

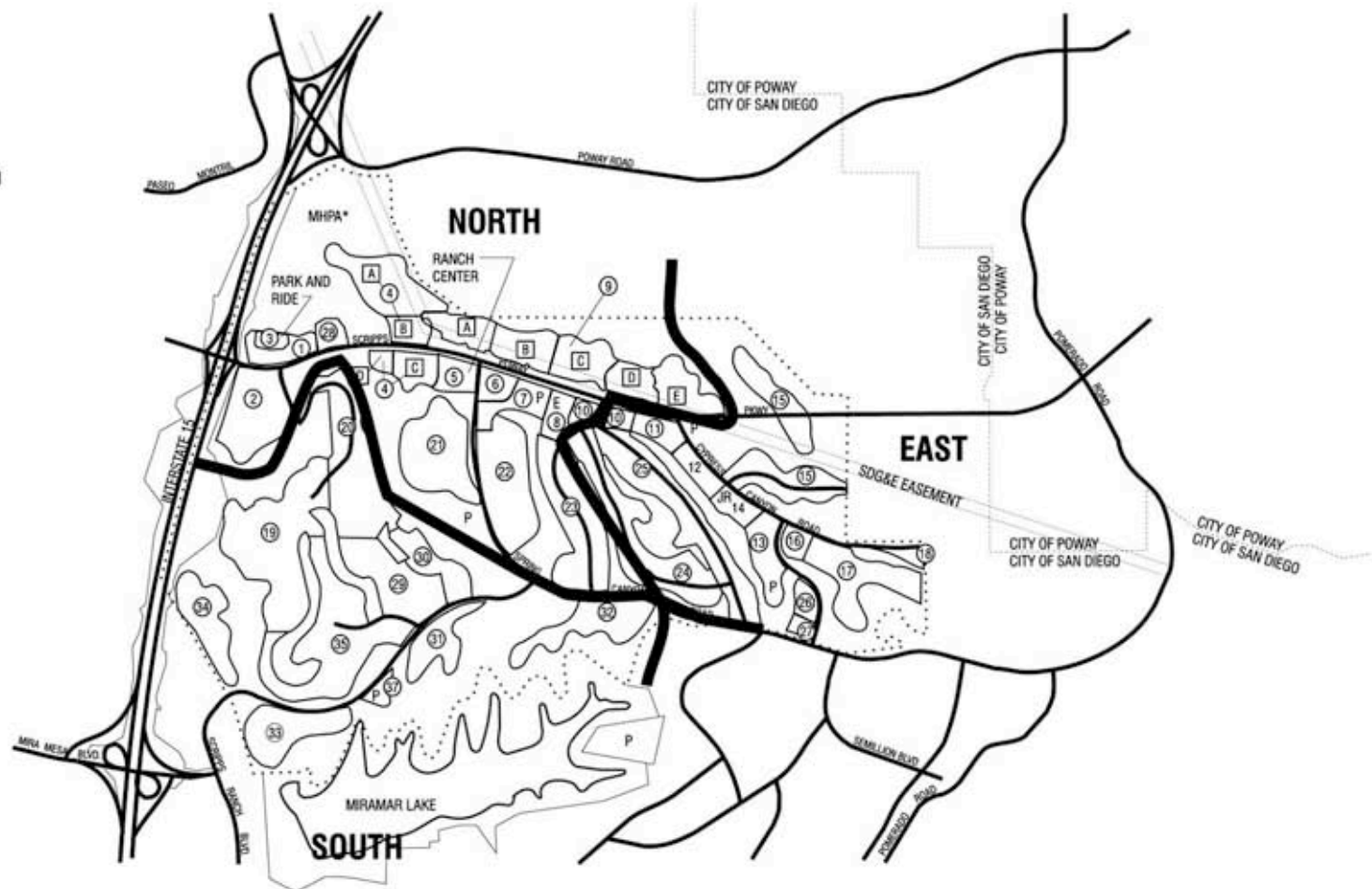
LEGEND:

