
CHAPTER 14. IMPLEMENTATION ELEMENT

14.1 Goal and Objectives

The overall implementation goal is to 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 following objectives further describe this goal:

- Phase development in a rational manner taking into account the marketplace, available community and transportation facilities and development in surrounding communities.
- Ensure the provision of adequate public facilities and services to serve residential, industrial and commercial projects in a timely manner.
- Provide for the timely financing of public facilities including buildings, recreational improvements, streets and utilities, for both capital and operating and maintenance costs.
- Provide for the implementation of the physical planning proposals and design guidelines set out in this Plan.
- In implementing this community plan uphold the goals and principles embodied in the General Plan and City Council policies as reflected in the objectives and proposals of this Plan.

14.2 Phasing Program

The purposes of the Sabre Springs phasing program are as follows:

- To encourage coherent, orderly buildout of the community (as opposed to scattered, uncoordinated development).
- To ensure adequate public facilities concurrent with private development, such as schools and parks, utilities and streets and traffic signals.
- To develop a range of housing opportunities at a variety of densities as the community develops.
- To provide employment opportunities parallel with residential construction.

TABLE 9
ANTICIPATED PHASING PROGRAM

	Phase 1	Phase 2	Phase 3	Phase 4
RESIDENTIAL in Dwelling Units				
Phase Total	695	1,055	1,270	778
Cumulative Total	695	1,750	3,020	4,108
ESTIMATED POPULATION				
Phase Total	1,735	2,640	3,175	2,045
Cumulative Total	1,735	4,375	7,580	10,270
INDUSTRIAL AND COMMERCIAL DEVELOPMENT in Acres				
Industrial Phase Acreage	18.5	29.8	23.2	—
Industrial Cumulative Acreage	18.5	48.3	71.5	71.5
Commercial Phase Acreage	—	34.2*	—	—
Commercial Cumulative Acreage	—	34.2	34.2	34.2
EMPLOYMENT OPPORTUNITIES				
Employment Opportunities by Phase	463	985	792	—
Employment Opportunities Cumulatively	463	1,448	2,541	2,541

Shifts may be made between industrial and commercial acreage within each phase on the following basis:
3 acres industrial use = 1 acre commercial use.

* Includes 1+ acre for park-and-ride facility in Parcel 14. Includes 1.3-acre for park-and-ride facility in Parcel 1.

TABLE 10
TRANSPORTATION PHASING PROGRAM

Phase and Cumulative Maximums	Required traffic improvements for each phase of development must be completed prior to approval of final maps for the next phase of development. Required traffic improvements for the fifth (final) phase of development must be underway prior to or concurrent with the approval of final maps for that phase.
Phase 1	Local
695 Dwelling Units 18.5 Acres Industrial Use	<p>Widen Poway Road to six lanes (primary arterial) from I-15 to 300 feet east of Sabre Springs Parkway</p> <p>Construct Sabre Springs Parkway north of Poway Road as follows:</p> <ul style="list-style-type: none"> • Six lanes (major street) from Poway Road north to the first street intersection (approximately 600 feet). • Four lanes (major street) from first intersection north of Poway Road to northern industrial loop road intersection. • Two lanes from northern industrial loop road intersection to Carmel Mountain Ranch north-south street system (continuous to Carmel Mountain Road/I-15 interchange) <p>Build local and collector streets within new subdivisions.</p> <p>Install traffic signals and interconnect at Poway Road and Sabre Springs Parkway intersection and others as needed.</p>
	Regional
	<p>Widen I-15 to six lanes from I-8 north to Route 163.</p> <p>Construct Route 680 from Bernardo Center Drive east to Pomerado Road.</p> <p>Build Mira Mesa Boulevard from Mira Mesa west to I-805.</p>

TABLE 10
TRANSPORTATION PHASING PROGRAM (continued)

