
CHAPTER 1. INTRODUCTION

The Sabre Springs Community Plan, a specific plan, and accompanying Environmental Impact Report and Cost/Revenue Analysis are required by the City of San Diego for the orderly and sensitive development of lands within the City, on the north and south sides of Poway Road. The area encompassed in the Plan is designated “planned urbanizing area” in the 1979 Progress Guide and General Plan (General Plan) of the City of San Diego. Under this designation, the planning area is permitted to develop prior to 1997, provided urbanization occurs “in a staged, contiguous manner through the orderly extension of public facilities and the provision of housing for a variety of income levels.”

1.1 Location of Planning Area

Sabre Springs is located in the north inland section of the San Diego metropolitan area, within the northeast limits of the City of San Diego. It lies on the eastern side of Interstate 15 (I-15), about 17 miles north of the San Diego central business district and 12 miles south of the City of Escondido. **Figure 1** illustrates the location of the Sabre Springs planning area in the San Diego region.

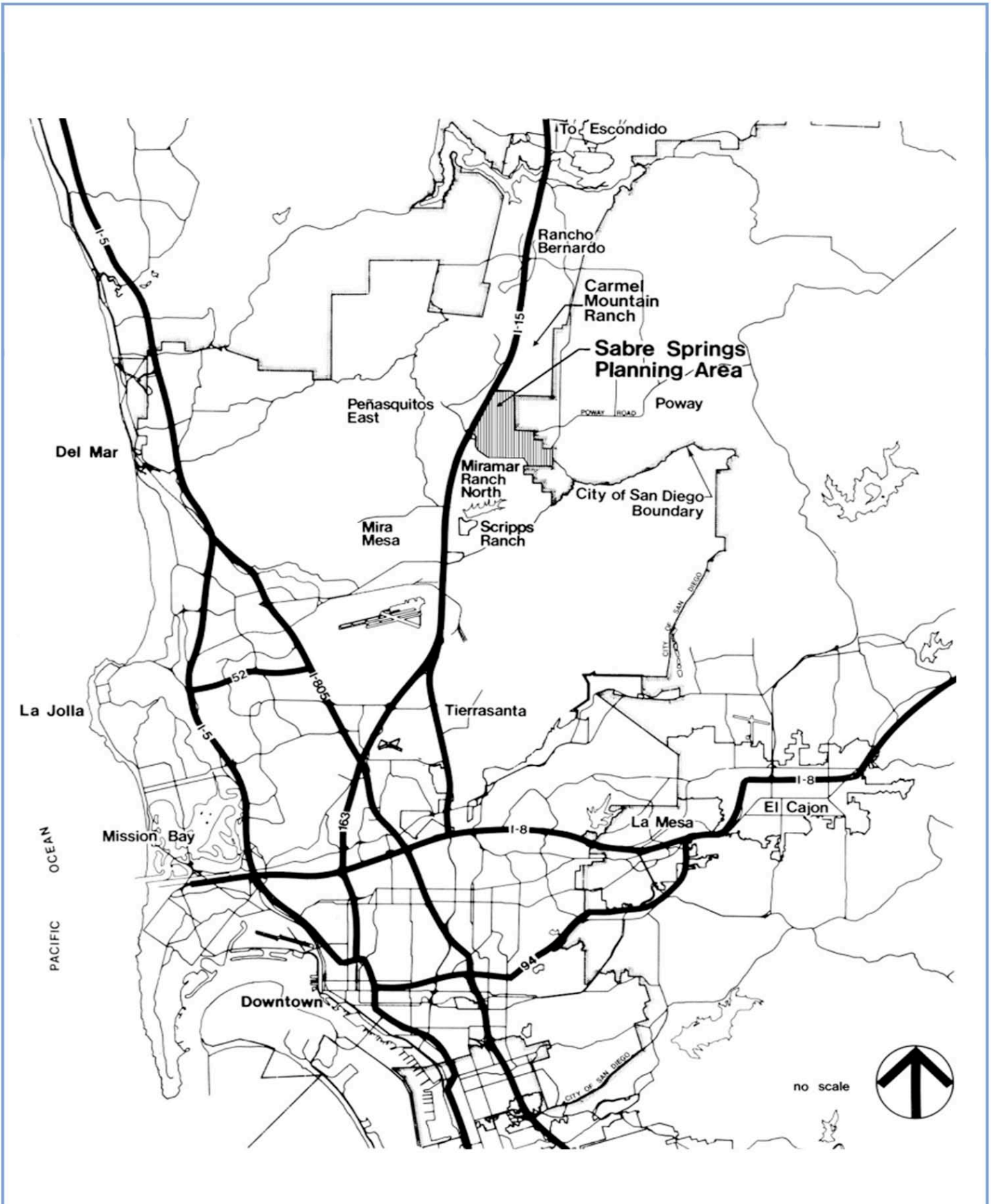
Nearby existing communities include Rancho Peñasquitos to the west, Mira Mesa to the southwest, and the City of Poway to the east. These are developing communities experiencing growth under revised community plans approved in the late 1970s. Two adjacent new communities are being planned to begin development in the 1980s: Miramar Ranch North to the south and Carmel Mountain Ranch to the north. All these communities, including Sabre Springs, are situated in the “I-15 Corridor.”