- 1. Freeway Commercial Center
- 2. Mercy Industrial Site
- 3. Mercy Park and Ride
- 4. A. Industrial
B. Commercial
C. Commercial
D. Commercial
- 5. Community Commercial
- 6. Commercial Recreation
- 7. Spring Canyon Park
- 8. Ranch Center Elementary School
- 9. A. Medium-High Residential
B. Medium-High Residential
C. Low-Medium Residential
D. Low-Medium Residential
E. Low-Medium Residential
- 10. Medium-High Residential
- 11. Medium-High Residential
- 12. Medium Residential
- 13. Scripps Community Park
- 14. Eastern Elementary School
- 15. Low Residential
- 16. Religious Building Site
- 17. Low-Medium Residential
- 18. Low Residential
- 19. Low Residential
- 20. Low Residential
- 21. Medium Residential
- 22. Medium Residential
- 23. Low-Medium Residential
- 24. Low-Medium Residential
- 25. Low Residential
- 26. Low Residential
- 27. Fire Station
- 28. Medium-High Residential
- 29. Low Residential
- 30. Low Residential
- 31. Very Low Residential
- 32. Very Low Residential
- 33. Medium-High Residential
- 34. Medium-High Residential
- 35. Low Residential
- 37. Lakeview Park
- 38. Special Open Space Preserve

NOTES:

Alignment of roads shown may change during final design.

**MHPA: Multiple Habitat Planning Area*



SECTION 13: IMPLEMENTATION ELEMENT

Goal: Ensure the provision of adequate public and private facilities and services to meet community needs concurrently with residential and industrial growth and provide for the ongoing maintenance of community facilities and open space.

The purpose of this element is to ensure that support facilities are provided during the course of private development in Miramar Ranch North. It is assumed that the timing of development will be dictated by the marketplace, provided that adequate public facilities are financed and constructed in a timely fashion. This element also summarizes the recommended rezoning and other physical planning controls required for implementation.

When tentative maps are processed, the best methods to use for preserving sensitive lands shall be determined. Dedication, easements for public use, or private lot easements with no provision for public access may all be used in accordance with Council Policy 600-23 in order to implement the intent of this element. Planned development permits shall set down open space maintenance responsibilities. A landscape maintenance district will be formed to care for designated areas, while homeowner's associations and private landowners will maintain open space not covered by the district.

13.1 DEVELOPMENT PHASING

Objective: Phase development in the community in a rational manner.

The major reasons for setting out phasing guidelines are to:

- Ensure adequate public and private facilities and services during the course of development.
- Encourage coherent, orderly buildout of the community (as opposed to scattered, uncoordinated development).

13.1a Guidelines

It is assumed that the buildout rate and order in which projects are developed are primarily a function of market and economic conditions. Development should be phased in accordance with the following guidelines:

Ensure adequate utilities, roadways, schools, recreational facilities and convenience commercial in the initial stage of community development.

Provide adequate access and utilities to individual development projects by locating development along or near the backbone street system in the early stages, in the central area in the intermediate stages and in the east and relatively inaccessible western escarpment areas in the final stages.

**TABLE 20
PLAN PHASING AREA**

Plan Area	Number of Dwellings	Areas of Commercial	Areas of Industrial
North	1,797	44	60
South	1,699	0	0
East	1,093	0	0
Total	4,589	44	60

Plan Area	Parcels (Figure 34)
North	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 21, 22, 23, 28
South	19, 20, 29, 30, 31, 32, 33, 34*, 35, 37
East	11, 12, 13, 14, 15, 16, 17, 18, 24, 25, 26, 27*

*Parcel 27, the fire station, and parcel 34, medium residential, as well as the school and park sites, parcels 7, 8, 13, and 14, may be developed at any time when adequate facilities and services are available.

Balance residential and industrial development, to maintain counterflow of traffic at the freeway interchanges and to provide employment along with housing.

Provide a range of housing opportunities, at a variety of densities, as the community develops.

Phase private and public facilities, utilities and services realistically to meet real demand. For example, development of convenience commercial in the Ranch Center commercial center is expected prior to buildout of the general commercial at the freeway site, as described in **Section 6**.

Develop design anchor projects and Ranch Center facilities relatively early in the community building process where possible, to set the image of the ranch and build a sense of community.

Fire station construction should be phased as early as is feasible when adequate access and utilities become available to the designated site.

13.1b Phasing Sequence

Development will occur in an orderly manner starting in the west portion of the planning area. Critical utilities and regional circulation access are in the west area; hence, a west start is necessary.

Construction may begin either in the northwest, at the Mercy crossing on I-15, or in the southwest via Mira Mesa Boulevard and Scripps Ranch Boulevard. The sequencing of improvements will assure adequate public services for the amount of development permitted.

Table 20 defines three major areas of the Plan used in the phasing sequence and **Table 21** outlines the phasing sequence of development for the backbone facilities with unit thresholds where applicable.

