
CHAPTER 4. RESIDENTIAL ELEMENT

4.1 Goal and Objectives

The overall goal for residential development is to ACCOMMODATE A SUBSTANTIAL SHARE OF THE CITY'S HOUSING NEEDS WITHIN THE COMMUNITY PROVIDING A DIVERSITY OF HOUSING OPTIONS WHILE ENHANCING THE PHYSICAL ENVIRONMENT. The following objectives further elaborate this goal:

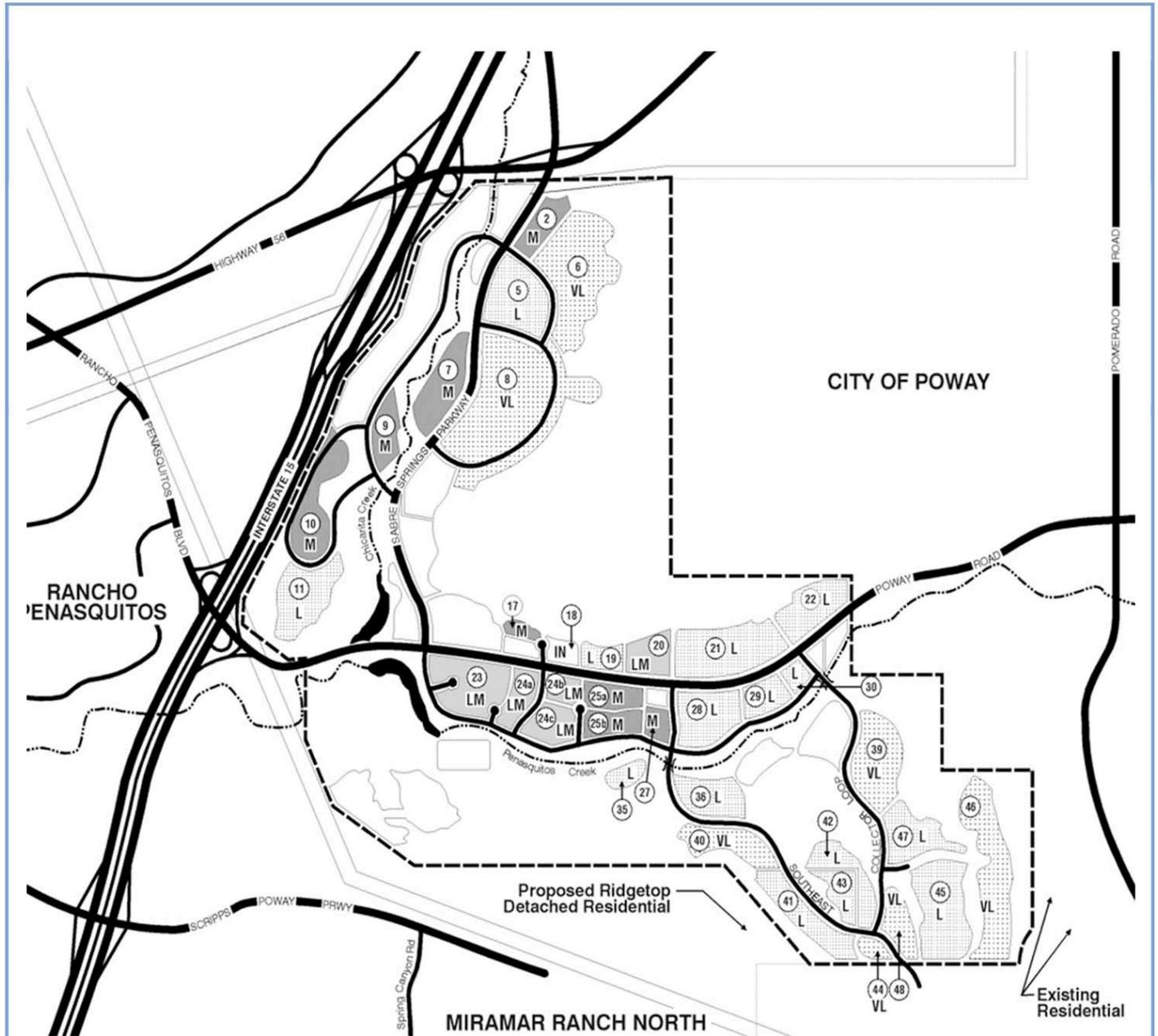
- Supply a fair share of the housing needs of the City of San Diego by providing approximately 4,108 dwelling units within the community.
- Locate residential projects in areas appropriate to environmental conditions, the transportation network and the overall land use pattern of the community.
- Encourage a variety of housing types, sizes, prices and ownership mechanisms in the community, in accordance with the City's goal of balanced communities and commensurate with local market conditions.
- Emphasize the provision of relatively small, affordable attached housing units, in response to planning area constraints and demographic and market trends.
- Provide for new residential construction which accommodates moderate income households, consistent with the City's goals of freedom of choice and affordability in housing opportunities.
- Promote visual variety and environmentally sensitive design in residential projects.

