

### **3 Land Uses and Planning**

Existing and planned land uses, along with the jurisdictions and planning documents governing them are critical pieces in understanding the historical character of the RCW, including potential assets and liabilities; today's community and land use character; and what tomorrow's character may be like if the existing planning documents are implemented in their current form. By gaining an in-depth perspective on the past, current, and future land use planning environment affecting the RCW; historical assets can be protected and interpreted; current opportunities can be leveraged; and future land use decisions can be modified to help enhance and protect the natural, cultural and recreational resources within the RCW.

#### ***3.1 Land Use Jurisdictions***

The public entities having land use jurisdiction within a watershed are key stakeholders to engage in the planning and assessment process. Their early and continued involvement can streamline the vetting process for action recommendations, thus developing the bureaucratic and political support necessary for funding and implementation. To initiate the involvement of these entities, a Memorandum of Understanding (MOU) was developed with the City of San Diego for cooperative information sharing and review. The MOU with the City of San Diego identifies the Storm Water Pollution Prevention Division (SWPPD) of the Metropolitan Wastewater Department as the lead for the MOU. The overall lead of the project is the City of San Diego's Park and Recreation Department. Additionally, the MOU also establishes data sharing agreements with the Open Space Division regarding ownership data within Rose and San Clemente Canyons and with the SWPPD regarding water quality monitoring data from the dry-weather stations within the RCW.

##### **3.1.1 MCAS Miramar**

The United States Government has owned the site of MCAS Miramar in one form or another since World War I, when it was an Army Infantry Training Center called Camp Kearny. Present day MCAS Miramar is located within the incorporated boundaries of the City of San Diego. The station is bisected by Interstate 15 and bordered on the west by Interstate 805 and occupies several parcels that extend south of State Route 52. Within the RCW all of the land adjacent to MCAS Miramar is under the jurisdiction of the City of San Diego and is comprised of several community planning areas.

Of the 23,194 acres under federal jurisdiction at MCAS Miramar, 12,201 acres (53%) are within the RCW.

### **3.1.2 City of San Diego**

The City of San Diego has land use jurisdiction over all of the lands within the RCW that are not a part of MCAS Miramar. Land use planning within the City of San Diego occurs primarily at two levels: city-wide and community plan.

#### **3.1.2.1 City-wide Planning**

At the citywide level the City of San Diego adopted its Strategic Framework Element and Action Plan in 2002, which lays out a strategy for updating all of the remaining Plan elements by 2008. It incorporates water quality and watershed protection into the Conservation and Environment section, and identifies the use of BMPs within the development sections of the Plan. One of the key features of the Strategic Plan is the “City of Villages” concept that focuses future development and redevelopment around transportation nodes, creating smaller higher density communities aimed at providing a strong localized live/work relationship with streetscapes focused on the pedestrian experience.

Within the RCW study area there are three types of village destinations; Multifamily Redesignation, Neighborhood Village Center and Urban Village Center. Multi-family Redesignations are areas that have been slated to become multifamily residential complexes such as condominiums and apartments. Neighborhood Village Centers are areas that are a mix of commercial and residential uses with an emphasis on residential density. Urban Village Centers are similar to Neighborhood Village Centers but with less residential and a higher density of office and industrial use. The communities of Clairemont Mesa, Kearny Mesa, Pacific Beach, Scripps Miramar Ranch and University City all have village designations with University City having the highest amount of total acreage within the RCW. There are 104 acres of an Urban Village Center which is the University Towne Center. La Jolla Village Square makes up the 70 acres of a Neighborhood Village Center just east of Interstate 5 and Nobel Drive. Table 3-1 lists the City of Villages designations and acreages within the RCW.