13.2 CONDITIONS OF DEVELOPMENT

Objective: Ensure the provision of adequate public facilities and services to serve residential and industrial projects in a timely manner.

Approval of individual development projects should generally match the phasing guidelines, such that developments are adequately provided services and facilities. In addition, residential and industrial developments should be tied to the condition of the phasing plan presented in **Table 21**.

13.2a Conformance with Council Policy 600-19

Council Policy 600-19 calls for balanced community, with housing accessible to all economic, racial and ethnic groups.

An area and number of dwellings for moderate-income families is included and designated in the Plan. The timing, nature, design and pricing of such housing will depend upon later market conditions, availability of funds and public policy. This Plan specifies that backbone facilities will be built at the outset of community development so that such moderate-income housing need not wait on public facilities.

Moderate income is defined as 80 to 120 percent of median county family income, as computed by HUD based on the U.S. Census. Moderate-income housing can include any of the following, or equal, types of housing or programs:

- HUD Section 8.
- Mobile home park (for families within the moderate-income range).
- Public-owned housing.
- Privately subsidized.
- Any housing selling for five times the median annual county family income, or the rental equivalent.

In addition, the City and planning committee should examine residential projects as they come in, in order to ensure that a number of product types satisfying a range of housing needs are provided. The varied terrain and access situations in the community encourage a diversity of housing options.

13.2b Conformance with Council Policy 600-10

All residential projects should conform to City Council Policy 600-10.

Before an applicant is granted approval for a tentative map, use permit, or rezoning, it must be shown that all necessary public facilities will be furnished at the time of need. Proof of such provision may take the form of letters from public agencies, such as San Diego Unified School District, written offers by the applicant which are then incorporated in the approvals as voluntary but absolute requirements of development or participation in the assessment district or other pertinent financing mechanism.

13.2c Conformance with Council Policy 600-28

Council Policy 600-28 specifies the requirements for approval and financing development in the planned urbanizing area. The policy limits overall density to that called for in the Plan, requires there be adequate supporting facilities and services based on an approved financing plan and requires a school facilities master plan. In addition, a phasing and implementation plan is required for new communities. This plan, together with a PFFP, must be completed and adopted by the City Council prior to development to satisfy conditions of Council Policy 600-28.

13.2d Precondition of Public Facilities Financing Plan

The basic tool to ensure the provision of public facilities and services should be creation of the PFFP.

Prior to the contracting of work for an improvement/assessment district or the recordation of any final subdivision map, the PFFP for Miramar Ranch North must be approved by the City Council. The components of the PFFP are described in **Section 13.3**.

13.3 PUBLIC FACILITIES FINANCING PLAN (PFFP)

Objective: Provide for the timely financing of public facilities, streets and utilities, for both capital improvements and maintenance.

The possible components for the PFFP for Miramar Ranch North are described below and summarized in **Table 22**.

13.3a Assessment District

An assessment district may be formed over the planning area, in order to provide complete backbone facilities for the community early in development, with an equitable distribution of costs.

Assessments would be created against the land within the City to generate funds to finance major facilities: the backbone streets in the City, the accompanying public utilities and drainage facilities, and major sewer, water, power and drainage facilities. In addition, the enlarged neighborhood park site and improvements and the school site recreation facilities in the Ranch Center may be financed through the assessment district. The park-and-ride facility and/or fire station may be financed by this means, provided they can be equitably included.