4.2 Need for Residential Development

A. Fair Share

The San Diego Association of Governments (SANDAG) periodically produces an estimate of regional population growth and an allocation of what proportion of new growth should be accommodated in each city of San Diego County. Under the 1981 Series V Forecasts, the City of San Diego is expected to accommodate 1,043,800 persons by 1997, requiring a total of 410,100 housing units. A substantial number of these dwelling units must be provided through new construction in new or developing communities.

According to the General Plan, the planning area lies within the "planned urbanizing area" under growth management. As a "new community," Sabre Springs must provide housing while promoting socioeconomic balance, freedom of housing choice and affordability. Residential development in the community should constitute a fair share of new residential construction in the City.



LEGEND:

-  Very Low Residential
0-5 du/ac
-  Low Residential
5-10 du/ac
-  Low-Medium Residential
10-15 du/ac
-  Medium Residential
15-30 du/ac
-  Parcel Number



Residential Location
Sabre Springs Community Plan

8
FIGURE

This Plan proposes a total of 4,018 dwelling units to be constructed by the year 2000. Any significantly lower number of units would represent an underutilization of the land, yield a population too low to provide certain community-level services, compromise the ability to provide affordable housing and constitute a failure to supply a fair share of housing for the City. A significantly higher number of housing units would greatly limit the development of lower density housing, inconsistent with the balanced community concept; create greater pressures on the traffic and services capacity of the I-15 corridor; and require utilization of land development practices less sensitive than those proposed in this Plan.

B. Housing Balance

The proposed 4,108 dwelling units constitute less than 4.8 percent of the total 84,582 units within the City of San Diego estimated for the north I-15 corridor by 2000. While providing a range of housing types within the planning area, Sabre Springs also represents an opportunity to further balance housing on a corridor-wide basis. Balanced housing is consistent with Council Policy 600-19 which encourages balanced communities in developing areas and the 1979 General Plan which calls for affordable new residential construction and variety in housing types.

**TABLE 4
HOUSING MIX**

Housing Category	Density Range DU/Acre	Area in Acres*	Number of DU	Percent of Total DU	Persons Per DU	Estimated Population
Very Low	0 to 5	164.5	667	18%	3.1	2,070
Low	5 to 10	190.0	1,271	33%	2.7	3,432
Low-Medium	10 to 15	59.6	462	12%	2.3	1,063
Medium	15 to 30	70.5	1,708	37%	2.2	3,115
TOTAL		484.6	4,108	100%	2.2 ave.	10,270

* In gross acres excluding arterial, major and collector streets, and community open space

4.3 Range and Location of Housing Opportunities

The Plan calls for four general categories of housing primarily based on density: very low, low, low-medium and medium. **Table 4** summarizes the acreage and number of dwelling units proposed in each category for Sabre Springs. **Figure 8** shows the planned distribution of residential development in the community, assigning a particular housing category to each residential project.

The overall residential mix reflects the housing needs described in **Sections 2.5c** and **4.2**. Extremely low-density housing is not included because of its excessive consumption of limited developable land and lack of affordability. Forty-seven percent of the proposed units are conventional single-family detached dwelling units.

For the remaining attached units, considerable variety in product type and design is envisioned. For example, low-medium projects could include garden apartments, townhouses, split-level walk-ups and creek-side condominiums, predominantly for small households averaging two persons or less.

