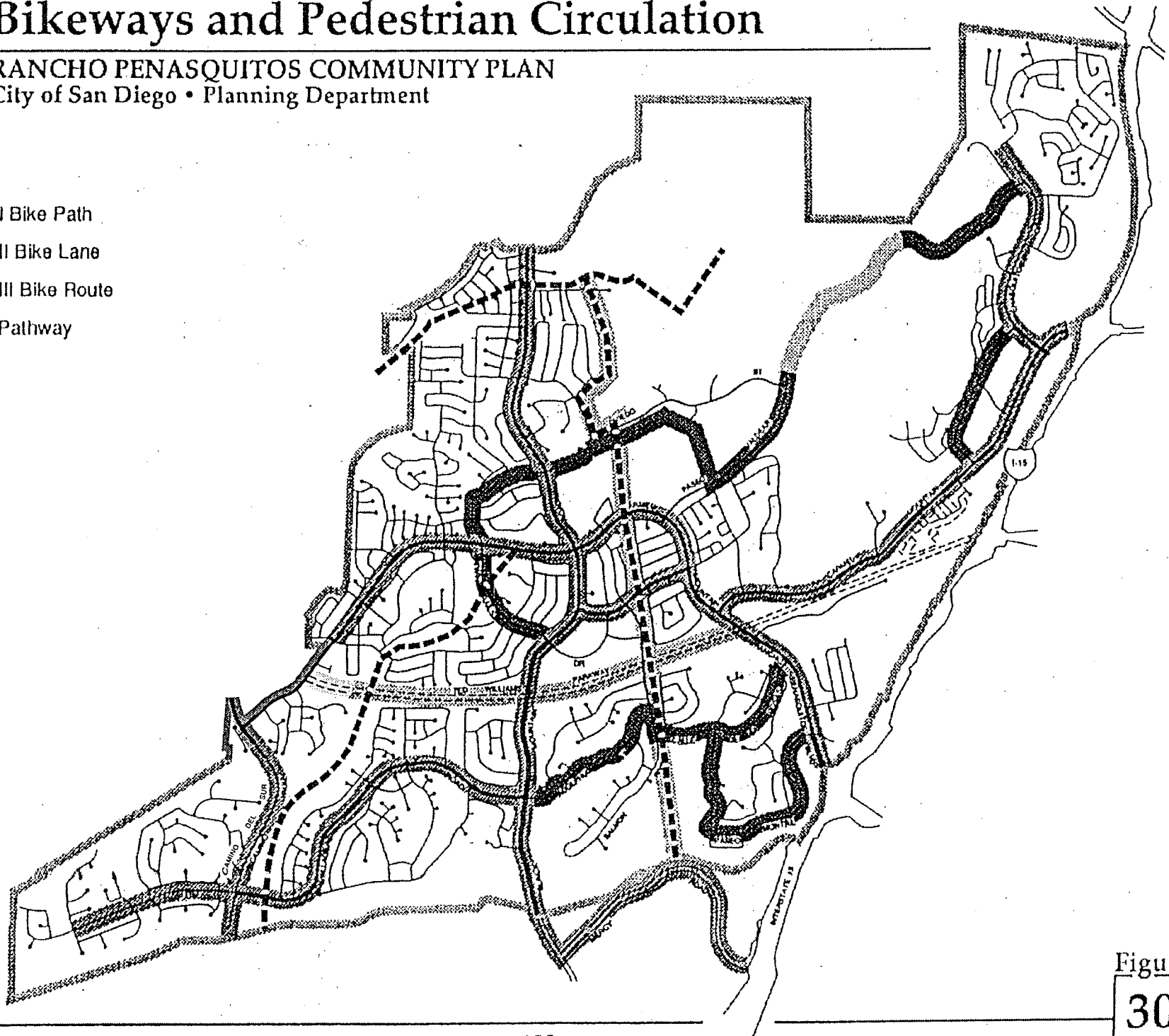


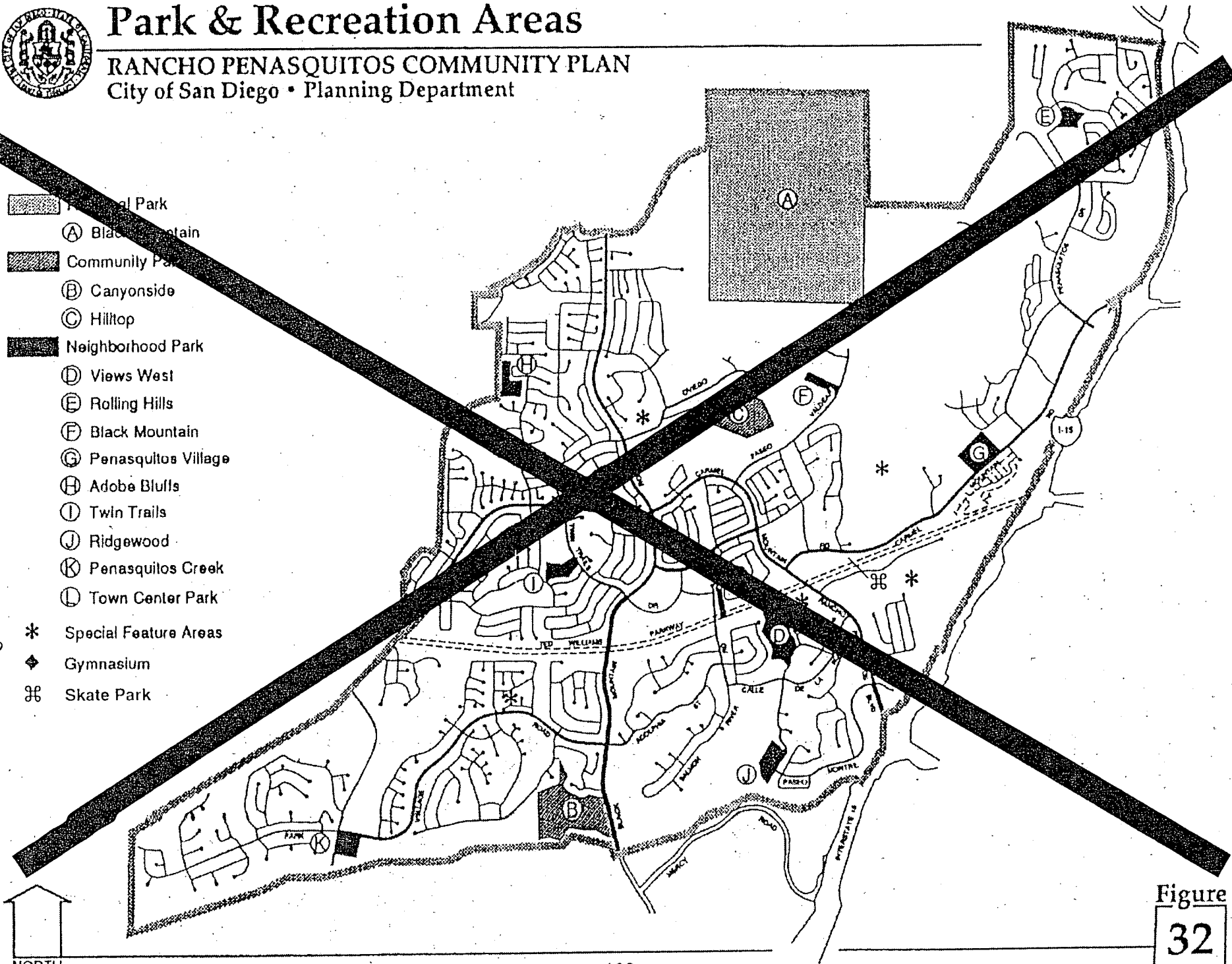
Figure
30



Park & Recreation Areas

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

- Regional Park
- Black Mountain
- Community Park
- Canyonside
- Hilltop
- Neighborhood Park
- Views West
- Rolling Hills
- Black Mountain
- Penasquitos Village
- Adobe Bluffs
- Twin Trails
- Ridgewood
- Penasquitos Creek
- Town Center Park
- Special Feature Areas
- Gymnasium
- Skate Park



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Figure
32



Park & Recreation Areas

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

-  Regional Park
-  (A) Black Mountain
-  (B) Canyonside
-  (C) Hilltop
-  Neighborhood Park
-  (D) Views West
-  (E) Rolling Hills
-  (F) Black Mountain
-  (G) Penasquitos Village
-  (H) Adobe Bluffs
-  (I) Twin Trails
-  (J) Ridgewood
-  (K) Penasquitos Creek
-  (L) Town Center Park
-  * Special Feature Areas
-  ◆ Gymnasium
-  ☼ Skate Park