Phase and Cumulative Maximums	Required traffic improvements for each phase of development must be completed prior to approval of final maps for the next phase of development. Required traffic improvements for the fifth (final) phase of development must be underway prior to or concurrent with the approval of final maps for that phase.
Phase 2	Local
1,750 Dwelling Units (cumulative)	Widen Poway Road to six lanes (major street) from 300 feet east of Sabre Springs Parkway to 300 feet east of western intersection of southeast loop road (at neighborhood commercial)
48.3 Acres Industrial Use (cumulative)	Widen Sabre Springs Parkway as follows:
16.0 Acres Commercial Use (cumulative)	<ul style="list-style-type: none"> • Four lanes (prime arterial without access) from northern industrial loop road intersection north to Carmel Mountain Ranch/Sabre Springs boundary. • Six lanes (major street) from Carmel Mountain Ranch/Sabre Springs boundary north to HOV Access Road.
	Provide a park-and-ride facility adjacent to Sabre Springs Parkway (Parcel 14) and next to the HOV access lane (Parcel 1)
	Build local and collector streets within new subdivisions and install traffic signals and interconnect as needed.
	Regional
	Construct partial interchange at HOV Access Road and I-15.
	Construct HOV Access Road from I-15 east to Sabre Springs parkway as a six-lane facility.

TABLE 10
TRANSPORTATION PHASING PROGRAM (continued)

Phase and Cumulative Maximums	Required traffic improvements for each phase of development must be completed prior to approval of final maps for the next phase of development. Required traffic improvements for the fifth (final) phase of development must be underway prior to or concurrent with the approval of final maps for that phase.
Phase 3	Local
3,020 Dwelling Units (cumulative)	Widen Poway Road to six lanes (major street) from western intersection of southeast collector loop road east to Sabre Springs/Poway boundary.
71.5 Acres Industrial Use (cumulative)	
34.2 Acres Commercial Use (cumulative)	Build local and collector streets within new subdivisions and install remaining traffic signals and interconnect as needed. Construct HOV Access Road from Sabre Springs Parkway to Pomerado Road.
Phase 4	Local
4,108 Dwelling Units (cumulative)	Build local and collector streets within new subdivisions.
71.5 Acres Industrial Use (cumulative)	
34.2 Acres Commercial Use (cumulative)	
	Regional
	Construct grade-separated interchange to HVO Access Road and Springs Parkway. Construct HOV lanes on I-15 from SR-56 corridor south to SR-163.

A. Development Phasing

While the buildout rate and order in which projects are developed are primarily a function of market conditions, a general phasing program can be projected. Five three-year phases are utilized for a total buildout period estimated at 15 years.

Table 9 summarizes the development generated by the phasing program. Residential buildout and associated community population are shown. In addition, industrial and commercial phasing and associated employment are outlined.

B. Transportation Phasing

A critical component to the phasing of the Sabre Springs community is transportation facilities. **Table 10** outlines the local and regional transportation facilities necessary in each of the five phases. The improvements are required before building permits can be issued for each phase.

14.3 Facilities Financing Program

According to Council Policy 600-28, a facilities financing program is required for approval of development in urbanizing areas. City Council adoption of a financing program for Sabre Springs is necessary prior to recordation of the first subdivision map in the community. The program should assure the timely financing of public facilities, streets, utilities, and other necessary capital improvements, and should provide for the subsequent maintenance of improvements.

There are a number of financing mechanisms available for funding public facilities. Mechanisms which may be detailed in the Sabre Springs Facilities Financing Program are described below.

A. Reimbursement Agreements

Reimbursement agreements may be utilized for improvements of community-wide benefit or for area benefit such as the north or south sides of Poway Road. Improvements may include important streets, water transmission lines, sewer trunk lines, pumping facilities, permanent drainage facilities and other major utilities.

Under this mechanism the developer who constructs the improvements arranges a reimbursement agreement with the City of San Diego. Reimbursement pursuant to that agreement will be generated by subsequent subdividers in areas served by the improvements which are covered by the agreement.

B. Facilities Benefit Assessment

The facilities benefit assessment (FBA) may be used to finance facilities that serve the community but do not lend themselves to reimbursement agreements. Examples include neighborhood parks and traffic signals. The assessment may also be utilized to share in funding facilities whose service and benefit area encompasses a larger area than only Sabre Springs, such as a combination of Carmel Mountain Ranch and Sabre Springs. These improvements could include a fire station and a library branch in Carmel Mountain Ranch, a police substation in Rancho Peñasquitos, a subregional park-and-ride facility, important external streets and regional or park facilities, among others.

The FBA would be set up by the City and administered through a single trust fund by the City Manager. The amount of the assessment would be a cost-per-dwelling unit or equivalent based on an estimate of the cost of the facilities to be constructed as approved by the City Council. The assessment would be subject to periodic review and adjustment as needed by the City.

C. Assessment District

An assessment district may be utilized to finance construction of major facilities of community-wide benefit or for area benefit such as the north and south sides of Poway Road. Improvements could include important streets, water transmission lines, sewer trunk lines, permanent drainage facilities and pumping facilities, among others.