Table 3-1: City of San Diego – City of Villages

Village Type	Clairemont Mesa	Kearny Mesa	La Jolla	MCAS Miramar	Mira Mesa	Mission Bay Park	Pacific Beach	Scripps Miramar Ranch	University	Totals
Multifamily Resignation	2						8			10
Neighborhood Village Center	5						35	28	70	137
Urban Village Center		37							104	141
Totals	6	37	0	0	0	0	43	28	174	288

### 3.1.2.2 Community Plan Areas

Within the RCW lie seven community plan areas centered on the communities of Clairemont Mesa, Kearny Mesa, La Jolla, Mira Mesa, Pacific Beach, Scripps Miramar Ranch and University (Figure 3-2), which combined represent about 47 percent of the watershed. Of these seven communities, the largest community plan area in terms of size (5,014 acres) is University and occupies the northwestern portion of the RCW, which includes the University of California at San Diego (UCSD) and the Rose Canyon Open Space (Table 3-2). The Clairemont Mesa community plan area is the next largest (3,040 acres) and occupies the southwestern portion of the RCW and includes Marian Bear Memorial Park. The combination of these three community plan areas represents about 86 percent of the RCW. The remaining 14 percent of the RCW the City of San Diego's jurisdiction is split across the community plan areas of Kearny Mesa (869 acres), La Jolla (823 acres), Mira Mesa (85 acres), Pacific Beach (522 acres), and Scripps Miramar Ranch including the Reserve area (821 acres). The Mira Mesa Community Plan areas represent less than 1% of the RCW. In addition to the seven Community Plan areas, Mission Bay Park is a major feature and recreation destination.

Table 3-2: City of San Diego Community Plan Areas

Community Plan Area	Total Acres within San Diego County	Acres within watershed	Percent in watershed	Percent of watershed
Clairemont Mesa	8,555	3,040	36%	13%
Kearny Mesa	4,423	869	20%	4%
La Jolla	5,720	823	14%	4%
MCAS Miramar	23,060	12,201	53%	52%
Mira Mesa	10,848	85	1%	0%
Mission Bay Park	4,157	53	1%	0%
Pacific Beach	2,642	522	20%	2%
Reserve	224	222	99%	1%
Scripps Miramar Ranch	4,195	599	14%	3%
University City	8,681	5,014	58%	21%
Totals	72,503	23,428		100%

The following discussion of each of the communities are based on information obtained from the City of San Diego website and has been included here to provide a short characterization of each community. They are listed in order based on the percentage of the RCW within the plan area.

### University

The University Community Planning area encompasses 8,681 acres, with 5,014 acres being within the RCW representing about 21 percent of the watershed. The area is bounded by Los Penasquitos Lagoon and the toe of the east-facing slopes of Sorrento Valley on the north, the railroad track, the station boundary for MCAS Miramar and I-805 on the east, State Route 52 on the south, and I-5, Gillman Drive, North Torrey Pines Road, La Jolla Farms, and the Pacific Ocean on the west. The University Community Planning Group recently worked with City Planning Department to review and revise existing condition data for their community and completed the process in May 2004. The Community Plan was adopted on July 7, 1987 and last amended on November 21, 2000. Councilmember Scott Peters (District 1) shares representation of the University community with Councilmember Brian Maienschein (District 5).

### Clairemont Mesa

The Clairemont Mesa Community Planning area encompasses 8,555 acres, with 3,040 acres of the planning area being within the RCW representing about 13 percent of the watershed. The area lies south of State Route 52, west of Interstate 805, north of the Linda Vista community, and east of Interstate 5. Clairemont Mesa is one of the first post-World War II suburban developments in the City of San Diego, with many of its homes built in the 1950's and 1960's. The area is largely defined by its prominent topography. Developed areas of Clairemont Mesa sit primarily atop mesas punctuated by several major canyon systems, with San Clemente Canyon to the north and Tecolote Canyon weaving through the center of the community. Many of the neighborhoods in the western portion of the community enjoy views of Mission Bay and the Pacific Ocean. The Clairemont Mesa Community Planning Group recently worked with City Planning Department to review and revise existing condition data for the community and completed the process in April 2004. The Clairemont Mesa Community Plan was adopted by the City Council on September 26, 1989. Councilmember Donna Frye (District 6) represents the Clairemont Mesa community.