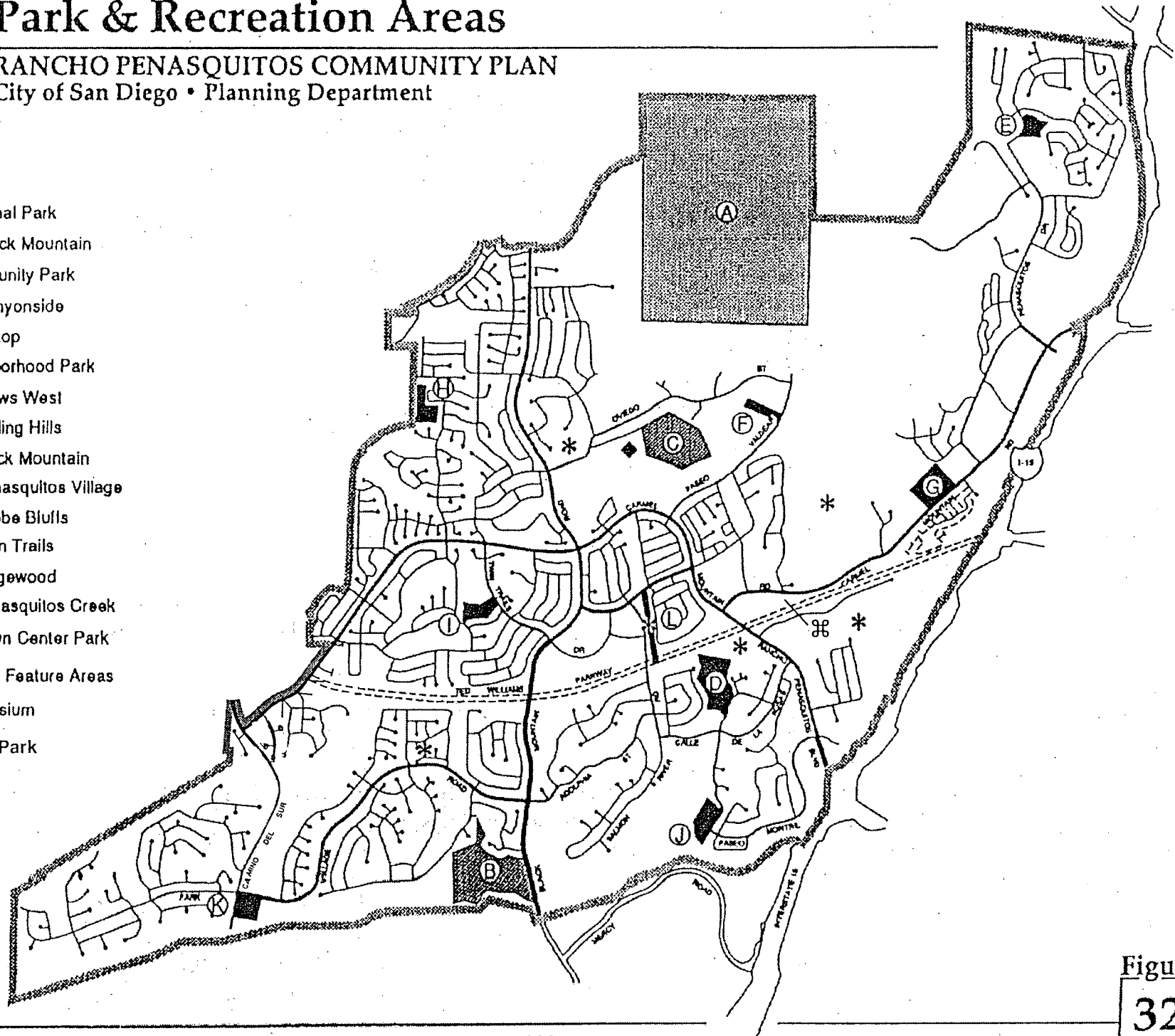


Figure
32

OPEN SPACE AND RESOURCE MANAGEMENT ELEMENT

PRIMARY GOAL

Conserve, enhance, and restore all open space and sensitive resource areas in the Rancho Peñasquitos Community. Retain viable connected systems of open space, maintain all open space containing biologically sensitive habitat in its natural state and prohibit encroachment and impacts of adjacent development on areas designated open space.

EXISTING CONDITIONS

The undeveloped natural areas of the Rancho Peñasquitos Community have important biological value. Many of the remaining natural areas are designated open space and are either publicly owned or private, open space easements. The majority of the undeveloped areas contain grasslands, chaparral, and coastal sage scrub habitat. Coastal sage scrub is particularly sensitive because it serves as a habitat for several highly threatened animals including the California gnatcatcher, cactus wren, San Diego horned lizard, and orange-throated whiptail.

Figure 33 shows the major recommended open space system for the planning area. The figure indicates general areas for dedication or public acquisition of open space as residential development proceeds but does not illustrate a number of area which may be preserved as internal open space by open space easements or non-building areas. Major easements and public rights-of-ways which are expected to remain as open space are also shown.




In the Peñasquitos Canyon area south of proposed Highway 56, substantial open space fingers should continue to be preserved, including an open space corridor adjacent to Camino del Sur Ruiz. This plan restricts residential development to particular portions of the north canyon wall, while no residences are permitted in the canyon bottom. Some open spaces in the Ridgewood, Parkview, and Peñasquitos Creek neighborhoods are recommended to be included in the park and open space network of the Peñasquitos Canyon Preserve. The open space areas within the planning area south of proposed Highway 56 and west of the 130-foot water easement total about 450 acres, including utility easements and the park sites, and excluding internal open space easements, school sites and roads.