An assessment district would be formed early in the development of the benefit area. The distribution of costs would be based on benefit. The probable method would be the 1913 Act assessment district combined with 1915 Act bonds with the City of San Diego conducting the process.

D. Park Fees

As an alternative to a facilities benefit assessment or an assessment district, park development may be funded through a separate park fee. The fee could include funds for development of the neighborhood parks (including the community park acreage in the northern expanded neighborhood park), the Sabre Springs share of the community park building in Carmel Mountain Ranch and the community swimming pool. Land for the neighborhood parks within the community could be dedicated by the developer.

A park fee ordinance would have to be enacted creating the fee structure for Sabre Springs units and exempting the Sabre Springs community plan area from the standard park fees. The ordinance would require payment of the park fees at the time residential building permits are issued. A provision for periodic review and adjustment of the fees should be included in the ordinance. Construction of park facilities by developers in lieu of fees is possible.

E. School Financing

The method and amount of school financing will be established by a mutual agreement between Poway Unified School District and developers in the community. Prior to issuance of any residential building permit the finalized agreement will be executed to set a fee schedule and/or to establish the extent of developer responsibility for school sites and/or improvements. Phasing and school availability will also be determined.

F. Conventional Subdivision Financing

On-site utilities, facilities and streets will be provided by subdividers under conventional bonded subdivision agreements. These improvements are the responsibility of individual developers on a project basis. Community facilities may also be provided as conditions of subdivision maps.

G. Maintenance and Operations

Provision for the maintenance and operations of public facilities and amenities should be made prior to construction. Measures to maintain and operate public facilities include City budget funds, Poway Unified School District budgeting, user fees, service charges for public utilities and assessment districts.

In addition, the mechanism(s) for maintaining designated natural open space areas and landscaped open spaces should be determined as part of the open space preservation or dedication process. Mechanisms available include project or community associations, assessments through a community-wide (or north or south) open space maintenance district, and private owner maintenance of areas under an open space easement.

14.4 Physical Planning Implementation

This Plan sets out a number of proposals for the physical development of the Sabre Springs community. Below are outlined the tools and processes to be utilized in the implementation of these planning recommendations.

A. Citizen Monitoring and Participation

During the early period of development of Sabre Springs, implementation of the Plan will entail monitoring by the City of San Diego of private developer proposals. The Planning Commission is required to act as the community planning committee during this stage. Once development is well underway it is anticipated that a community planning board will be organized. This board should be a City-recognized advisory planning committee, composed of citizens representing developers/property owners, community businesses/employees and community residents.

The practice of the City of San Diego Planning Department has been that both developers and government agencies should seek input from official planning

committees in the review of proposed projects and programs within their planning areas. The Sabre Springs planning board would have an ongoing responsibility to participate in the planning and development process within the community in order to achieve the goals and objectives set out in this Plan. Mechanisms should be established to ensure the board receives and reviews proposed development projects in a timely manner and that the board's input is forwarded to the proper City agencies for consideration during decision making. In addition, the board may initiate certain implementing actions in accordance with the Plan. The board should participate not only in Plan monitoring and implementation but also in Plan amendments and revisions as needed in the future due to changing public policy or market conditions.

The formation of property owner associations and community-wide or area assessment district(s) is anticipated in order to maintain public and project open space areas and facilities in Sabre Springs. A community council, as proposed in **Chapter 10**, should act as a coordinating agency for these associations and districts. The council should represent the various geographic and other interests of the community.