TABLE 21
PUBLIC FACILITIES TIMING AND PHASING COORDINATION

Facility Improvement Required	Phasing Requirements^{2,3}
1. Scripps North Parkway: Construct a four-lane major road extending east from Mercy interchange to the east boundary of BCED property.	Shall be condition of the first subdivision map. Construction shall start prior to 120 days after the recordation of the first subdivision map. Construction shall be complete to be within one year thereafter.
2. I-15/Mercy Road interchange: Increase width for four lanes plus left-turn pocket for westbound to southbound onto I-15.	Same as 1, above.
3. Scripps North Parkway	
a. Increase from four-lane to six-lane primary from the east side of I-15/Mercy Road interchange to Spring Canyon Road.	Facilities 3a. and 3b. shall be a requirement of approval of the first subdivision map which would bring the total of recorded land uses up to 2,700 equivalent dwelling units (EDU). The facilities shall be open and usable by the public prior to occupancy of any structure which brings the community total to 2,700 (EDU). ¹
b. I-15 Mercy interchange: westbound to southbound improvements shall be those required in the CALTRANS project study report due in January, 1988.	
c. Construct a two-lane collector from Scripps Poway Parkway southerly along the eastern edge of parcel 2, across open space, and through the northern half of parcel 20.	Shall be a condition of the final map for parcel 20, and shall be open and useable to the public prior to the occupancy of the first structure within said map.
4. Spring Canyon Road: Construct a four-lane collector from Scripps North parkway easterly to the existing segment of Spring Canyon Road.	Shall be a condition of the first residential subdivision map and shall be open and usable to the public prior to occupancy of the first structure within said map.
5. Scripps Canyon Boulevard: Modified four-lane collector from existing Scripps Ranch Boulevard to the east boundary of development area 33.	Shall be a condition of the final map for development area 33 and shall be open and usable to the public prior to occupancy of the first structure within said map.
6. Scripps Ranch Boulevard: Modified four-lane collector extended from existing Scripps Ranch Boulevard to Spring Canyon Road.	Shall be a condition of approval of the first final subdivision map Phase 3 which would bring the total of recorded equivalent dwelling units up to 600 shall be open and usable by the public prior to occupancy of the 600 th EDU within awarding the contract for the off-site work.
7. Contribution of \$2,100,000 cash of irrevocable letter of credit for construction of offsite portions of Scripps North Parkway.	Shall be a condition of first subdivision map and payment be assured with the first map to the satisfaction of the City. Payment of contribution is due simultaneously with the awarding the contract for the off-site work.

TABLE 21
PUBLIC FACILITIES TIMING AND PHASING COORDINATION (cont.)

Facility Improvement Required	Phasing Requirements^{2,3}
PARKS	
8. West Park site (Development Area 7, 13 acres)	Development of the park shall be a condition of the first residential subdivision. The park shall be open for public use within 18 months following occupancy of the first residential unit.
9. East Park site (Development Area 13, 20 acres)	Development of the park shall be a condition of approval of the first residential subdivision map which would bring the total of recorded dwelling units up to 2,700. The park shall be open for public use prior to occupancy of the 2,700 th residential unit.
10. Lakeshore Park	Development of the park shall be condition of approval of the first final residential subdivision map in Phase 3 which would bring the total of recorded dwelling units up to 600. The park shall be open for public use prior to occupancy of the 600 th residential unit.
SCHOOLS	
11. Initiate a Mello-Roos Community Facilities District.	<ul style="list-style-type: none"> a. Schools will be constructed by San Diego Unified School District (SDUSD) in accordance with the Long Range Facilities Master Plan: 1986-2000 adopted by SDUSD, dated January, 1987. b. Prior to recording of the first residential subdivision, the San Diego Unified School District shall have created a Mello Roos Community Facilities District, which district shall have issued bonds covering no less than 1,100 acres of the Miramar Ranch North Planning Area. c. The westerly school site, Development Area 14, shall be graded and public improvements installed at the time Scripps North Parkway is constructed. d. The easterly school site, Development Area 14, shall be improved at the time Cypress Canyon Road is constructed or, in the event the District desires the site earlier, then the easterly site along the road and utility extensions shall be provided through the school district.
12. Contribution of \$1,000,000 towards the design of Scripps Ranch Secondary School and to develop playgrounds on the site.	Amount will be available concurrent with recording the first residential final map.
13. The School District will construct second school upon need.	The Long Range Facilities Master Plan: 1986-2000 adopted by the SDUSD Board in January, 1987, does not forecast any need for a second school in Miramar Ranch North through the year 2000, well beyond the buildout horizon of this community plan. However, the school site will be reserved by this Plan until the District indicates that no reservation is necessary, at which time an amendment to this community plan may be proposed to change the land use designation.

TABLE 21
PUBLIC FACILITIES TIMING AND PHASING COORDINATION (cont.)

Facility Improvement Required	Phasing Requirements^{2,3}
LIBRARY	
14. Contribution of \$2,360,580 to Scripps Ranch Library. (McMillin/BCED portion is \$2 million)	Shall be a condition of the first residential final map. Money shall be assured by a means acceptable to the City prior to occupancy to the first residential unit. The money is due within 30 days of demand once the City is ready to award the contract for construction of the library building. The library will be open and usable upon the occupancy of the 4,560 th residential unit unless otherwise directed by the City Council in the PFFP.
FIRE PROTECTION	
15. Construct fire station in development area 27 upon need	Funded via the FBA for Miramar Ranch North and the FBA for Scripps Miramar Ranch; year of construction is set forth in the FBA as considered and adopted by the City Council. The fire station shall be open upon occupancy of the residential, commercial, or industrial building corresponding to 4,500 equivalent dwelling units unless otherwise directed by the City Council in the PFFP.