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Open Space System

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

-  Open Space
-  Pedestrian Path
-  Pedestrian Crossing

Acquire 240 Acres
To Expand Black
Mountain Park

Black
Mountain
Park

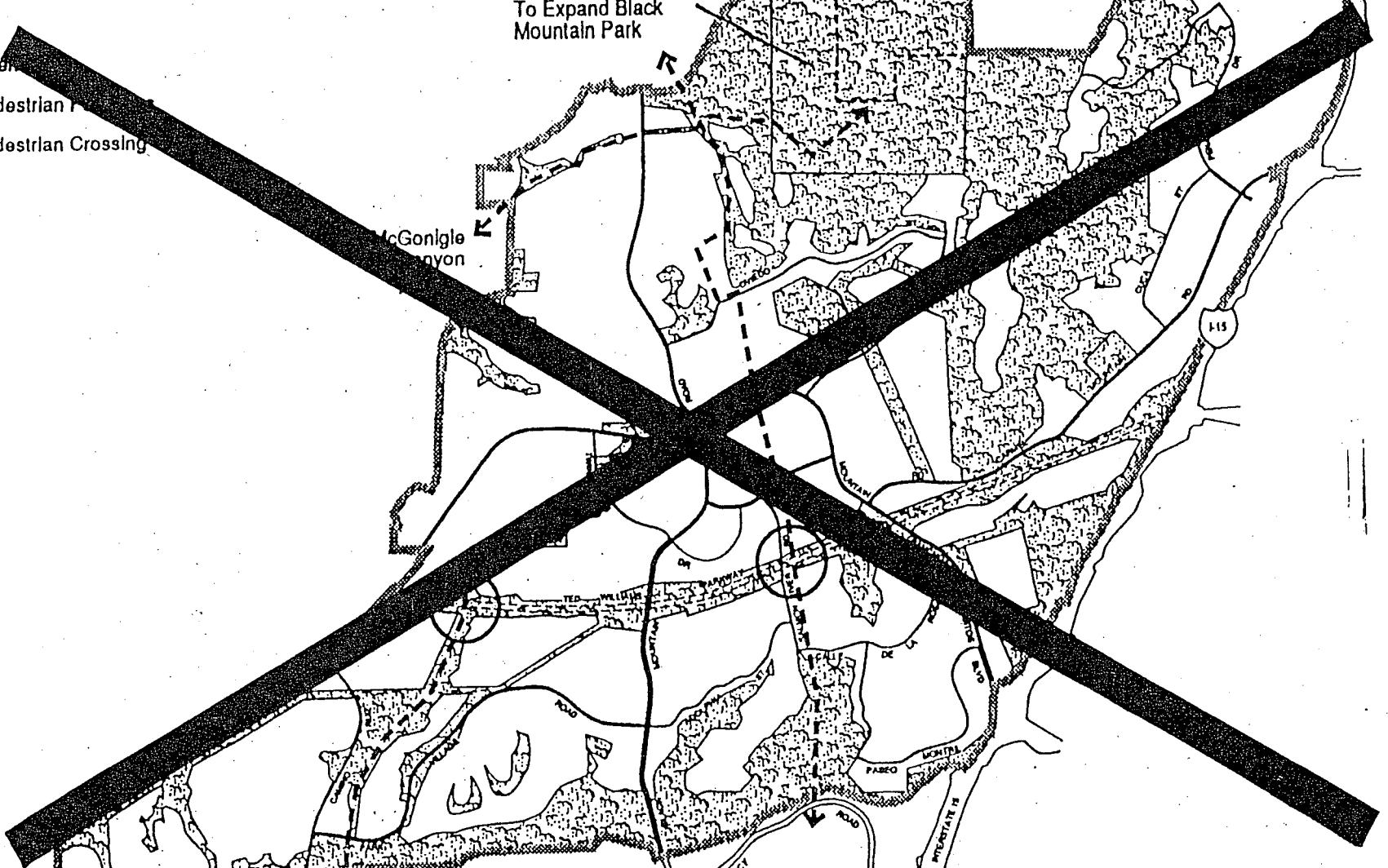
McGonigle
Canyon

115



NORTH




Figure
33

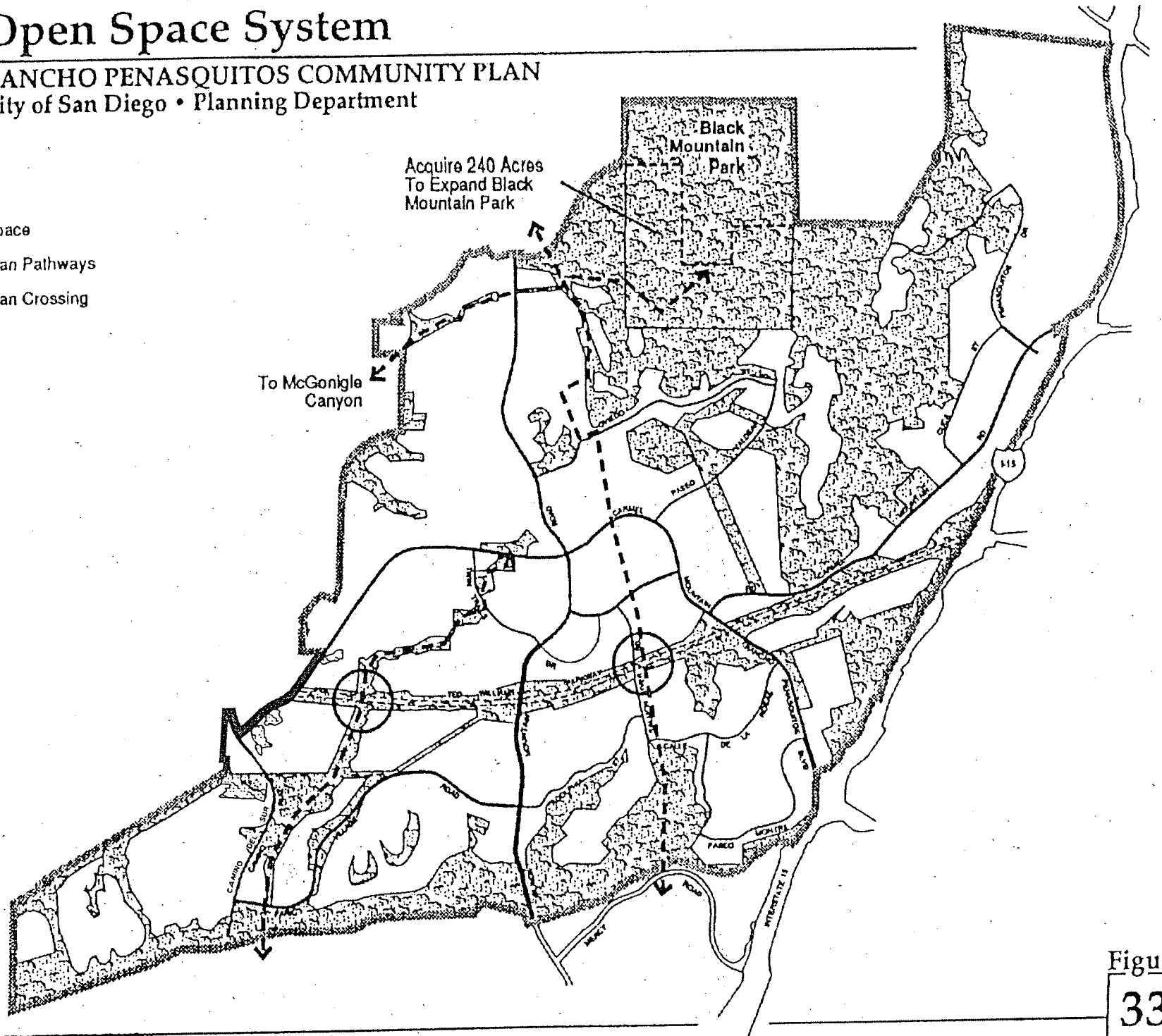




Open Space System

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

-  Open Space
-  Pedestrian Pathways
-  Pedestrian Crossing



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Figure
33

Wildlife corridors must remain wide enough to provide adequate crossing under or over roadways and must provide adequate protection from excessive noise, night lighting, and predation by domestic animals.

The commercial site at the corner of Camino del SurRuiz and Carmel Mountain Road in the Parkview Neighborhood is adjacent to a vernal pool preserve owned by the State of California Department of Transportation. Development on the site must provide an adequate buffer between the site and the preserve and all runoff should be directed away from the watershed of vernal pools. In addition, the site adjacent to the preserve should be fenced to provide further protection from potential impacts.

The use of off-road vehicles in open space areas should be prohibited. Where feasible, appropriate design layouts, fencing, signing, and landscaping should be employed at open space access points and in open space areas where preservation of particular natural features is desired in order to discourage the use of off-road motor vehicles.

POLICIES

- The proposed expansion are (240 acres) of Black Mountain Park should be acquired by the City, the state, or another public agency. The underlying land use designation for this expansion area is regional open space park.
- Open space areas should provide a continuous, connected open space system maximizing the use of open spaces as wildlife habitat.
- Open space with reduced long-term biological value (due to proximity of development) should be used for moderate impact activities such as jogging, horseback riding, pet walking, and interpretive trail hiking.
- Open space serving as wildlife habitat should be maintained in its natural state.
- Vernal pools, and their associated native landforms and contributing watersheds, should not be distributed.
- Exotic or invasive plant species should not be planted adjacent to natural open spaces areas.

-Use of the Planned Development procedures is recommended to minimize grading and to preserve the natural environment.

-Development of land underlain by the Ardath Shale or similar formations (which are often unstable and not suitable for building sites) should be avoided, unless specific engineering studies indicate that potential problems can be mitigated.

-Appropriate mitigation measures should be applied to archaeological sites found in the area. Where development would adversely impact archaeological or paleontological resources, reasonable mitigation measures will be required. When significant archaeological resources are encountered, avoidance or preservation of the resource would be the preferred form of mitigation. This proposal can be implemented by requiring thorough archaeological surveys prior to the approval of rezonings and subdivision maps.

RECOMMENDATIONS

- Include the land acquisition of the remaining 240 acres of Black Mountain Park in the City's CIP.
- Any development on the commercial site at the corner of Camino del Sur Ruiz and Carmel Mountain road should be fenced along the portion adjacent to the vernal pool preserve to decrease impacts to the vernal pools and watershed.
- Coordinate with the San Diego County Water Authority (SDCWA) to provide a pedestrian pathway and a Class I bicycle path along its utility easement. Require dedication of land along the paths during development of contiguous property.
- Require that long- and short-term maintenance responsibilities on open space areas be clearly defined as a part of development approvals.
- Require applicant to set aside wildlife crossing areas through the Black Mountain neighborhood, connecting all remaining natural habitat to Black Mountain Park as development is approved.
- Develop pathways or bike trails through the Black Mountain neighborhood for public access to Black Mountain Park.