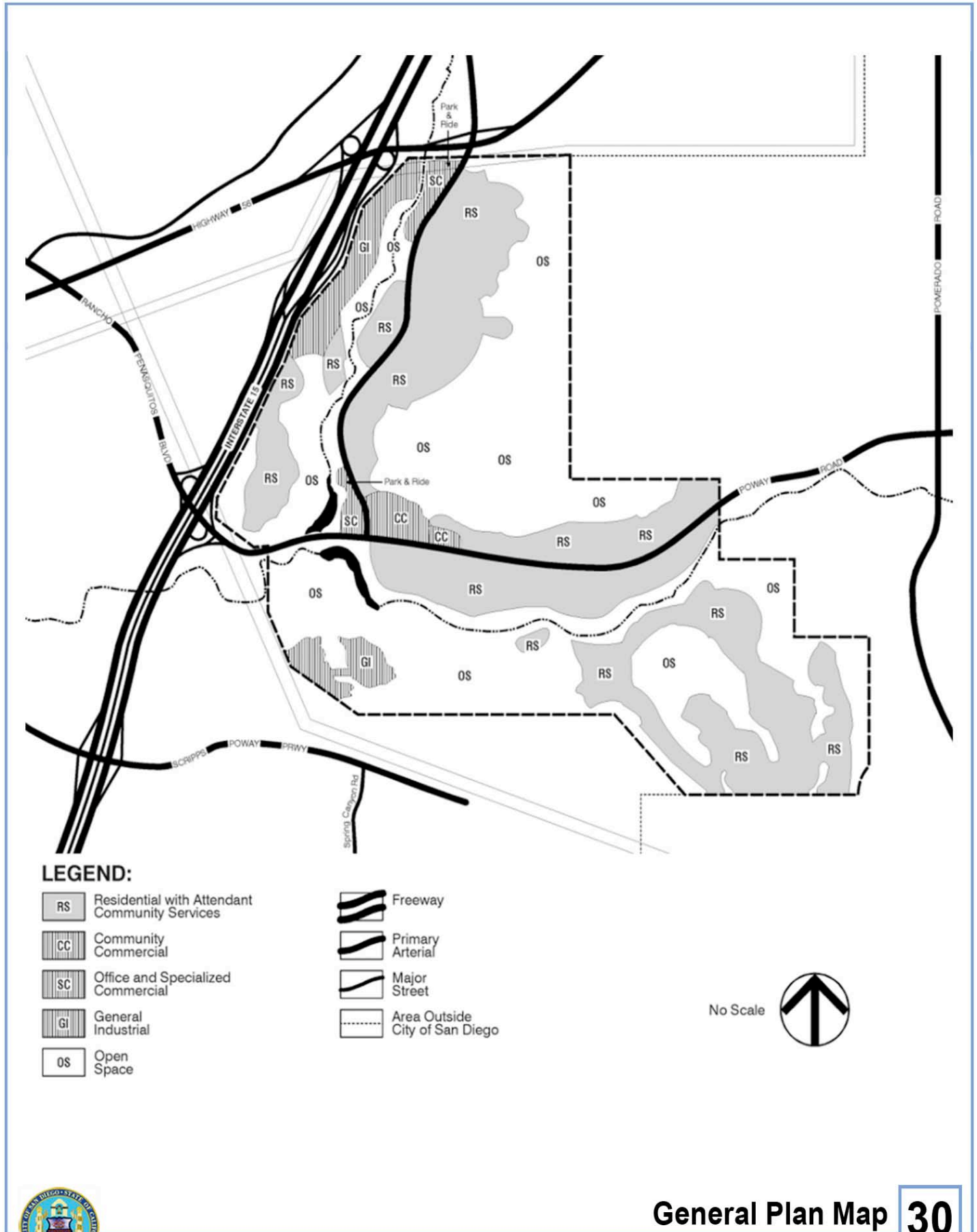
B. Progress Guide and General Plan

In the 1979 General Plan the Sabre Springs community is designated a “planned urbanizing area.” As a new community, Sabre Springs is subject to the special guidelines outlined in the General Plan and incorporated into this Plan.

The General Plan designates land uses and open space areas for the planning area based on the 1971 Chicarita Creek Development Plan. Implementation of the Sabre Springs Community Plan requires amendment of the General Plan to reflect the proposals and land uses contained herein. Changes in the General Plan Map will include the following:

- Add industrial designation along I-15.
- Change commercial recreation to residential.
- Amend commercial designations.
- Amend the areas delineated as “designated open space.”

These changes are shown in **Figure 30**.



LEGEND:

- | | |
|--|--------------------------------|
| RS Residential with Attendant Community Services | Freeway |
| CC Community Commercial | Primary Arterial |
| SC Office and Specialized Commercial | Major Street |
| GI General Industrial | Area Outside City of San Diego |
| OS Open Space | |



General Plan Map 30
Sabre Springs Community Plan **FIGURE**

C. Council Policies

Implementation of this Plan should be in conformance with the following Council Policies:

- City Council Policy 600-10
- City Council Policy 600-19
- City Council Policy 600-23
- City Council Policy 600-28

These policies are further addressed in relevant sections of the Plan.

D. Boundary Changes

This Plan proposes retention of two neighborhood park service districts, one for north of Poway Road and one for the south.