Notes:

1. Commercial acreage may be converted at a rate of one acre to 50 equivalent dwelling units (EDU) and industrial land may be converted at a rate of one acres to 20 EDU. EDU may be converted to average trips per day (ADT) by using a multiplier of 8.5 ADT per EDU.
2. Transportation improvements shall be completed or under contracts or bonded or scheduled in the City Capital Improvements Program for the current year or programmed in the STIP for the current year to satisfaction of the City engineer before exceeding the allowable levels of development. Unless otherwise noted, improvements required by this phasing plan for approval of a final map are expected to be in place or under construction when building permits are issued under the final map. The City may, based on need, cease the issuance of building permits from the approved or subsequent final maps until the improvements are in place and open to traffic.
3. For fire protection, industrial uses may be converted to EDU at a rate of 6.7 EDU per acres and commercial uses at a rate of 9.3 EDU per acre.

Only facilities which are needed in a reasonably early time should be included in an assessment district. Otherwise, the burden of maintenance and exposure to vandalism would outweigh any advantage in using the district device. Items which could be included in the district or deferred by paying impact fees (as described below) are traffic signals, street lights and street scene landscaping.

The assessment district, if this method is used, should be formed prior to recording any subdivision map. The distribution of costs should be based on benefit. Improvements should be constructed at the outset of development of the community and financing would be through local bond issues. The probable methods will be the 1913 Act assessment district combined with the 1915 Act bond, with the City of San Diego conducting the process.

13.3b Public Facilities Benefit Assessment/Developer Agreement

A public facilities benefit assessment or developer agreement could finance facilities which are related to the entire planning area but which may not be included in the assessment district. A public facilities benefit assessment or development agreement fees should include consideration of the following:

- Benefit fees or assessments for facilities which already exist outside Miramar Ranch North, but which require additions or expansions to facilities to meet the requirements of the community. These may include police and public works.
- Benefit fees or assessments for facilities within the planning area which are intended for the use of residents. These facilities may have to be built or provided in stages. This includes traffic signals at major street intersections and street scene improvements including landscaping of the medians and rights-of-way along major streets. As noted in **Section 13.3a**, the assessment district mechanism may possibly be utilized to finance any or all of these facilities.
- Benefit fees or assessments for facilities whose service and benefit area encompasses not only Miramar Ranch North but also Scripps Miramar Ranch and possibly additional areas. This includes the fire station, the library branch, the park-and-ride facility and the community recreation facilities and/or community park improvements. The financing of these facilities is subject to further negotiation because these are public facilities serving more than the Miramar Ranch North community.

It should be recognized that this Plan supports the development of joint usage facilities where possible, in order to provide needed community services and facilities more economically. Of particular importance is the development of adjoining school and public facilities, which offer opportunities in dual use of facilities for school and community purposes. The objective of this Plan is to provide adequate public and school facilities, including necessary public park and recreation facilities and school sports and recreational facilities. Where it is possible to provide these facilities on a joint public-school basis at no loss to either public or school programs, joint facilities should be pursued.

It should also be noted that this Plan recognizes the responsibility of both Scripps Ranch and Miramar Ranch North in developing “community” recreational facilities designed to serve their combined population and service area. The contribution by Scripps Ranch to joint recreational facilities is set out in the Scripps Miramar Ranch Community Plan and includes acquisition and site improvements of the lakeside community park. The actual decision as to the type and location of joint usage recreational facilities provided through development of Miramar Ranch North will have to be made prior to approval of the PFFP. These facilities may be provided in conjunction with school facilities, as discussed above. Possible options are described in **Section 7.1c**.

For implementation of the PFFP, waiver of the citywide park fee ordinance is required. Neighborhood parks will be provided via assessment district or benefit assessments or fees as stated above, while community joint recreational facilities may be constructed through the public facilities benefit assessment or fee mechanism. The contribution of Miramar Ranch

North to joint recreational facilities should be comparable to that of Scripps Miramar Ranch, adjusted for inflation to the time of construction.