The location of residential areas, as well as the housing category designations, are a function of local environmental conditions such as topography and geology, the community circulation system, visual and physical access to major open space areas and the overall land use pattern of the community. Residential development is generally organized as follows:

- Most conventional single-family and lower density attached units are clustered in the north-central portion of Sabre Springs North and in the southeast portion of Sabre Springs South. These areas are characterized by slopes suitable to development in small pads. The elementary school and neighborhood park complexes are sited as near as possible to these areas, to serve the children expected to be generated from the relatively low-density units.
- Attached units are located on either side of Sabre Springs Parkway and on both sides of Peñasquitos Creek. These project areas can be developed with relatively large pads suitable to attached developments. Many of the areas will have transit access and most will enjoy good access to commercial facilities.
- The narrow band of developable acreage north of Poway Road in the eastern portion of the Plan area is proposed for low-, low-medium and medium-density development. Neighborhood commercial is nearby, across Poway Road.
- To the extent possible, there is variation in residential densities along important roadways and along the creeks. This is to avert over-concentration while avoiding visual monotony.

At an average of about 2.5 persons per household, the 4,108 housing units in the planning area are estimated to generate a population of 10,270 persons.

4.4 Residential Design and Implementation

Table 5 summarizes the design and implementation proposals for residential projects in Sabre Springs. The location and recommended rezoning for residential projects is pictured in **Figure 31**. Rezoning is recommended consistent with the residential densities proposed in **Section 4.3**, and with desired design controls. Parcels 5, 7, 9, 10, 11, 21, 22, 23, 24, 25, 27, 28, 29, 30, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, are recommended for development as planned residential developments (PRDs). These projects are situated in sensitive locations necessitating careful design treatments and/or they constitute key visual elements setting the tone for other residential projects. The utilization of PRDs is optional for other residential projects in the planning area.

The proposed implementation is based on:

- Availability of traffic capacity on community roadways and at freeway interchanges.
- Provision of a mix of housing densities.
- Provision of support services and employment opportunities concurrent with residential development.

Total buildout should reach no more than the planned 4,108 dwelling units due to service capacities and environmental constraints. In addition to the special design considerations cited on a project-by-project basis in **Table 5**, there are a number of general concerns relating to the design of residential projects in Sabre Springs. These are outlined below:

- Views should be an important factor in laying out projects and siting buildings, in terms of views of and views from residential units. For example, a primary consideration for projects in Sabre Springs South are views of the development from Poway Road (across and down) and from Miramar Ranch North (down).
- The design of each housing area should be shaped by and adapted to the special character or setting of its site. Certain physical features—such as creekside or hillside open spaces, prominent hilltop sites and rockscapes—should be drawn upon or reinforced in the design process. This may be accomplished through site grading and planning, the selection of architectural and landscape motifs, open space and circulation linkages, consistent use of materials, textures, and colors and related design techniques.
- While each residential project should be distinctive, the community should function as a harmonious, aesthetic unit. Projects bordering on community-wide features such as the Sabre Springs Parkway, the southeast collector loop and open space and Peñasquitos and Chicarita Creeks, should be consistent with a predetermined community-wide design treatment at these interfaces.
- All building elevations and roofs should be aesthetically pleasing. Codes, covenants and restrictions (CC&Rs) should prohibit aerial antennae and other unsightly rooftop utilities (excepting solar panels). On-lot and on-street parking of recreational vehicles in residential areas should be carefully controlled.
- Adequate access and off-street parking should be provided. The use of private streets in “common interest” residential projects is encouraged, with public streets defining project limits. Architectural and landscape design techniques should be employed to soften and screen parking areas, particularly where visible from high-elevation housing areas.
- Conservation concerns as well as fire and crime prevention should be taken into account in project design and construction as outlined in **Sections 12.6** and **13.5D**, respectively.