The previous school district boundary was realigned to include the entire planning area in the Poway Unified School District.

E. Subdivision Map Act and Local Subdivision Ordinance

The subdivision process for projects in Sabre Springs should be conducted in accordance with the Subdivision Map Act and Local Subdivision Ordinance.

F. Land Use and Development Controls

This Plan designates land uses for the Sabre Springs planning area under development. These land use proposals should be implemented through rezoning the property from the existing holding zone to the recommended zoning shown in **Figure 31**. This rezoning may take the form of a master rezoning for the entire Sabre Springs planning area. Rezoning is subject to public hearings and the final decision on the appropriate zones may differ from the densities shown in the Plan. A portion of the southwest industrial area was rezoned in 1981 as M-IP in conjunction with the master rezoning of Miramar Ranch North, the remainder is recommended rezoning as shown in **Figure 31**.

In addition, a number of development guidelines are outlined in this Plan for different land uses and locations. These guidelines should be implemented through enforcement of the development regulations and off-street parking requirements applicable for each type of zoning during the subdivision process.



LEGEND:

R-1-8000 Detached Residential Zone	R-2000 Attached Residential Zone	Area Shopping Center Commercial Zone
R-1-6000 Detached Residential Zone	Planned Residential Development*	Commercial Office Zone
R-1-5000 Detached Residential Zone	Industrial Park Manufacturing Zone	Plan Commercial Development
R-3000 Attached Residential Zone	Planned Industrial Development Or Site Plan Approval	Agricultural Holding Zone (Open Space and Existing Uses)
R-1500 Attached Residential Zone	Neighborhood Commercial Zone	
R-1000 Attached Residential Zone		

*Planned Development required where indicated **Parcel 15 becomes R-1500/PRD on 6/1/2001. See Table 1



Some CUPs and planned developments are recommended for implementation of the Plan. The CUPs, for example, are necessary to permit the following proposed land uses: community identification signs, some institutional buildings in residential and commercial zones, day-care or nursery school facilities and elementary schools in R-1 zones. Planned residential (PRD), commercial (PCD), and industrial (PID) districts are recommended for those projects requiring special design sensitivity as shown in **Figure 31**.

Figure 32 shows existing areas totaling approximately 283 acres lying in the Hillside Review (HR) Overlay Zone. The map also illustrates proposed HR areas with 25 percent or greater slopes, totaling about 334 acres. Most of the HR areas are designated as natural open space in this Plan. For those projects within the HR zone, HR zone permits will be required. The permit procedure includes special hearings to ensure projected development is sensitive to hillside conditions.