The amount of the public facilities benefit assessment or fee will be a cost per dwelling unit, or equivalent, based on an estimate of the cost of the facilities as approved by the City Council. Industrial and commercial developments should be included in the calculations as equitable. The assessment or fee will be subject to periodic review and adjustment as needed by the Council. It will be paid at the issuance of a building permit for any private structure within the planning area. A single trust fund will be established for all of the FBA funded facilities, to be administered by the City Manager.

The assessment or fee-built public facilities should be identified in the PFFP as capital improvements to be funded through the trust fund. However, it may benefit the community if developers are permitted to donate land use and build facilities in lieu of fees, subject to City approval. This Plan encourages this procedure due to problems with providing adequate facilities through fees in an inflationary economy. Also, there is some indication that developers working in the planning area or vicinity may be able to provide facilities at a lower cost than through the City procedure of collecting fees and awarding building contracts as part of the PFFP.

13.3c School Financing

School buildings should be provided concurrently with development through school fees paid to the San Diego Unified School District.

The amount of the fee is established by state law and will be collected upon issuance of a building permit for residential, industrial and commercial uses. A Mello-Roos community facilities financing district will be set up based on repayment with the state mandated fees, so the amount of the fees will be available to the school district at the outset of construction. The net proceeds from the Mello-Roos district should equal the cash value of the mandated fees so start up costs and interest should be borne by the developers.

The school sites should be conveyed to the school district as part of a land trade for other lands owned by the district and which have been declared surplus or by direct purchase by the district.

TABLE 22 PUBLIC FACILITIES FINANCING

- | |
|--|
| 1. Assessment District (optional). |
| 2. Public Facilities Benefit Assessment or Fee. |
| 3. Developer Agreements. |
| 4. School Fees or Other Financing Mechanism. |
| 5. Conventional Subdivision Financing. |
| 6. Open Space Maintenance District. |
| 7. PFFP Advisory Committee (Planning Committee). |

It is the declared preference of this Plan to build a secondary school east of I-15 on the presently designated site as soon as possible, in accordance with the district's Long Range Facilities Master Plan. It is further the intent of this Plan that joint use to the maximum feasible degree be made of school and City facilities and staff—including gymnasium, sports facilities, assembly buildings and library facilities in accordance with the limitations and provisions outlined in Sections 7.1.b, 7.1.c, and 7.1.d.

13.3d Conventional Subdivision Financing

Any on-site municipal facilities and any off-site connections to the backbone facilities will be provided by sub dividers under conventional bonded subdivision agreements. These municipal facilities may encompass streets, sewer, water, gas and electric, telephone and cable and storm drain improvements, as traditionally included in subdivision construction.

These improvements should not be tied to the City's Capital Improvements Program, since they are dependent on individual project plans. They are the responsibility of individual developers on a project basis.

13.3e Maintenance and Operations

Provisions for the maintenance and operations of public facilities and amenities should be made prior to construction or preservation. The measures to maintain and operate public facilities include:

- City budget, to operate public parks, the library and optionally the park-and-ride; and provide fire protection, police protection and public works.
- School district budget, to maintain and operate secondary and elementary public schools.
- User fees, to maintain City facilities and public school facilities, but only as adopted on a citywide or school district-wide basis.
- Service charges, to maintain and operate privately owned public utilities (gas, power, telephone, cable television).
- Community-wide assessment district, to maintain median strips and right-of-ways on major streets, special open space preserves, active open space areas not maintained by other means and at least a portion of the enlarged neighborhood park. The vehicle would be an Open Space and/or Lighting Maintenance District, encompassing the entire planning area.

13.3f Community Input into PFFP

The Miramar Ranch North planning committee should review the draft PFFP and make recommendations during preparation of the Plan.

13.4 PHYSICAL PLANNING IMPLEMENTATION

Objective: Provide for the implementation of the physical planning proposals and design guidelines set out in this Plan. Below are outlined the tools and processes to be utilized in the implementation of the physical planning recommendations proposed in the Plan.

13.4a Planning Committee Participation

The key element in implementation is the government/developer/property owner/resident partnership structured through the Miramar Ranch North planning committee. The practice of the Planning Department has been that both developers and government agencies should seek input from the planning committee in the review of proposed projects and programs. The planning committee has an ongoing responsibility to remain active in the planning and development process in order to achieve the goals and objectives set out in this Plan.

Given the importance of participation by the planning committee, the Planning Department should inform the committee of project proposals and pertinent City actions under consideration as early as possible in the review process. Means should be established to ensure the committee may adequately review proposed projects and actions in a timely manner. It is recommended that developers review proposed projects early in the planning stages with the committee, in order to save time and effort in the long term.