**TABLE 5
RESIDENTIAL DEVELOPMENT IMPLEMENTATION**

Residential Project	Recommended Rezoning	Special Design Concerns
Parcel 2 Medium	R-2000	Buffer from adjacent land uses. Transition to natural open space and power easement. Coordinate with Carmel Mountain Ranch.
Parcel 5 Low	R1-5000 with PRD	Provide unified landscaping and wall and/or fence treatment along Sabre Springs Parkway.
Parcel 6 Very Low	R1-6000	Transition to natural open space and highlight rock outcroppings. Maximize view lots.
Parcel 7 Medium	R-1500 with PRD	Design as focal project between creek and parkway. Grade and landscape interface with creek environment carefully.
Parcel 8 Very Low	R1-5000	Maximize view lots. Provide unified landscaping and wall and/or fence treatment along Sabre Springs Parkway. Specially treat cul-de-sac at canyon end and transitions to natural open space. Provide fire access at end of finger cul-de-sac.
Parcel 9 Medium	R-1500 with PRD	Buffer from industrial park. Interface PRD with Chicarita Creek. Buffer rooftops from the view of residentially-developed Parcel 10. If developed in assisted living uses, assure design consistency with adjacent development.
Parcel 10 Medium	R-1500 with PRD	Buffer from industrial park. Complement PRD development in Parcel 11. Mitigate freeway noise.
Parcel 11 Low	R1-5000 with PRD	Accentuate prominent hillside site; maximize view units. See Figure 25 . Mitigate traffic noise at interchange and along I-15. Transition artificial slopes to natural slopes in open space.
Parcel 17 Medium	R-1500	Buffer from adjacent commercial uses. Interface with bicycle path.
Parcel 18 Low-Medium	CA-CUP	If this site develops with residential uses as described in Table 1 , it should mitigate traffic noise along Poway Road and transition to natural open space.
Parcel 19 Low	R-3000	Mitigate traffic noise along Poway Road. Transition to natural open space.
Parcel 20 Low-Medium	R-3000	Mitigate traffic noise along Poway Road. Transition to natural open space.
Parcel 21 Low	R1-5000 with PRD	Mitigate traffic noise along Poway Road. Transition to natural open space.
Parcel 22 Low	R1-5000 with PRD	Coordinate with existing detached housing to east in Poway. Mitigate traffic noise along Poway Road. Transition to natural open space.

TABLE 5
RESIDENTIAL DEVELOPMENT IMPLEMENTATION (continued)

Residential Project	Recommended Rezoning	Special Design Concerns
Parcel 23 Low-Medium	R-3000 with PRD	Minimize visual relationship to Poway Road and maximize view opportunities to Peñasquitos Creek and south lake. Mitigate traffic noise along Poway Road. Interface with major entries from Poway Road.
Parcel 24 A&B Low-Medium	R-1500 with PRD	Mitigate traffic noise along Poway Road. Screen reclamation plant with landscaping.
Parcel 24C Low-Medium	R-1500 with PRD	Mitigate traffic noise along Poway Road. Maximize view opportunities to Peñasquitos Creek and hills to south.
Parcel 25A Medium	R-1500 with PRD	Minimize visual relationship to Poway Road and maximize view opportunities to Peñasquitos Creek. Mitigate traffic noise along Poway Road. Buffer from adjacent commercial.
Parcel 25B Medium	R-1500 with PRD	Maximize view opportunities to Peñasquitos Creek and hills to south.
Parcel 27 Medium	R-1500 with PRD	Maximize view opportunities to Peñasquitos Creek and hills to south.
Parcel 28 Low	R-5000 with PRD	Minimize relationship to Poway Road, maximize view opportunities to Peñasquitos Creek and hills to south. Mitigate traffic noise along Poway Road. Relate design to major entry from Poway Road.
Parcel 29 Low	R1-5000 with PRD	Complement development in Parcels 28 and 30. Mitigate traffic noise along Poway Road.
Parcel 30 Low	R-5000 with PRD	Complement development in Parcel 29. Mitigate traffic noise along Poway Road. Provide entry focus to collector intersecting Poway Road.
Parcel 35 Low	R1-5000 with PRD	Specially treat relationship to Peñasquitos Creek; minimize disturbance during development. Design appropriate to viewpoint area. Transition to natural open space.
Parcel 36 Low	R1-5000 with PRD	Specially treat relationship to Peñasquitos Creek and to crossing. Buffer from adjacent neighborhood park.
Parcel 39 Very Low	R1-5000 with PRD	Buffer from elementary school. Complement development in Parcel 47. Relate to southeast collector loop. Transition to natural open space.
Parcel 40 Very Low	R1-5000 with PRD	Provide unified edge treatment along southeast collector loop. Transition to natural open space, averting significant cuts. Complement adjacent ridge development in Miramar Ranch North.