G. Environmental Review

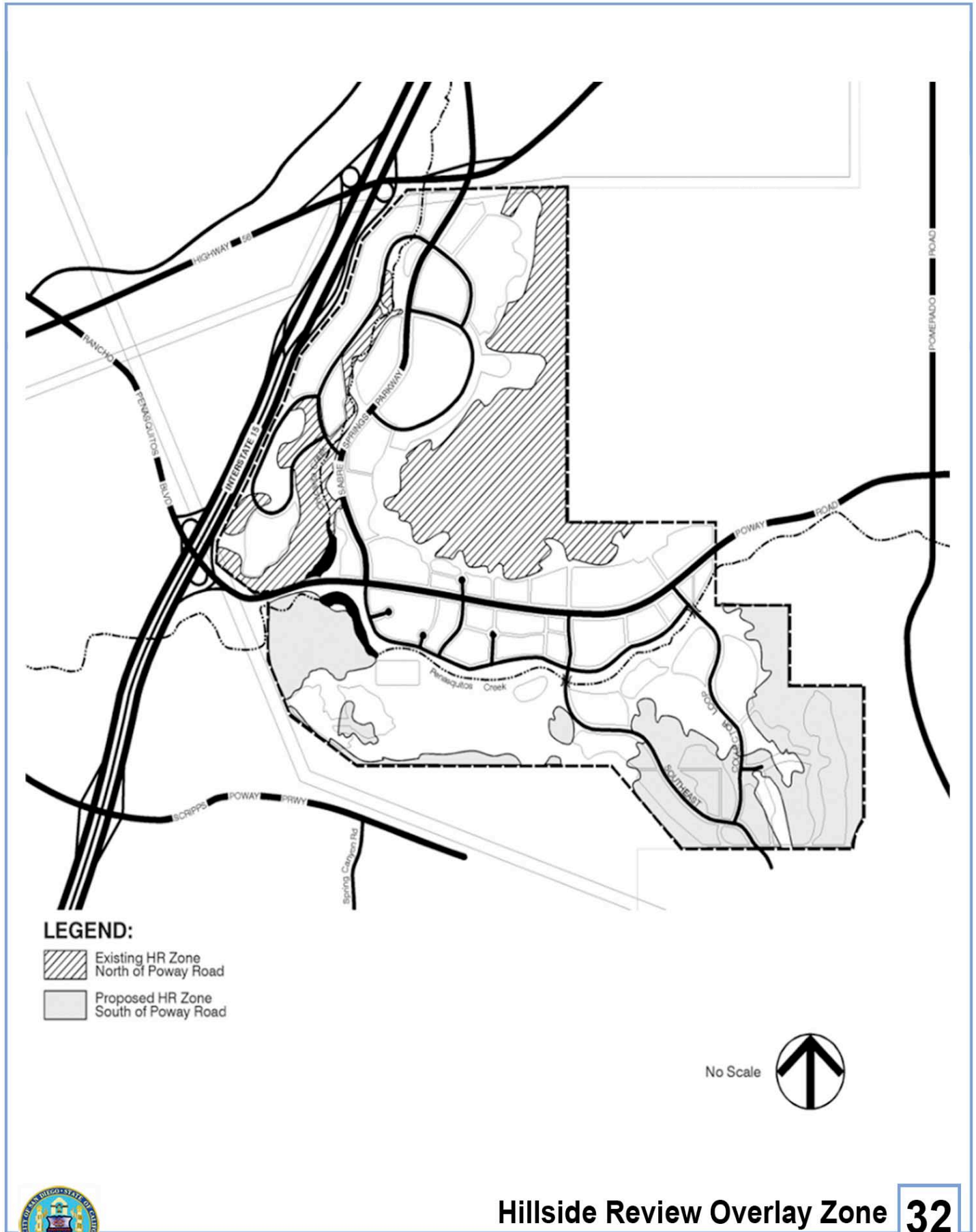
Under the terms of the California Environmental Quality Act (CEQA) and the City Code, all rezonings, subdivisions, use permits and other discretionary acts required for implementation of this Plan are subject to environmental review. This review includes City staff analysis of the proposed project and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

The environmental review for specific projects should ensure implementation of the resources management proposals outlined in **Chapter 12**. These proposals reflect the analysis and mitigation measures presented in the master Environmental Impact Report accompanying this Plan.

With the adoption of the Sabre Springs Community Plan as a specific plan, development projects within the planning area may be exempted from environmental processing under California Government Code Section 65453. The final master Environmental Impact Report accompanying the Plan will provide adequate environmental documentation.

H. Codes, Covenants and Restrictions

Although Codes, Covenants and Restrictions (CC&Rs) lie outside City enforcement procedures, this Plan supports the use of CC&Rs to enforce design guidelines and maintain open space and improvements on a project basis. All CC&Rs should be in conformance with the design guidelines contained herein, such as prohibition of aerial antennae and control of recreational vehicle parking in streets. In addition, provision for the design and maintenance of fencing, landscaping, drainage facilities and open space areas within projects should be set out in the CC&Rs.



Hillside Review Overlay Zone
Sabre Springs Community Plan

32
FIGURE

I. Open Space Maintenance District

Use of the open space maintenance district mechanism is proposed for the maintenance of designated natural open space areas, the creeks and selected community landscaped areas. There may be two districts, one for each side of Poway Road, or a single district for the entire planning area. The district(s) will be a component of the required Facilities Financing Program.

J. State Permits

In addition to approvals required by the City of San Diego, various development projects may require permits from state agencies.

A California Fish and Game Stream Alteration Agreement (1603 permit) is required for developments along Chicarita and Peñasquitos Creeks. The purpose of the agreement is to ensure the welfare of fish and/or wildlife utilizing the streams. Plans for creek-related projects must be submitted by developers to Fish and Game and an agreement worked out prior to construction.

Other state permits may include an Encroachment Permit by Caltrans for any work undertaken within the I-15 right-of-way and permits from the Department of Water Resources regarding work on existing dams or reservoirs.