## Kearny Mesa

The Kearny Mesa Community Planning area encompasses 4,423 acres, with 869 acre being within the RCW representing only 4 percent of the watershed. The plan area is generally bounded by SR-52 on the north, I-805 on the west, Aero Drive on the south, and I-15 on the east. The first urbanization of Kearny Mesa began in 1937 with Gibbs Airfield, now Montgomery Field. Beginning in 1955 with General Dynamics, numerous aerospace, electronic, and other industrial and office firms have located in the area. Portions of Kearny Mesa, predominantly west of SR-163, also include commercial development. Residential development is limited but increasing in recent years, particularly with the development of Stonecrest in the southeast corner of the community and the redevelopment of the General Dynamics site, now known as Spectrum. The original 1977 Serra Mesa Community Plan encompassed Kearny Mesa. The Kearny Mesa Community Planning Group worked with City Planning Department to review and revise existing condition data for their community. The process was completed in September 2003. The Kearny Mesa Community Plan was adopted in 1992 and last amended in 2002. Councilmember Donna Frye (District 6) represents the Kearny Mesa community.

## La Jolla

The La Jolla Community Planning area consists of 5,720 acres, with 823 acres being within the RCW representing only 3 percent of the watershed. The plan area is located along the western edge of the north coastal region of the City of San Diego. It is bounded on the north by the University of California, San Diego and a portion of the University community, on the east by Gilman Drive, the University community and Interstate 5, on the south by the community of Pacific Beach and on the west by the Pacific Ocean. Neither the Scripps Institute of Oceanography nor the University of California is under the jurisdiction of the City of San Diego. Visually dramatic, the primarily residential (58%) community of La Jolla is physically defined by its rugged coastline of ocean bluffs and beaches together with steep canyons and hillsides culminating at Mount Soledad. La Jolla has experienced substantial growth and land development resulting in the community currently being 99 percent built out. Consequently, the primary development in La Jolla is infill. In 1967, the first La Jolla Community Plan was adopted. A subsequent comprehensive update to the La Jolla Community Plan was adopted by the City Council in June 2002, and then certified by the California Coastal Commission in February 2004 following City approval of a number of suggested modifications. Councilmember Scott Peters

(District 1) shares representation of the La Jolla community with the Councilmember Michael Zucchet (District 2).

### Scripps Miramar Ranch

The Scripps Miramar Ranch Community Plan area encompasses 4,195 acres, with 599 acres being within the RCW representing about 3 percent of the watershed. This community of eucalyptus trees and hiking trails surrounds Miramar Reservoir and is immediately east of Mira Mesa. Scripps Miramar Ranch is one of two communities that make up the Scripps Ranch Community that was established in the 1890's and continues to proudly maintain its community motto, "Scripps Ranch - Country Living." Scripps Ranch is also home to some of the City's most scenic parks, beautiful community facilities, landscaped neighborhoods and business centers. The Scripps Miramar Ranch Community Planning Group recently worked with City Planning Department to review and revise existing condition data for their community and completed the process in April 2004. The Community Plan was adopted in August 1978; Reprinted September 1989; Amended in November 1989, October 1993, and October 1999. Councilmember Brian Maienshein (District 5) represents the Scripps Miramar Ranch community.

### Pacific Beach

The Pacific Beach Community Planning area encompasses 2,642 acres, with 522 acres being within the RCW representing about 2 percent of the watershed. The planning area is located along the western edge of the mid-coastal region of the City of San Diego. It is bounded on the north by La Jolla, on the east by Interstate 5 and Clairemont Mesa, on the south by Mission Bay Park and Mission Beach, and on the west by the Pacific Ocean. The primarily residential (76%) community of Pacific Beach is physically identified by its proximity to water, both the coastal bluffs and beaches of the Pacific Ocean and the beaches of Mission Bay to the south. The coastal plain that encompasses the majority of Pacific Beach rises to steep hillsides to the north, bordering La Jolla. Pacific Beach was included within the original Pueblo Lands, which divided the area into a large grid pattern in the mid-1800s. Although residential construction began at that time, the majority of the community was built out after 1930. Approximately 97% of the community's land area has been developed. Consequently, the development at this time is primarily infill. In 1970, a Mission (Beach)-Pacific Beach Community Plan was adopted. In 1974, the City Council adopted the Mission Beach Precise Plan, amending the 1970 plan to remove the Mission Beach planning area from it, thus creating the first Pacific Beach