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Schools

RANCHO PENASQUITOS COMMUNITY PLAN City of San Diego • Planning Department

- Existing**
- (A) Rolling Hills Elementary
 - (B) Los Penasquitos Elementary
 - (C) Mount Carmel High
 - (D) Black Mountain Middle
 - (E) Sunset Hills Elementary
 - (F) Sundance Elementary
 - (G) Canyonview Elementary
 - (H) Deer Canyon Elementary
 - (I) Adobe Bluffs Elementary
- Proposed**
- (J) Black Mountain Elementary
 - (K) Park Village Elementary (site acquired)
 - (L) Mesa Verde Middle School (under construction)

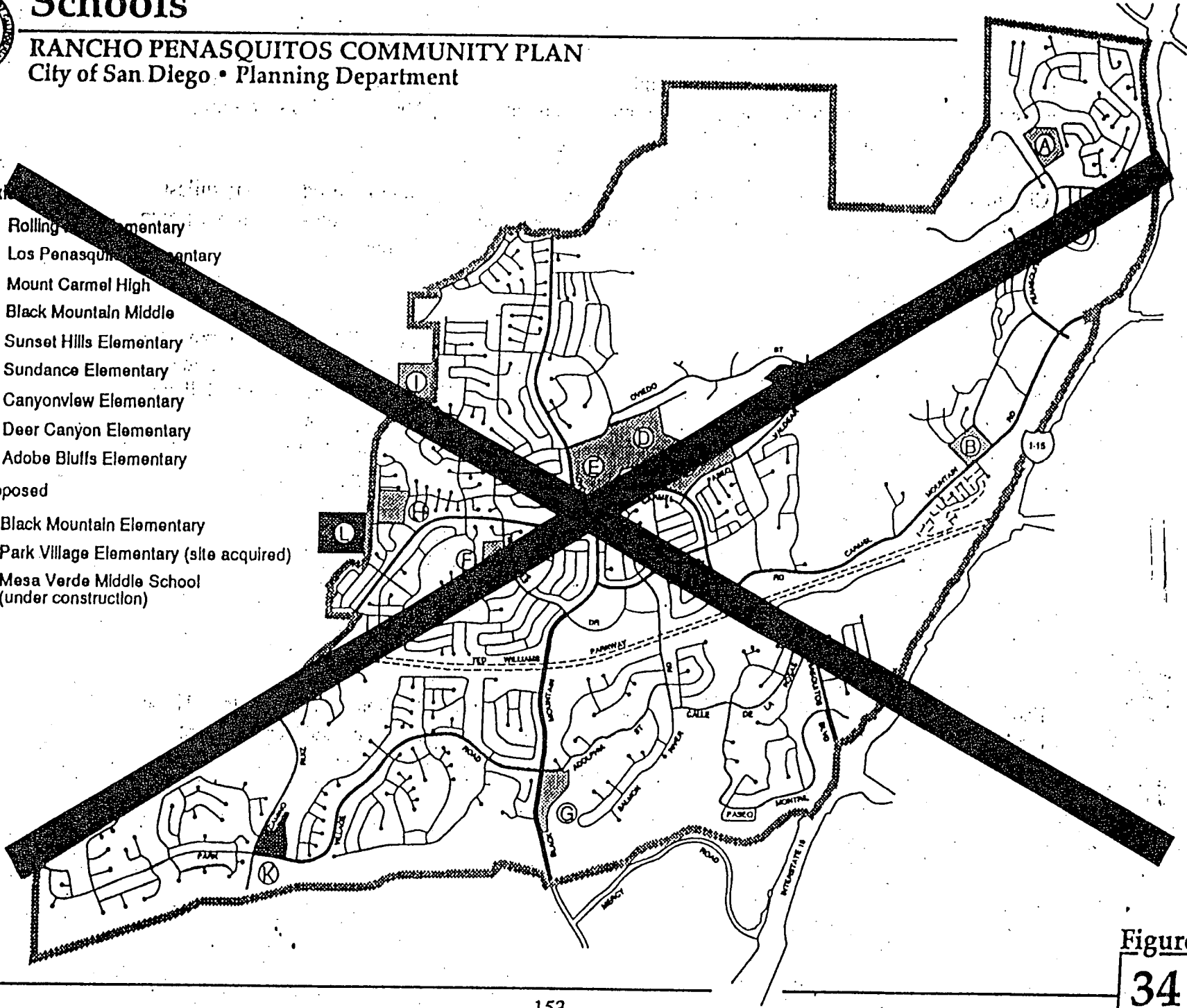


Figure
34



Schools

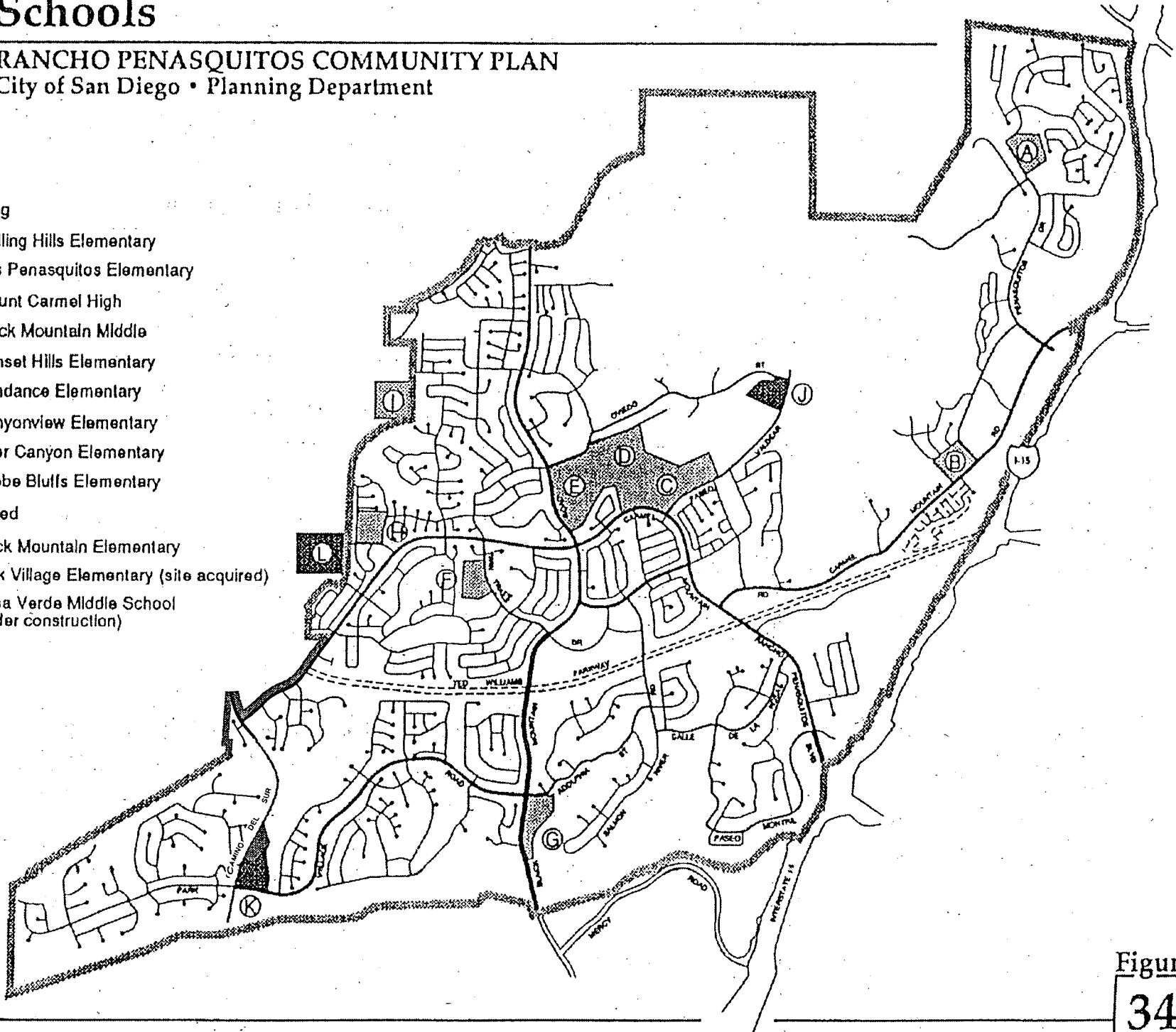
RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

Existing

- (A) Rolling Hills Elementary
- (B) Los Penasquitos Elementary
- (C) Mount Carmel High
- (D) Black Mountain Middle
- (E) Sunset Hills Elementary
- (F) Sundance Elementary
- (G) Canyonview Elementary
- (H) Deer Canyon Elementary
- (I) Adobe Bluffs Elementary

Proposed

- (J) Black Mountain Elementary
- (K) Park Village Elementary (site acquired)
- (L) Mesa Verde Middle School (under construction)