TABLE 11A
SUMMARY TABLE OF PLAN PROPOSALS
RESIDENTIAL ELEMENT

Proposal	Action	Responsibility
Accommodate residential development in categories and locations shown in the Plan.	Permit rezoning as recommended in Plan.	Planning Commission, City Council.
Provide housing opportunities for a range of household incomes.	Require development of a range of housing types, emphasizing small affordable units in attached residential areas.	City of San Diego.
Promote conformance with residential design guidelines of Plan.	Utilize tentative map, HR overlay and planned development processes to coordinate with developers; develop and enforce CC&Rs.	Community Planning Board, Planning Department, Homeowner Associations.

TABLE 11B
SUMMARY TABLE OF PLAN PROPOSALS
INDUSTRIAL ELEMENT

Proposal	Action	Responsibility
Provide usable industrial park acreage protected from other uses.	Approve only industrial park uses in designated industrial park areas.	Planning Commission, City Council.
Develop industrial park in the assigned locations shown in Plan.	Permit rezoning in conformance with Plan.	Planning Commission, City Council
Promote development following design guidelines set out in Plan.	Utilize tentative map and M-IP procedures to coordinate with developers.	Community Planning Board, Planning Department

TABLE 11C
SUMMARY TABLE OF PLAN PROPOSALS
COMMERCIAL ELEMENT

Proposal	Action	Responsibility
Provide sufficient commercial area to meet basic needs of community residents and industrial park users.	Review commercial projects for market viability and conformance with commercial users proposed in Plan.	Community Planning Board, Planning Department
Develop commercial areas in the assigned location shown in Plan.	Permit rezoning in conformance with Plan.	Planning Commission, City Council
Promote development consistent with the design guidelines set out in Plan.	Utilize tentative map and PCD processes to coordinate with developers.	Community Planning Board, Planning Department

TABLE 11D
SUMMARY TABLE OF PLAN PROPOSALS
PARKS, RECREATION AND OPEN SPACE ELEMENT

Proposal	Action	Responsibility
Acquire and develop two neighborhood parks in designated locations.	Acquire park sites and construct improvements	Park and Recreation Department
Provide for community park needs.	Develop expanded northern neighborhood park site and construct community park building in Rancho Carmel.	Park and Recreation Department
Provide a series of viewpoints along the creeks.	Monitor creekside development to ensure viewpoints.	Community Planning Board, Planning Department
Make school recreational facilities available for public use.	Coordinate with Poway Unified School District.	Community Council or Community Planning Board
Preserve creek and hillside open space networks.	Establish open space dedications and easements, monitor proposed developments.	Park and Recreation Department in coordination with Planning Department, proposed community planning board
Maintain pathways, viewpoints, passive areas, creek and hillside open space and key open space features.	Create open space maintenance district(s) for designated public areas, provide for maintenance of other facilities and open space.	Park and Recreation Department developer/property owner(s), property owner associations. Monitoring by proposed community planning board
Encourage incorporation of recreational amenities in residential and industrial projects.	Monitor development proposals and work with developers.	Community Planning Board, Planning Department

TABLE 11E
SUMMARY TABLE OF PLAN PROPOSALS
PUBLIC SERVICES ELEMENT

Proposal	Action	Responsibility
Provide fire protection, police protection, public library service and solid waste disposal	Financing public services for the community.	Facilities Financing Program administered by City of San Diego
Encourage establishment of community-oriented services, such as postal contract station and health care facilities.	Work with service agencies to provide local facilities	Community Council and Community Planning Board
Ensure adequate utility services for all developments.	Provide adequate utility services.	Utility agencies, Developer/property owner(s).
Provide adequate drainage for developments while maintaining the creeks in their natural drainage condition to the extent possible.	Develop adequate drainage facilities.	Developer/property owners under city review.

TABLE 11F
SUMMARY TABLE OF PLAN PROPOSALS
SCHOOL ELEMENT

Proposal	Action	Responsibility
Readjust school district boundary to encompass entire planning area.	Submit request to Poway Unified School District for processing.	Developer/property owner(s).
Ensure adequate school capacity to accommodate elementary and secondary students.	Determine school needs and financing mechanism(s).	Poway Unified School District in coordination with Developer/property owner(s).
Acquire sites and construct elementary school facilities as needed.	Use financing mechanism(s) to obtain school funds; design and develop schools.	Poway Unified School District
Support development of public adult education programs and facilities.	Work with school districts.	Community Planning Board, residents and working personnel
Permit development of private educational facilities, especially day-care.	Construct and operate private educational institutions.	Religious groups, private developers and operators, employers, cooperatives
Encourage school development following design guidelines set out in Plan.	Coordinate with school district and private groups and developers.	Community Planning Board, Planning Department