Community Plan. The advent of the Coastal Act was one of the many reasons to update the plan in 1983, creating the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. That plan was amended in 1990 to reduce the residential land use designation density in most of the community's multiple dwelling unit areas. A subsequent plan update in 1995 that dealt with a range of issues resulted in the plan currently in use. The Pacific Beach Community Planning Group recently worked with City Planning Department to review and revise existing condition data for their community and complete the process in July 2004. Councilmember Michael Zucchet (District 2) represents the Pacific Beach community.

#### Mira Mesa

The Mira Mesa Community Plan area encompasses 10,848 acres, with 85 acres being within the RCW representing less than 1 percent of the watershed. It is bounded on the north by Los Penasquitos Canyon, on the west by I-805, on the east by I-15, and on the south by Miramar Road. The Mira Mesa Community Planning Group recently worked with City Planning Department to review and revise existing condition data for their community and completed the process in December 2003. The current community plan was adopted on December 6, 1994 and last amended on June 19, 2001. Councilmember Brian Maienshein (District 5) represents the Mira Mesa community.

#### Mission Bay Park

Mission Bay Park is the largest man-made aquatic park in the country, consisting of 4,235 acres, approximately 46% land and 54% water. Only 53 acres of Mission Bay Park are considered to be within the RCW representing less than 1 percent of the watershed. The park offers a wide range of recreational activities including paths for walking and jogging, and playgrounds for children. It is one of San Diego's most popular locations to fly kites, have picnics or sail model yachts. Fire rings make it possible to cook out and stay warm. Mission Bay Park also offers a variety of free opportunities to the public such as professional volleyball and Over-the-Line sporting events. Annual attendance in the park is estimated at 15 million.

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Figure 3-1: City of San Diego – City of Villages

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Figure 3-2: City of San Diego Community Plan Areas

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### 3.2 Land Ownership

The largest physical landowner within the RCW is the federal government with its holdings at MCAS Miramar (Figure 3-3 and Table 3-3). Of the 12,201 acres under federal ownership within the RCW, over 2,600 acres are leased to other entities, including nearly 2,300 acres to the City of San Diego being primarily operated as the Miramar Landfill. Private owners (primarily individual residences) are the second largest landowners within the RCW with 5,937 acres or 25% of the entire watershed. The community of University entails the largest area of private ownership with 2,477 acres or 41 percent of the total private land holdings. The community of Clairemont Mesa is the second largest with 29 percent of the private land holdings (Table 3.2). Ownership by the City of San Diego (1148 acres) is focused in the two large open spaces of Rose Canyon Open Space Park and the Marion Bear Memorial Park, which occur within the communities of University and Clairemont Mesa respectively. The University of California owns 839 acres of land within the RCW occupied by the University of California San Diego in the community of University, Alliant University is a private college located in the community of Scripps Miramar Ranch.

Table 3-3: Land Ownership

Ownership	Clairemont Mesa	Kearny Mesa	La Jolla	MCAS Miramar	Mira Mesa	Mission Bay Park	Pacific Beach	Scripps Miramar Ranch	University	Totals
City of San Diego	502	112	130			4	17	215	646	1,626
City of San Diego leased from Federal Gov't		26		2,239						2,265
Military		25		9,248	9		51	4	245	9,582
Private	1,729	499	555	107	71	11	298	191	2,477	5,937
Road Right-of Way	664	183	138	596	6	38	131	32	1,001	2,787
School Districts	145	25					24	14	172	381
State of California				12						12
University of California								366	473	839
Totals	3,040	869	823	12,201	86	53	522	821	5,014	23,428