TABLE 5
RESIDENTIAL DEVELOPMENT IMPLEMENTATION (continued)

Residential Project	Recommended Rezoning	Special Design Concerns
Parcel 41 Low	R1-5000 with PRD	Provide unified edge treatment along southeast collector loop. Transition to natural open space, averting significant cuts. Complement adjacent ridge development in Miramar Ranch North.
Parcels 42/43 Low	R1-5000 with PRD	Provide visual focus on promontory. Transition to natural open space and slopes below. Maximize view units.
Parcel 44 Very Low	R1-6000 with PRD	Transition to natural open space slopes below and ridge above. Maximize view opportunities.
Parcel 45 Low	R1-5000 with PRD	Transition to natural open space. Provide unified edge treatment along perimeter local streets.
Parcel 46 Very Low	R1-8000 with PRD	Consider existing residential in Poway to east and any future development to the south. Transition to natural open space slopes, minimizing fills. Maximize view lots.
Parcel 47 Low	R1-5000 with PRD	Complement development in Parcel 39. Provide unified edge treatment along southeast collector loop.
Parcel 48 Very Low	R1-6000 with PRD	Transition to natural open space slopes below and ridge above. Maximize view opportunities. Complement any future development to the south.

CHAPTER 5. INDUSTRIAL ELEMENT

5.1 Goal and Objectives

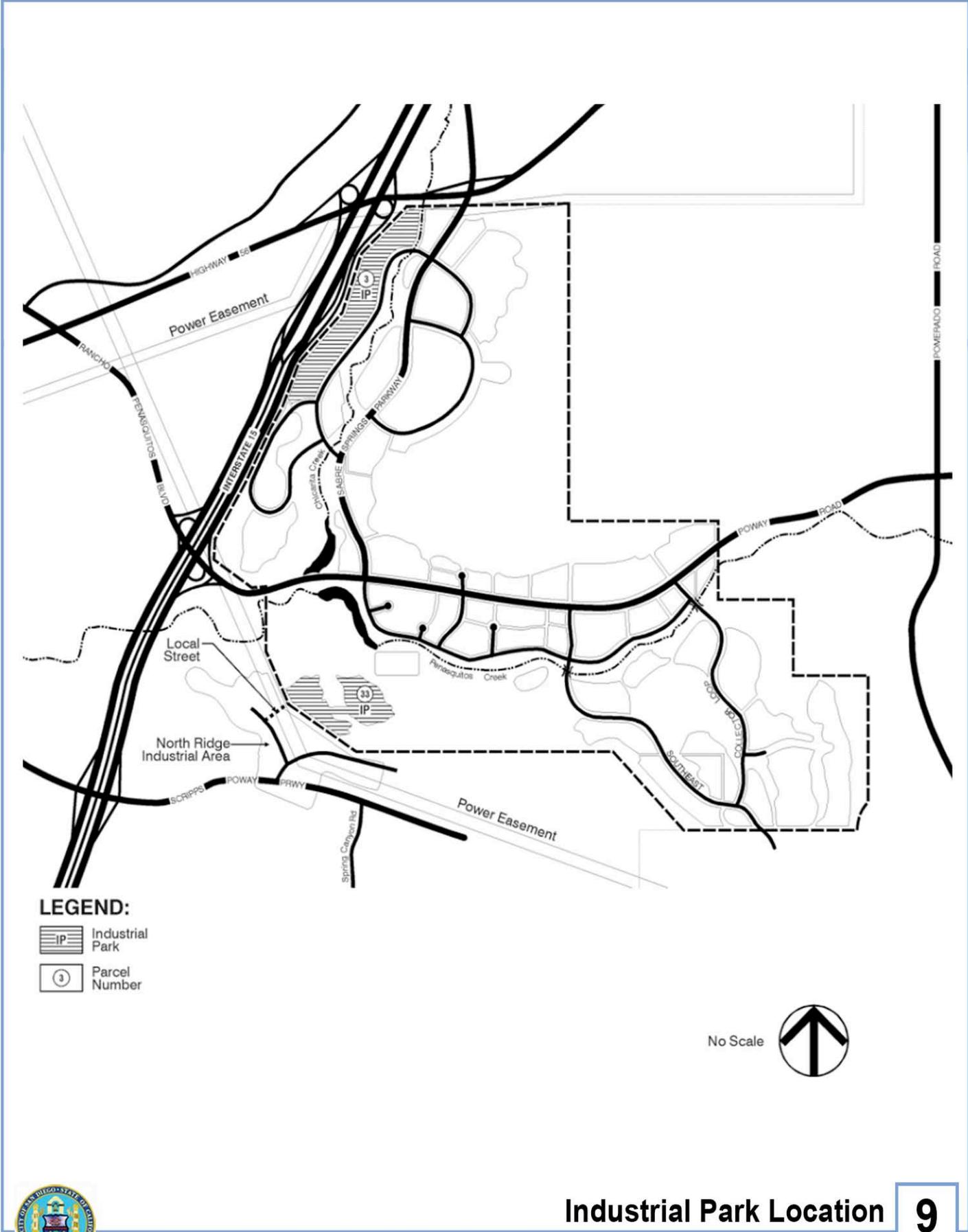
The overall goal for industrial development is to ENCOURAGE INDUSTRIAL PARK DEVELOPMENT WHICH PROVIDES EMPLOYMENT OPPORTUNITIES WHILE ENHANCING THE PHYSICAL ENVIRONMENT OF THE COMMUNITY. To further specify this goal, the following objectives are set forth:

- Designate an employment center within the community consistent with the General Plan's goal of providing small industrial park complexes with related office and commercial uses in planned urbanizing areas.
- Locate the industrial park land uses in areas appropriate to the circulation system, environmental conditions and the overall land use pattern of the community.
- Encourage industrial park development concurrently with residential development to the extent feasible.
- Promote industrial development which is high quality in design and construction, with special concern for transportation linkages, buffering from non-industrial land uses and creek-sensitive design.

5.2 Need for Industrial Park Development

The General Plan calls for development of employment centers in new communities such as Sabre Springs. This is part of the City's effort to develop a sound employment base and a diverse economy including manufacturing. According to the General Plan, employment centers should be well located in order to provide residents of new communities with realistic employment opportunities without long-distance commuting. Employment centers should include industrial park complexes accompanied by separate office and commercial support uses.

An employment center within Sabre Springs would supplement other industrial/business park developments in the I-15 corridor. Existing industrial complexes in the corridor include Mira Mesa (Miramar Road), Scripps Ranch and Rancho Bernardo. The 1980 Miramar Ranch North Community Plan designates 123 acres for industrial development and the 1984 Carmel Mountain Ranch Community Plan provides for 170 acres of industrial park. An employment center in Sabre Springs would add to the industrial/office acreage currently designated in the General Plan for the I-15 area. This would increase the availability of industrial land and opportunities for employment in the corridor.



Industrial Park Location
Sabre Springs Community Plan

9
FIGURE

5.3 Nature and Location of Industrial Development

A total of 71.5 acres in the planning area is designated for industrial park development. **Figure 9** shows the location of two proposed industrial park complexes:

- The northern area totaling 43.0 acres, lying between I-15 and Chicarita Creek.
- The ridgetop, 28.5-acre area in the southwestern portion of the planning area.

The northern area (Parcel 3) is served by an industrial collector street looping to the west off of Sabre Springs Parkway. This arrangement provides good accessibility to the community and to the subregion via two connections to I-15/Poway Road and the proposed HOV Access Road. The industrial park would be best suited to small and medium-size users on sites of 2.5 to 4.5 acres because of its lineal configuration between the freeway and Chicarita Creek. Such development could result in the creation of a wider variety of job opportunities for Sabre Springs residents than the more stratified employment typically generated by very large manufacturing establishments. The northern area is adequately buffered from nonresidential uses by substantial creek open spaces and grade separations. At the same time, it occupies a site which will be subject to significant freeway-generated noise impacts if developed for residential uses. The development area is a relatively level, 43-acre area (including easement) which abuts the freeway, appropriate for research, manufacturing, wholesaling and office use. The northern portion of the area is encumbered by a power easement which can be utilized for parking, circulation and landscaping purposes.

The southern area (Parcel 33) is a 28.5-acre extension of the North Ridge industrial development proposed in the Miramar Ranch North Community Plan. It is accessible from Miramar Ranch North and the Mercy interchange at I-15. Appropriate uses include research, manufacturing, wholesaling and office headquarters.

Assuming about 25 employees per gross developable acre, the 71.5 acres of industrial park would generate an estimated 1,800 jobs.

5.4 Industrial Design and Implementation

All of Parcel 3 should be developed under M-IP zoning (Manufacturing-Industrial Park). Approval of development plans under this zoning requires review of detailed plans by the City, including landscaping and signing. The M-IP zone encourages relatively high-quality industrial/office development by restricting permitted uses and setting out property development and off-street parking regulations. Parcel 33 is already zoned M-IP.