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NORTH

Figure
34



Public Facilities and Services

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

- (A) Police Station
- (B) Police Station
- (C) Fire Station
- (D) Library

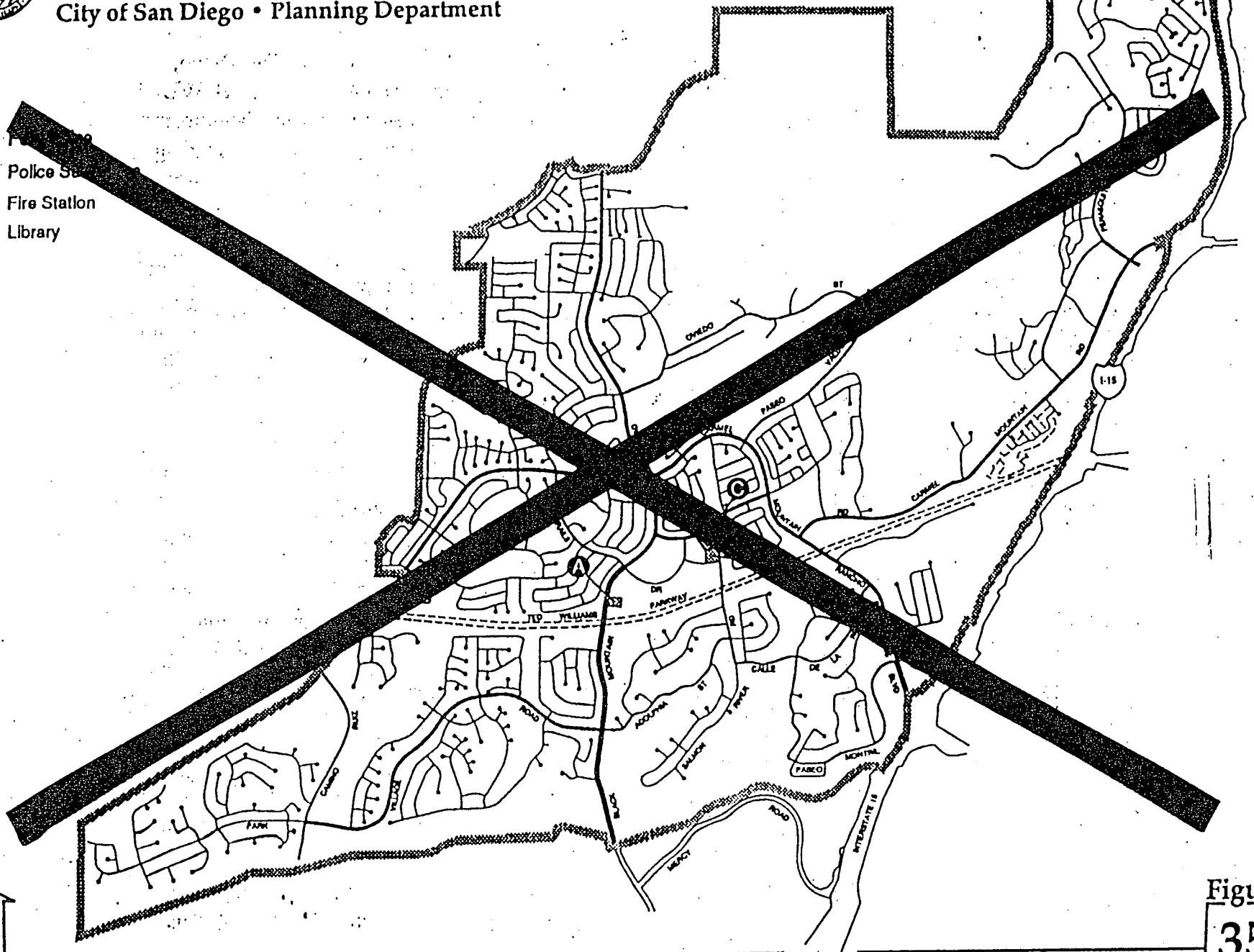


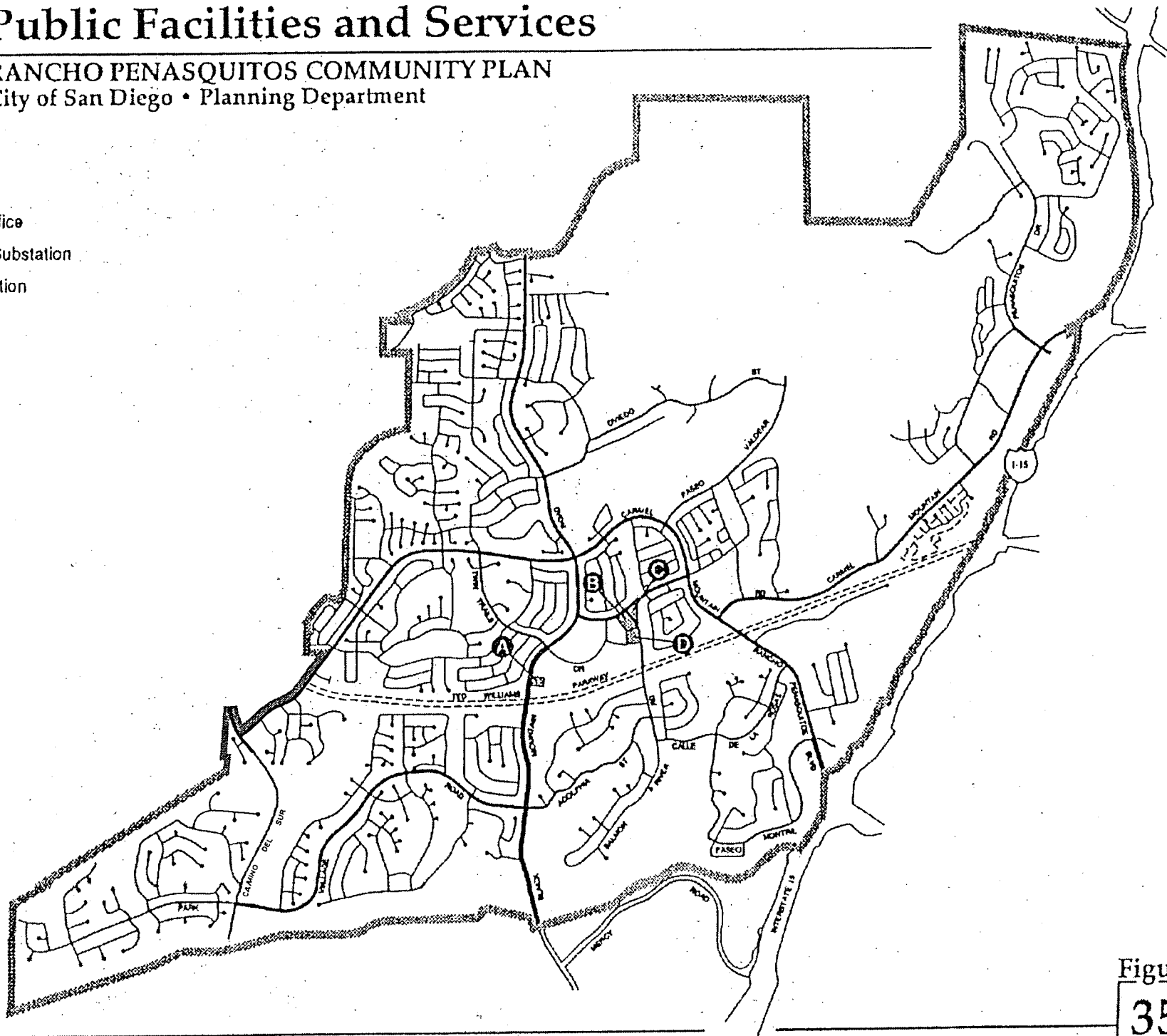
Figure
35



Public Facilities and Services

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

- A** Post Office
- B** Police Substation
- C** Fire Station
- D** Library



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Figure
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NAS Miramar Airport Influence Area Detail

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City of San Diego • Planning Department