TABLE 11G
SUMMARY TABLE OF PLAN PROPOSALS
COMMUNITY SOCIAL ELEMENT

Proposal	Action	Responsibility
Encourage development of a range of social activities, groups and institutions.	Develop and support programs and activities as needed.	Community council, community residents and working people.
Support creation of a Community Planning Board.	Assist community in setting up board and obtaining Council recognition.	Planning Department
Provide adequate facilities to accommodate community social activities and programs.	Develop schools, churches, parks, commercial areas and institutions to accommodate social activities.	School district, religious groups, Park and Recreation Department, private developers, community groups

TABLE 11H
SUMMARY TABLE OF PLAN PROPOSALS
TRANSPORTATION ELEMENT

Proposal	Action	Responsibility
Ensure sufficient capacity on I-15 interchanges and roadway to serve the community.	Monitor community development to phase projects in relation to subregional transportation requirements.	City of San Diego in coordination with Caltrans.
Construct community roadway as shown in Plan, to ensure sufficient capacity.	Monitor development proposals.	City of San Diego
Encourage sensitive design of streets and parking.	Monitor development proposals.	Community Planning Board, Planning Department
Support transit as a transportation alternative.	Construct HOV lanes on I-15, consider transit in community development.	Caltrans, City of San Diego, MTDB
Develop a park-and-ride as shown in Plan.	Construct park-and-ride facility.	Caltrans
Develop a community bikeway system.	Monitor proposed street improvements.	Planning Department, Engineering and Development Department
Provide for pedestrian circulation as described in Plan.	Review development projects.	City of San Diego, proposed community planning board
Provide and maintain an equestrian trail as described in Plan.	Review development projects; include trail in open space maintenance.	City of San Diego, proposed community planning board

TABLE 11I
SUMMARY TABLE OF PLAN PROPOSALS
RESOURCES ELEMENT

Proposal	Action	Responsibility
Preserve natural open space system of hillsides and creeks.	Secure and protect open space through dedication or easement.	City of San Diego
Mitigate significant impacts on cultural and biological resources.	Monitor development proposals and implement master EIR mitigation measures.	Planning Department
Permit reasonable grading for development as outlined in this Plan.	Monitor development proposals such as through subdivision review and hillside review in designated areas	Planning Department
Provide adequate drainage, with special attention to the creeks.	Monitor development proposals and drainage plans.	City of San Diego
Preserve creek habitat areas where feasible.	Monitor creek-related development proposals and issue 1603 agreements	California Fish and Game
Promote conservation practices in public and private developments	Monitor development proposals.	City of San Diego, proposed community planning board
Mitigate traffic noise as appropriate.	Require and review noise analysis in EIR(s) and require acceptable mitigation	Planning Department

TABLE 11J
SUMMARY TABLE OF PLAN PROPOSALS
COMMUNITY DESIGN ELEMENT

Proposal	Action	Responsibility
Integrate diverse land uses in Sabre Springs North through design focusing on Chicarita Creek and integrated streetscapes.	Monitor development proposals to ensure design integration, review Sabre Springs North/Poway Road conceptual comprehensive landscaping program.	Planning and Park and Recreation Departments, proposed community planning board
Integrate projects in Sabre Springs South, centering of Peñasquitos Creek and integrating streetscapes.	Monitor development proposals to ensure design integration, review Sabre Springs South preliminary conceptual landscaping program.	Planning and Park and Recreation Departments, proposed community planning board.
Consider aesthetic interfaces with surrounding communities.	Monitor development proposals and coordinate with planning groups and developers in surrounding communities.	Planning Department, proposed community planning board
Promote sensitively designed projects and buildings.	Utilize tentative map, HR overlay and planned development processes to coordinate with developers.	Planning Department; monitoring by proposed community planning board

**TABLE 11K
SUMMARY TABLE OF PLAN PROPOSALS
IMPLEMENTATION ELEMENT**

Proposal	Action	Responsibility
Phase development in a rational manner, substantially as outlined in the Plan.	Monitor development proposals for conformance with plan and the transportation phasing program.	Planning Department, Engineering and Development Department
Provide for timely financing of public facilities.	Adopt and implement a Facilities Financing Program.	City Council, Engineering and Development Department
Provide implementation of the physical planning proposals and design guidelines in this Plan.	Monitor development projects, such as through planned development, rezoning, hillside review, subdivision map and EIR procedures.	Planning Department, proposed community planning board