Because of the detailed review required to meet the design guidelines proposed in the Plan, the planning committee may establish an architectural review board or subcommittee to review project proposals and monitor development.

13.4b Progress Guide and General Plan

The Miramar Ranch North community is designated a “planned urbanizing” area. As a new community, Miramar Ranch North is subject to special guidelines outlined in the 1979 General Plan, and incorporated into this Plan.

The General Plan designates land uses and open space areas for the planning area based on the current Miramar Ranch North Community Plan. Implementation of this Plan requires amendment of the General Plan to reflect the proposals and land uses contained in this document.

13.4c Boundary Changes

Those portions of the planning area currently lying within the county of San Diego, as shown in **Figure 2**, should be annexed into the City of San Diego, in order that these lands may be rationally developed.

Also, the present park service district boundaries should be adjusted, subject to variance/interpretations, to incorporate the whole planning area into one district and to exclude portions of any other community. This is discussed in **Section 7**.

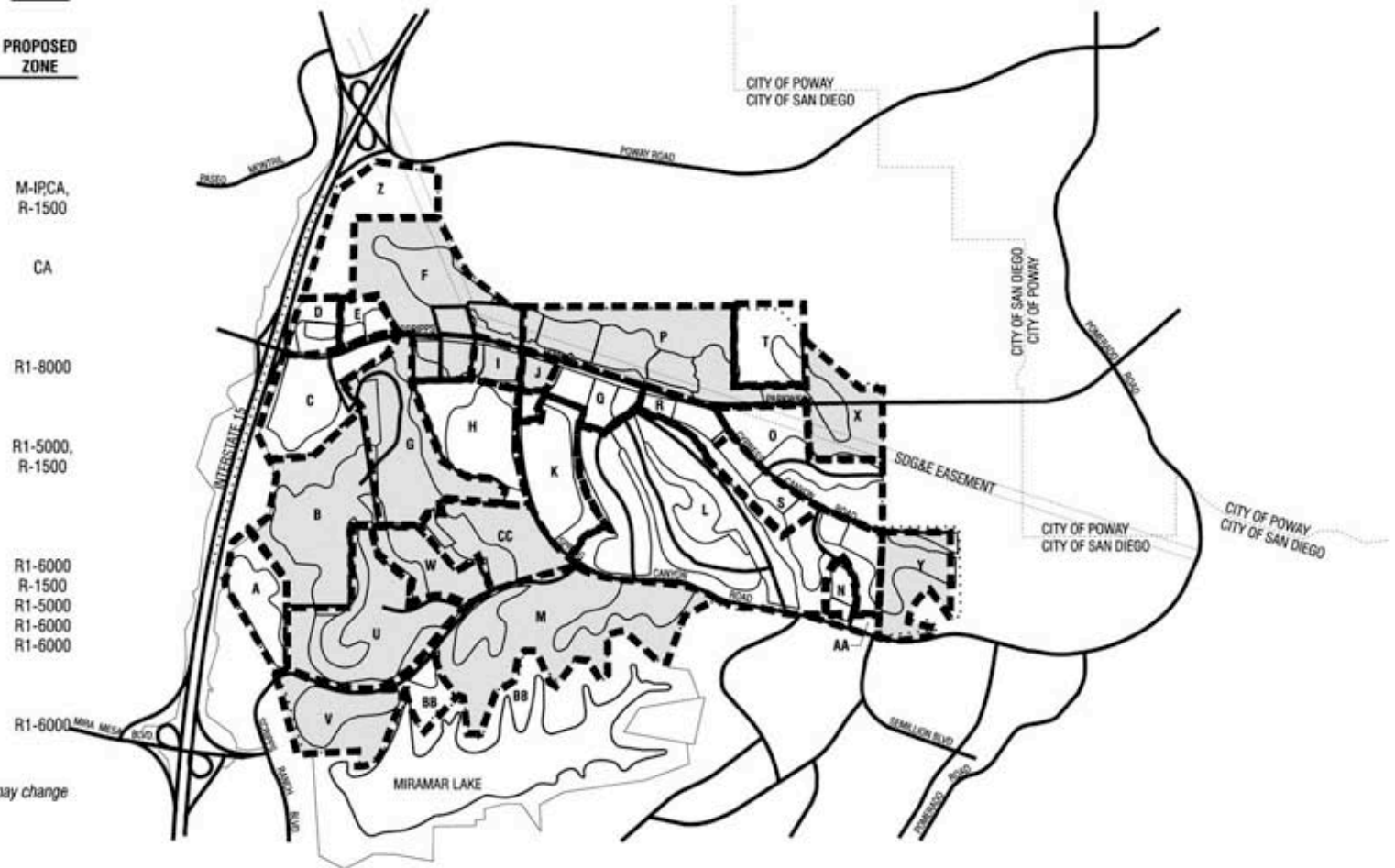
LEGEND:

PROPOSED ZONE CHANGE 

LOT	ACRES	EXISTING ZONE	PROPOSED ZONE
A	45.5	R-1500	
B	110.3	R1-10,000	
C	59.4	M-IP	
D	11.9	CA	
E	18.9	R-1500	
F	130.8	M-IP	M-IPCA, R-1500
G	114.6	R1-8000	
H	83.2	R-3000	
I	16.4	CN,CR	CA
J	10.7	CR,	
		R1-5000	
K	51.7	R-3000	
L	279.9	R1-5000	
M	151.0	A-1-10, R-3000	R1-8000
N	10.1	R1-6000	
O	63.3	R1-6000	
P	138.1	M-IP	R1-5000, R-1500
Q	29.9	R1-5000	
R	18.9	R1-5000	
S	15.4	R-3000	
T	24.3	R1-6000	
U	105.0	A-1-10	R1-6000
V	61.0	M-LI	R-1500
W	35.0	A-1-10	R1-5000
X	38.5	S-87	R1-6000
Y	54.0	A-1-10	R1-6000
Z	74.0	A-1-10	
AA	4.0	A-1-10	
BB	17.0	A-1-10	
CC	54.0	A-1-10	R1-6000

NOTES:

Alignment of roads shown may change during final design.



13.4d Land Use Controls

This Plan designates land uses for the planning area under development. These land use proposals should be implemented through rezoning from the existing zoning where required. Similarly, the land use proposals for the current county lands should provide the basis for City rezoning prior to annexation and ultimately for City rezoning after annexation.

In addition, some conditional use permits (CUPs) are required for Plan implementation. The CUPs, for example, are necessary for the following: community identification signs, religious buildings in R-1 zones, daycare or nursery school facilities in industrial zones and elementary schools in R-1 zones.

Figure 35 shows the rezoning proposed for the planning area and possible areas requiring CUPs.

13.4e Development Guidelines

This Plan outlines development guidelines for each land use type. Design guidelines are provided for designated anchor projects and special development areas in **Section 11**. In addition, a number of resources management proposals are set forth in **Section 12**. All these guidelines are intended to encourage high quality design and construction responsive to community needs.

These guidelines should be implemented through enforcement of the Subdivision Map Act and Local Subdivision Ordinance. In addition, the Hillside Review (HR) Permit process and the planned development processes should be utilized in the implementation of this Plan.

13.4f Environmental Review

Under the terms of the California Environmental Quality Act (CEQA) and the City Code, all rezonings, subdivisions, use permits, hillside permits and other discretionary acts required for implementation of this Plan are subject to environmental review. This review includes City staff analysis of the project and related impacts, as well as a public review period.

The environmental review for specific projects should ensure implementation of the proposals outlined in the **Sensitive Lands/Open Space Element (Section 12)**. These proposals reflect the analysis and mitigation measures presented in the master Environmental Impact Report (EIR) accompanying this Plan.

13.4g Codes, Covenants and Restrictions

Although codes, covenants and restrictions (CC&Rs) lie outside City enforcement procedures, this Plan encourages the use of CC&Rs to enforce design guidelines and maintain open space and improvements on a project basis. Consideration should be given to the preparation of a standard for CC&Rs for use in residential projects. All proposed CC&Rs should be reviewed by the planning committee during the tentative map process.

All CC&Rs should be in conformance with the design guidelines contained herein, such as prohibition of aerial antennae and recreational vehicle parking in streets. In addition, provision for the maintenance of fencing, landscaping, drainage facilities and active open space areas within projects should be set out in the CC&Rs.

To the extent possible, CC&Rs should detail the responsibilities of the owner association and the mechanisms available to the association for enforcement of the CC&Rs. Codes, covenants and restrictions (CC&Rs) should guarantee that new buyers of property are notified of assessments due to any owner association and are provided copies of the CC&Rs by the seller, by tying these requirements to the title search.