 NAS Miramar Area of Influence

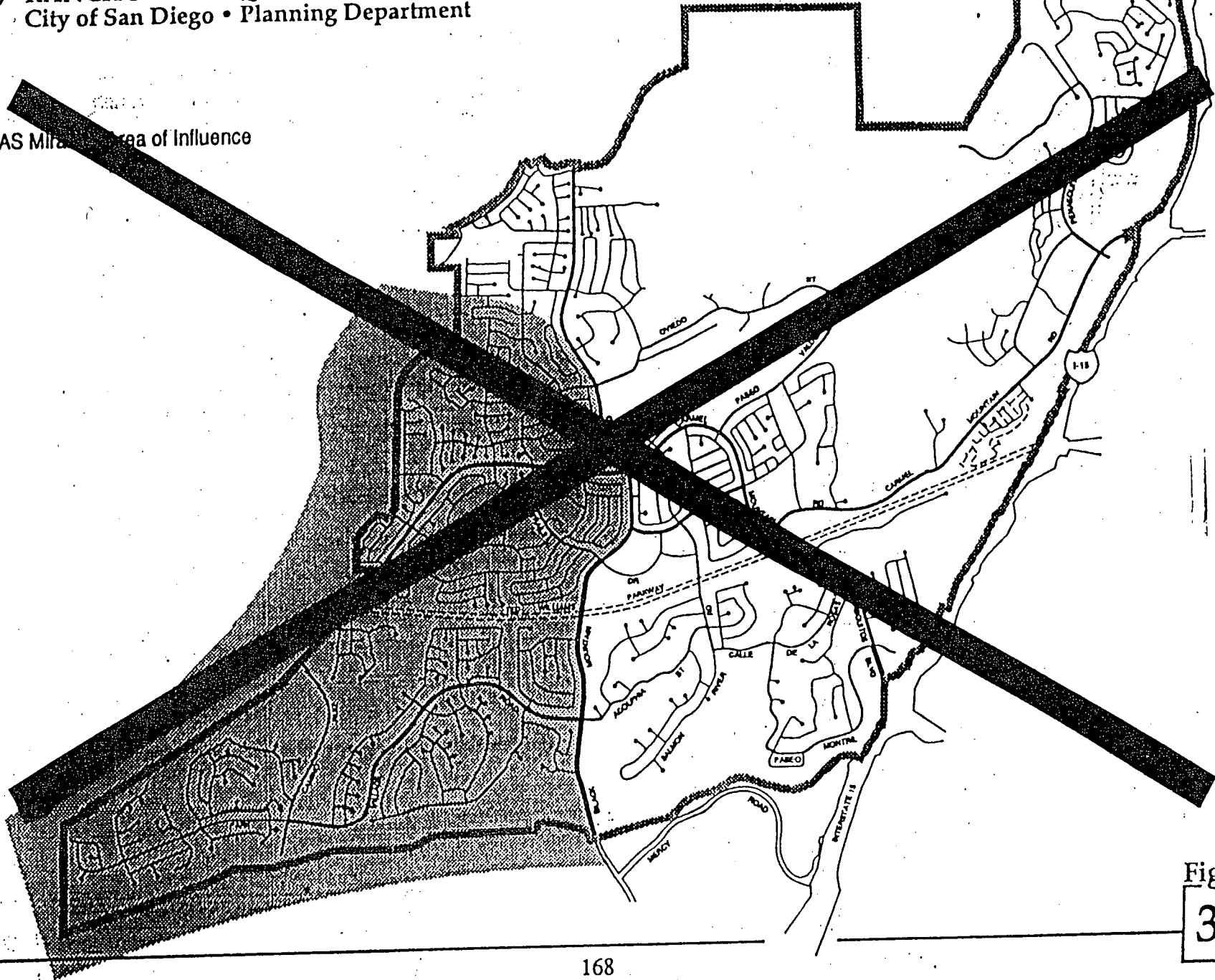


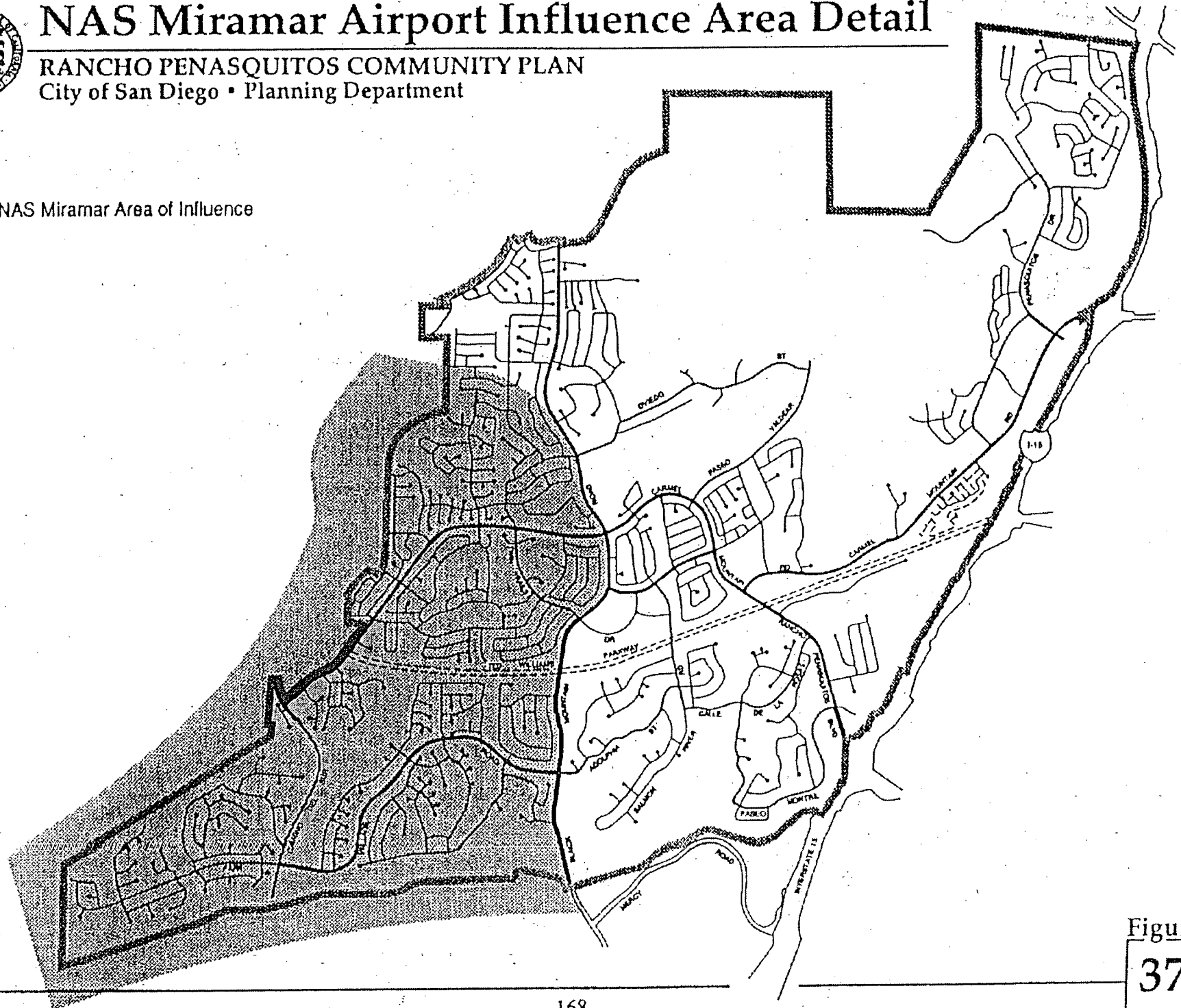
Figure
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NAS Miramar Airport Influence Area Detail

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

 NAS Miramar Area of Influence



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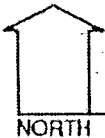


Figure
37



Recommended CPIOZ Overlay Zones

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 CPIOZ Community Implementation Overlay Zone (Type B)

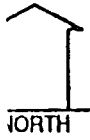
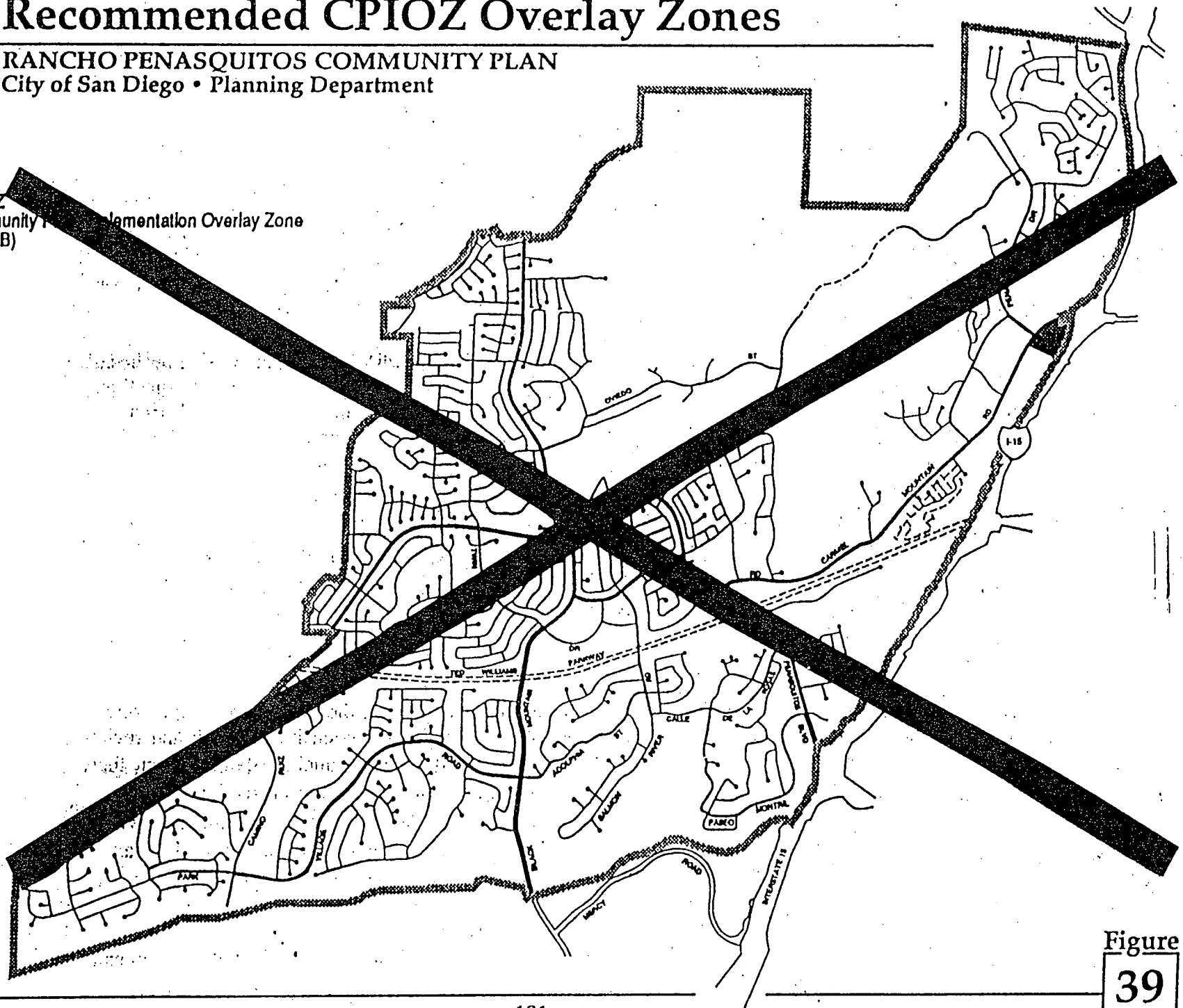