1.2 Planning Area Description

The Sabre Springs planning area is shown in **Figure 2**. The community is bounded by the Carmel Mountain Ranch planning area on the north; the City of Poway to the east; the Miramar Ranch North planning area to the south and southwest; and I-15 to the west. Hills and steep terrain separate Sabre Springs from Poway and most of Miramar Ranch North. Carmel Mountain Ranch bounds the planning area in the vicinity of the proposed HOV/I-15 interchange; there is no strong topographic separation between the two communities.

The planning area encompasses approximately 1,514 acres, of which about 47 percent is developable. Poway Road bisects the community into northern and southern areas of around 796 and 718 acres, respectively.

Chicarita Creek traverses the northern half of the planning area, running southward into a small lake, and ultimately into Peñasquitos Creek. Bisecting the southern half of the community, Peñasquitos Creek runs westward to a small lake, and continues to I-15 and beyond into Peñasquitos Canyon.



Vicinity Map **1**
Sabre Springs Community Plan **FIGURE**

1.3 Scope and Purpose of Plan

The purpose of the Plan is to provide guidelines for future public and private development within the Sabre Springs planning area through 1997. Further, the Plan must ensure a compatible relationship between Sabre Springs and surrounding, existing and proposed communities.

The Plan includes a series of community goals and objectives which are consistent with the City's General Plan, as well as City policies in regard to developing areas. To implement these goals and objectives, a number of development proposals and implementation tools are set forth in the Plan. In addition, the phasing of development and financing of public facilities are addressed.