### 3.3 Existing Land Uses

Based on the 2002 Existing Land Use data collected from SANDAG (Figure 3-4 and Table 3-4), undeveloped land is the most dominant land use within the RCW covering 8,393 acres (36%) of land, with 7,477 acres being found within MCAS Miramar which is designated for military training purposes

on an as-needed basis (Figure 3-4). The second largest land use category is family housing, which encompass 3,840 acres (16%) of the RCW. Of the 821 acres that the community of Scripps Miramar Ranch occupies within the RCW, 633 acres (77%) are designated as a preserve. Of the 487 acres of parks and preserves designated within the community of Clairemont Mesa, 454 acres (93%) are dedicated to the Marian Bear Memorial Park. In the community of University, 343 of the 564 acres (39%) of parks and preserves are part of the Rose Canyon Open Space Park. Lands dedicated to transportation uses cover the third largest area at just over 3,100 acres. Much of this area is contained within the rights-of-way for Interstate 5, 805, and 15, as well as State Route 52 and 163 that crisscross through the watershed. The majority of family housing and commercial services can be found west of Interstate 805 in the communities of La Jolla, Pacific Beach, Clairemont Mesa and University. Table 3-5 shows the breakdown of existing land uses throughout the watershed.

**Table 3-4: 2002 Existing Land Use**

Existing Land Use	Clairemont Mesa	Kearny Mesa	La Jolla	MCAS Miramar	Mira Mesa	Mission Bay Park	Pacific Beach	Scripps Miramar Ranch	University	Totals
Agriculture				80						80
Aviation				809						809
Commercial	39	113		31	5		23		170	381
Extractive Industry				108						108
Family Housing	1,384	33	293	50	1	8	248	102	1,722	3,840
Group Quarters				54			35		56	145
Hotel / Motel		13		2	5		1		28	49
Industrial	82	258		116	31		6		29	523
Junkyard/Dump/Landfill				859						859
Medical	3			5					60	68
Military				1,184						1,184
Military Undeveloped				7,477						7,477
Office	19	29	3				3		187	241
Parks / Preserves	487	44	260	45		11	4	633	564	2,048
Public Services	16	13	14	57			4		36	139
Recreation	8	3	27	502		18	4	3	29	592
Schools	126						24	28	499	676
Transportation	707	188	162	816	39	8	125	35	1,095	3,175
Under Construction	0	25							46	71
Private Undeveloped	153	150	65		6		28	20	493	916
Water Bodies	16			7		9	17			49
<b>Totals</b>	<b>3,040</b>	<b>869</b>	<b>823</b>	<b>12,201</b>	<b>86</b>	<b>53</b>	<b>522</b>	<b>821</b>	<b>5,014</b>	<b>23,428</b>

Figure 3-3: Land Ownership

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Figure 3-4: 2002 Existing Land Use

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### 3.4 Planned Land Uses

Based on the 2020 Planned Land Use data collected from SANDAG (Figure 3-5 and Table 3-5), military undeveloped remains the most dominant land use within the RCW covering 6,035 acres (26%) of land. The second largest planned land use category becomes family housing encompassing 5,003 acres (21%) of the RCW. Lands identified for Military use become the third largest planned land use category covering 4,659 acres (20%) of the RCW. After these three main categories of planned land uses, the next most significant planned land uses each cover nearly equal portions of the RCW. Agriculture, Schools, and Transportation each covers between 1,200 and 1,300 acres. Table 3-5 shows the breakdown of planned land uses throughout the watershed.