Figure
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Existing General Plan Land Use Designations

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

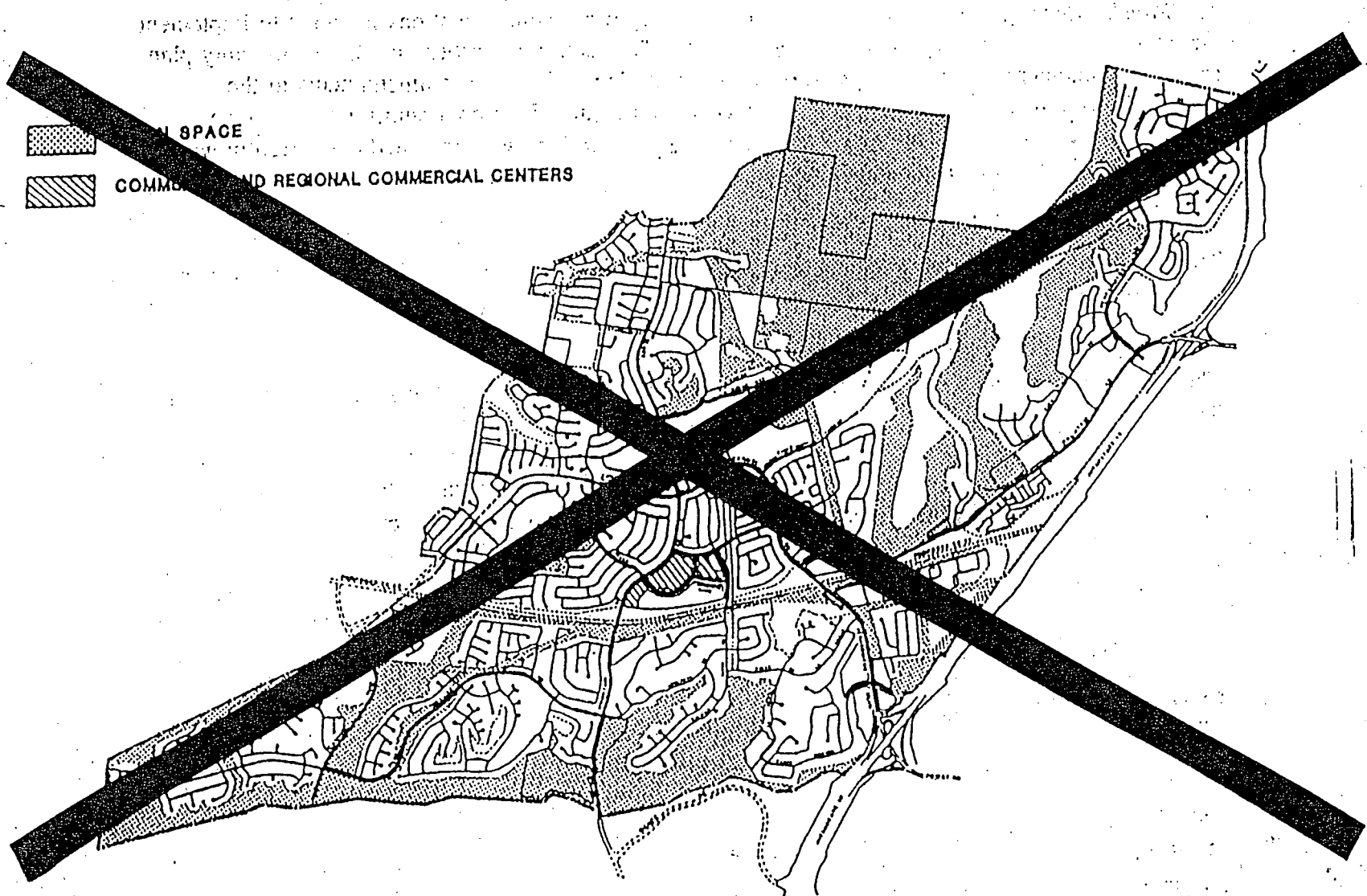




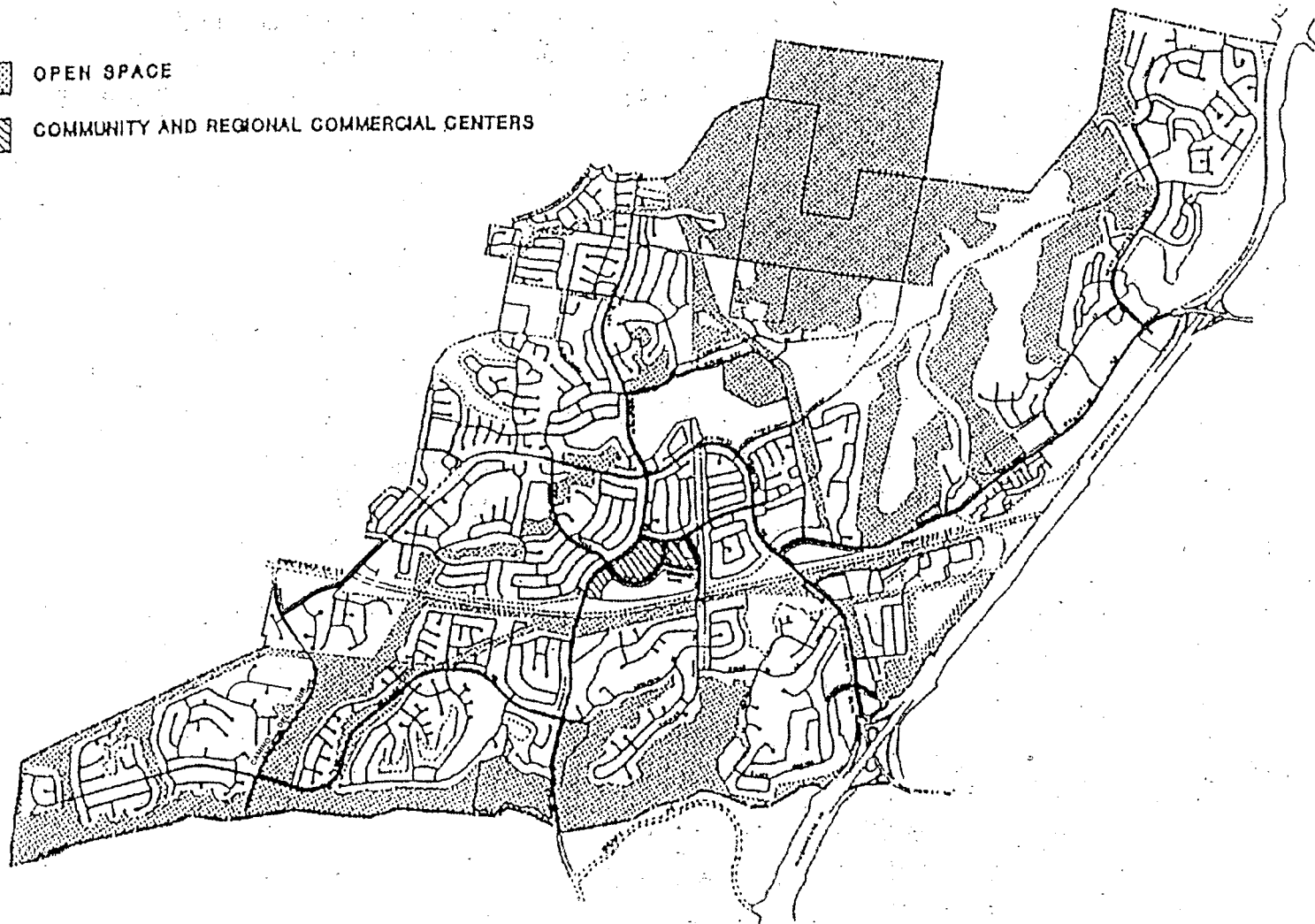
Figure
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Existing General Plan Land Use Designations