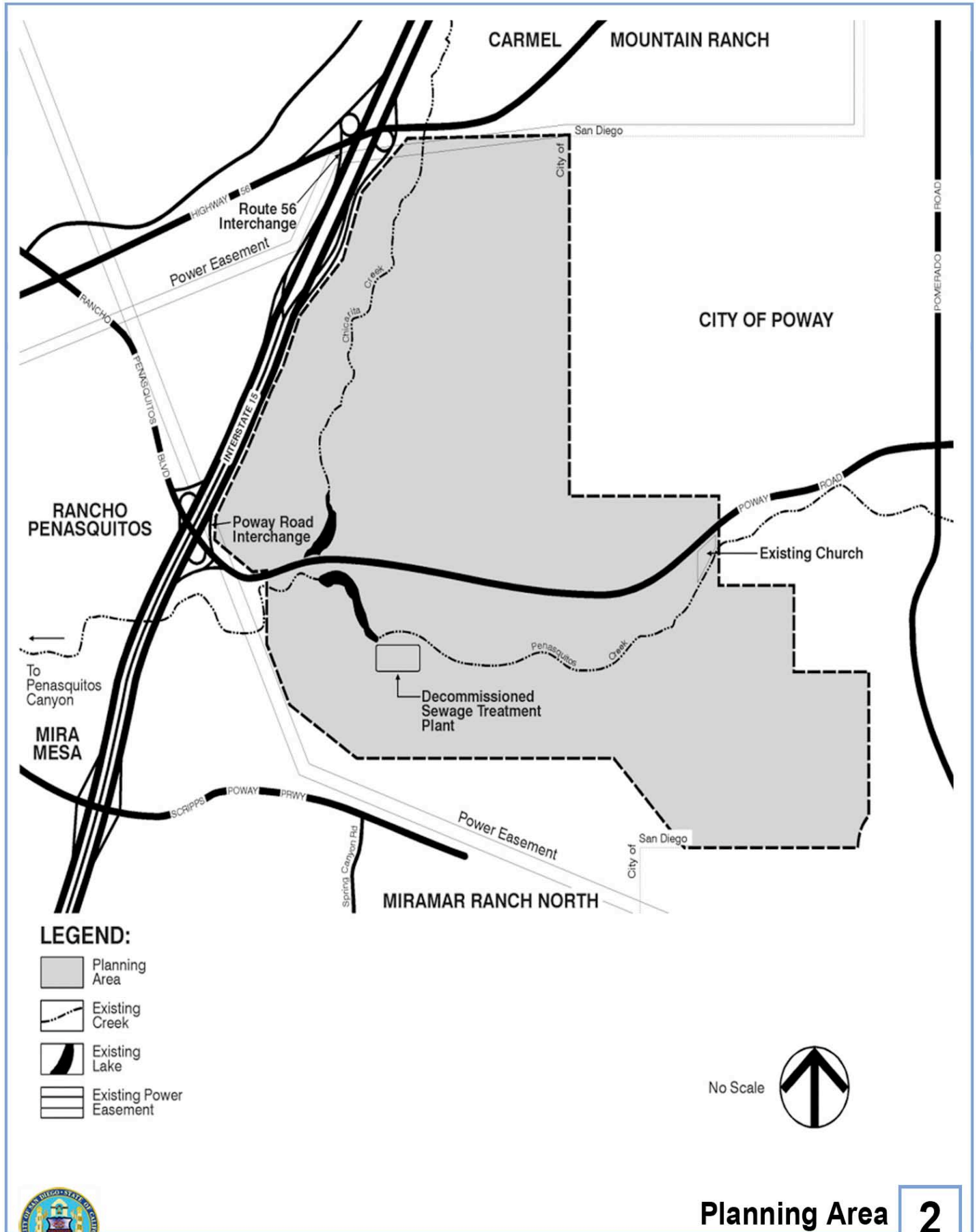
The Plan also functions as a specific plan under California Government Code Section 65450 et seq. As a specific plan with an accompanying final environmental impact report, development projects within the planning area may be exempted from environmental processing under Government Code Section 65453.

The Plan should not be considered a static document. Instead, it is intended to provide guidance for the orderly growth of the Sabre Springs community. In using the Plan as a guideline and development control instrument, it should be recognized that ongoing changes in the development process require flexibility in the interpretation of this document. These changes may include marketplace fluctuations, demographic shifts, and alterations in national, state, and local land use and development policy and law, among others. The Plan should be periodically reviewed and modified when appropriate to meet changed conditions.

1.4 Planning Process

The Plan was prepared by a private planning consultant working with the City of San Diego Planning Department. The Plan embodies a lengthy planning process, which is outlined below:

- City Recognition: Delineation of the Plan area boundary and recognition of the planning effort by the Planning Commission and City Council.
- Inventory: Study and documentation of existing site conditions and surrounding communities.
- Analysis: Analysis of physical, environmental, and social factors to identify development constraints and potentials, and identification of issues.
- Goal Formulation: Statement of the goals and objectives of the planning effort, coordinated with City policy.
- Plan Development: Formulation of alternative plans, testing against goals, and selection and detailing of the proposed Plan.



Planning Area
Sabre Springs Community Plan **2**
FIGURE

- Plan Review and Revisions: Review of the Plan by City staff, the Planning Commission, other government agencies, and interested citizens, and completion of necessary revisions.
- Adoption: Public hearings concluding in Plan approval by the Planning Commission and Plan adoption by the City Council, followed by amendment of the General Plan.
- Implementation: Preparation and City approval of physical and financial implementing instruments, and construction and maintenance of public facilities and private projects.
- Plan Review: Interpretation and modification, as needed, of the Plan to reflect changes occurring or anticipated in the community.

1.5 Legal Significance

Adoption of the Plan by the City Council rescinds the portion of the 1971 Chicarita Creek Development Plan which covers the planning area. Although the 1971 development plan was adopted by the City, no development has taken place under the Plan in the Sabre Springs area.

Following adoption of the Plan, a plan amendment to the General Plan is required. The amendment will officially incorporate the community plan into the General Plan, as described in **Section 14.4b**.

With the adoption of the Plan as a specific plan, projects within the planning area may be processed under California Government Code Section 65453.