Table 3-5: 2020 Planned Land Use

Planned Land Use	Clairemont Mesa	Kearny Mesa	La Jolla	MCAS Miramar	Mira Mesa	Mission Bay Park	Pacific Beach	Scripps Miramar Ranch	University	Totals
Commercial	8	186							211	405
Extractive Industry				369						369
Family Housing	1,853		445				393	136	2,176	5,003
Hotel / Motel					8				76	84
Industrial	110	507		1	66		6		264	953
Junkyard/Dump/Landfill				454	0			222		676
Medical									27	27
Military				4,659						4,659
Military Undeveloped				6,035						6,035
Mixed Use							46			46
Office	6								137	143
Parks / Preserves	517	75	309		8	53	22	72	953	2,007
Public Services	0								48	49
Recreation				291	3				43	338
Schools	139		1	0			28	391	638	1,196
Spaced Rural Residential	73		69							142
Transportation	335	102		393			27		442	1,298
Totals	3,040	869	823	12,201	86	53	522	821	5,014	23,428

Figure 3-5: 2020 Planned Land Use

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### **3.5 Land Use Change Analysis**

To determine land use trends between existing and planned land uses, the 2002 Land Use dataset from the San Diego Association of Governments (SANDAG) was used in conjunction with the 2020 Planned Land Use dataset (also from SANDAG). In its current state, the planned land use data has some flaws in which a majority of current vacant and undeveloped land will be converted into spaced rural residential even though physical constraints, ownership patterns, and community plans may suggest otherwise. Though inaccuracies exist, these conversions are still shown since they reflect trends for the area. As this Assessment moves forward these areas will be identified and corrected as more current and accurate data becomes available. As with the existing development patterns, the vast majority of planned development within the RCW occurs west of Interstate 805 within the communities of University and Clairemont Mesa (Figure 3-5). Based on the GIS data from SANDAG, family housing increases 1,163 acres from 3,840 acres to 5,003 acres within the RCW (Table 3-6). The communities of Clairemont Mesa and University see the largest increases in family housing at 25% and 21% respectively. This appears to be due to commercial and vacant lands being converted to family housing. One of the most interesting land use changes (requiring further investigation) occurs within the Scripps Miramar Ranch community where over 200 acres of open space preserve are shown to be converted to a junkyard or landfill. This area has been listed as part of the Multiple Habitat Planning Areas database, calling for 94% preservation. The Scripps Miramar Ranch General Plan printed in 1989, projects this same area as low density family housing. Other land uses outside of MCAS Miramar fluctuate minimally due to the built out nature of the communities.

Table 3-6: Land Use Changes (Planned Land Use – Existing Land Use)

Land Use Categories	Clairemont Mesa	Kearny Mesa	La Jolla	MCAS Miramar	Mira Mesa	Mission Bay Park	Pacific Beach	Scripps Miramar Ranch	University	Totals
Agriculture	0	0	0	(80)	0	0	0	137	0	57
Commercial	(31)	73	0	(31)	(5)	0	(23)	0	42	24
Extractive Industry	0	0	0	260	0	0	0	0	0	260
Family Housing	469	(33)	152	(50)	(1)	(8)	145	(102)	454	1,027
Hotel / Motel	0	(13)	0	(56)	3	0	(36)	0	(9)	(110)
Industrial	28	248	0	(115)	35	0	(1)	0	235	431
Junkyard/Dump/Landfill	0	0	0	(405)	0	0	0	222	0	(183)
Medical	(3)	0	0	(5)	0	0	0	0	(33)	(41)
Military	0	0	0	2,666	0	0	0	0	0	2,666
Military Undeveloped	0	0	0	(1,442)	0	0	0	0	0	(1,442)
Office	(13)	(29)	(3)	0	0	0	(3)	0	(50)	(98)
Parks / Preserves	30	31	49	(45)	8	42	18	(561)	388	(41)
Private Undeveloped	(15)	(13)	(14)	(57)	0	0	(4)	0	13	(90)
Public Services	(8)	(3)	(27)	(210)	3	(18)	(4)	(3)	14	(255)
Recreation	13	0	1	0	0	0	4	363	140	520
Schools	73	0	69	0	0	0	0	0	0	142
Spaced Rural Residential	(373)	(87)	(162)	(423)	(39)	(8)	(98)	(35)	(653)	(1,877)
Transportation	(153)	(175)	(65)	0	(6)	0	18	(20)	(539)	(941)
Water Bodies	(16)	0	0	(7)	0	(9)	(17)	0	0	(49)
Totals	0	(0)	0	0	(0)	0	(1)	0	0	0