RANCHO PENASQUITOS COMMUNITY PLAN
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-  OPEN SPACE
-  COMMUNITY AND REGIONAL COMMERCIAL CENTERS



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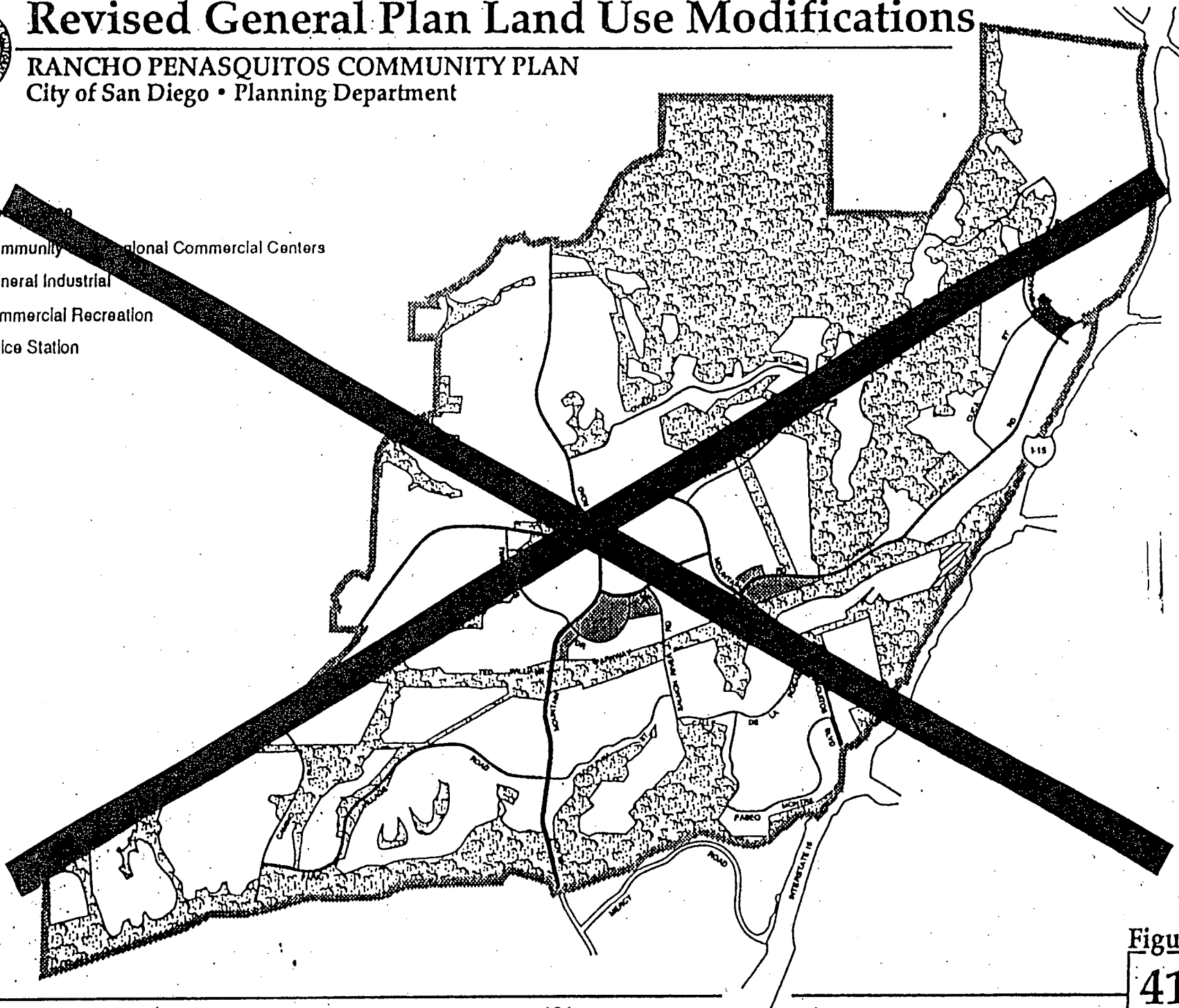
NORTH



Revised General Plan Land Use Modifications

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

-  Open Space
-  Community and Regional Commercial Centers
-  General Industrial
-  Commercial Recreation
- ★ Police Station







NORTH

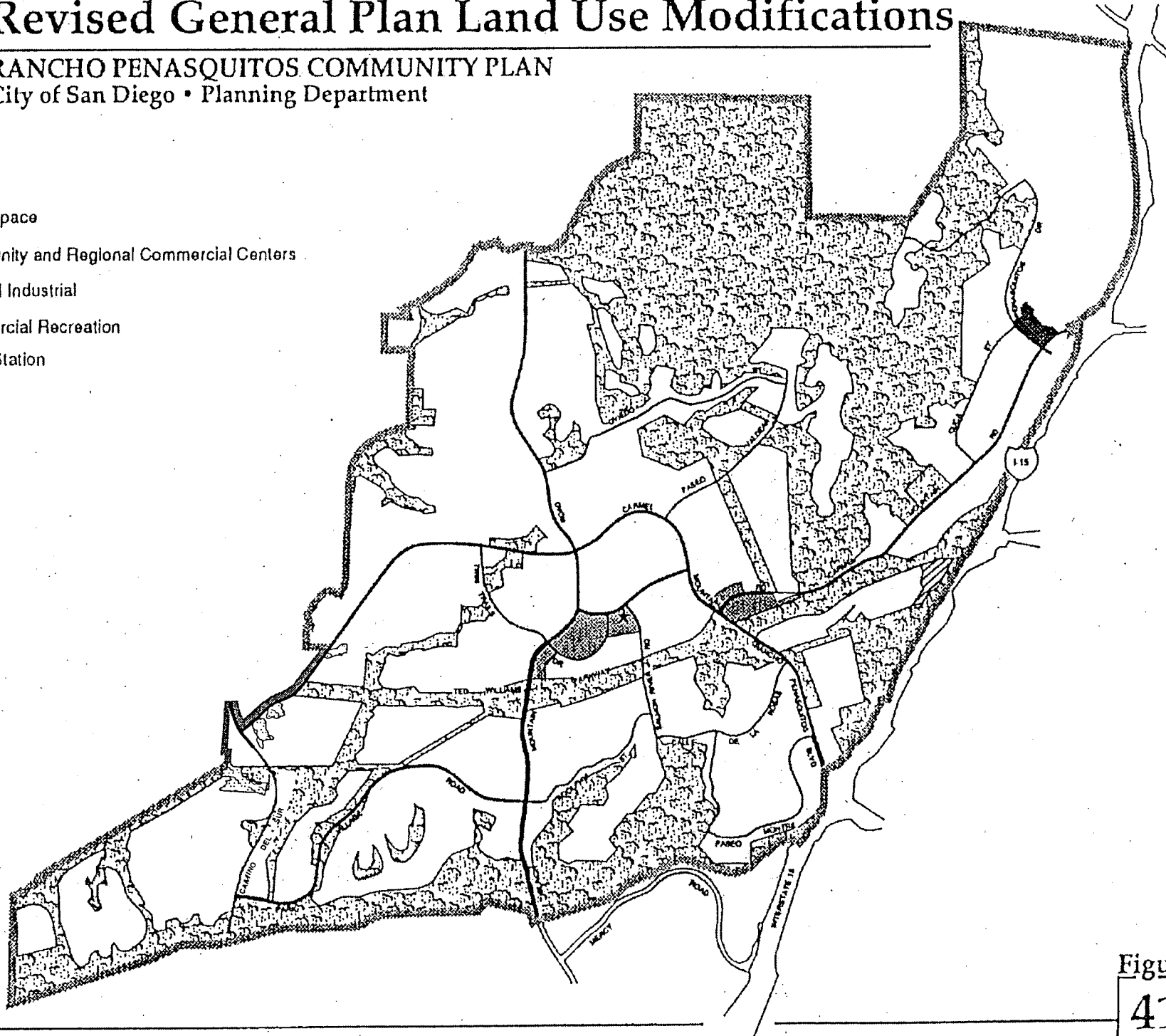
Figure
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Revised General Plan Land Use Modifications

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

-  Open Space
-  Community and Regional Commercial Centers
-  General Industrial
-  Commercial Recreation
- ★ Police Station



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Figure
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