In regard to phasing, industrial park development will occur throughout the time Sabre Springs is under construction. Employment opportunities will be provided at the beginning of Sabre Springs development. Also, jobs will continue to be generated as industrial development proceeds concurrently with residential development in the community.

The quality of design, construction and maintenance of the industrial park areas is important in making industrial development an aesthetic, as well as functional asset to the community. Special design concerns for Sabre Springs industrial development are outlined below.

For Parcel 3:

- The industrial park areas and buildings should be visually compatible with nearby residential uses at higher elevations. While the industrial park area flanking the freeway is physically well separated from residential uses, some residential (Parcel 10) and portions of Rancho Peñasquitos will look down on the complex. Selective landscape editing, roof treatments and design treatment of off-street parking should be utilized in softening the visual effect.
- The industrial park development in Parcel 3 should contribute positively to the travel experience along I-15. The design approach should be to provide a landscape screen to selectively edit portions of the industrial park visually from I-15, especially along the power easement; and careful design of visible buildings, parking areas and related features to enhance an I-15 “window.”
- Building design should consider building massing in order to retain a human scale along the creek. Large bulky buildings ordinarily characteristic of large-scale industrial parks should be reduced in scale by height changes, shadow relief, clustering and other design measures.
- Views along the creek from the industrial collector road, bicycle lanes, pedestrian paths and buildings should be enhanced by careful siting and landscaping. Chicarita Creek should function as a focal point for the industrial park area.
- A sense of entry into the industrial park area should be provided at the two locations where the industrial collector street intersects Sabre Springs Parkway and crosses Chicarita Creek. Elements of the entry could include signing, landscaping, bridges over the creek, lighting and other design measures. The industrial collector road and Sabre Springs Parkway should incorporate future transit as a consideration in their design, for example, by providing for pull outs or designated stops.
- The use and design treatment of the power easement should be considered in the design of the Parcel 3 industrial areas, including secondary use for parking and open space.
- Mitigation of traffic noise generated along the freeway should be undertaken in the design of the industrial area, as described in Section **12.7**.

For Parcel 33:

- Because of its prominent ridge location, the industrial development should be sensitive to the visual impacts on surrounding areas created by structures, grading, landscaping and other improvements on the ridge.
- Where possible, split grade pads should be utilized with grade differences being accommodated by stepped buildings. Variable setbacks should be used to take advantage of the views from the property as well as to provide view corridors within the development.
- Buildings should be carefully massed and building elevations facing out over the ridge should be well detailed and visually interesting. Special care should be taken in the design of roofs, the selection of roofing materials and the screening of rooftop utilities. Any fencing should be common to the entire parcel and should be designed to be unobtrusive.
- The treatment of the power easement should be considered in the design of the industrial park so as not to visually segregate the Miramar Ranch North and Sabre Springs portions of the development.
- A natural open space corridor should be incorporated into the design of the development to preserve the linkage between the eastern hillside backdrop and the Peñasquitos Creek areas to the north and west. The corridor, which may function as a wildlife passage, should be appropriately buffered by landscaping.
- The graded areas should be blended to the natural slopes and the landscaping transitioned into the native vegetation. Special landscape buffering should occur between the industrial area and the decommissioned sewage treatment plant in order to provide a pleasant view for employees. Optimally, owners of the decommissioned sewage treatment plant should remove all plant facilities and revegetate and/or re-landscape the site so that it blends with the surrounding vegetation.

For All Parcels:

- Adequate access and parking should be provided for automobiles and service vehicles, and for bicycles. Bicycle parking areas should be provided.
- Outdoor signs should be aesthetically pleasing as well as functional. Size, location, height, graphic design, lighting and maintenance should be considered in a sign design program.
- The design and development of individual parcels should be integrated with a comprehensive plan for landscaping the street system. An overall harmonious atmosphere should be created within each parcel development. Parcel 33 should be designed in conjunction with the North Ridge industrial area in Miramar Ranch North.
- Conservation, fire and crime prevention should be taken into account in project design and construction as outlined in **Sections 12.6** and **13.5D**, respectively.

CHAPTER 6. COMMERCIAL ELEMENT

6.1 Goal and Objectives

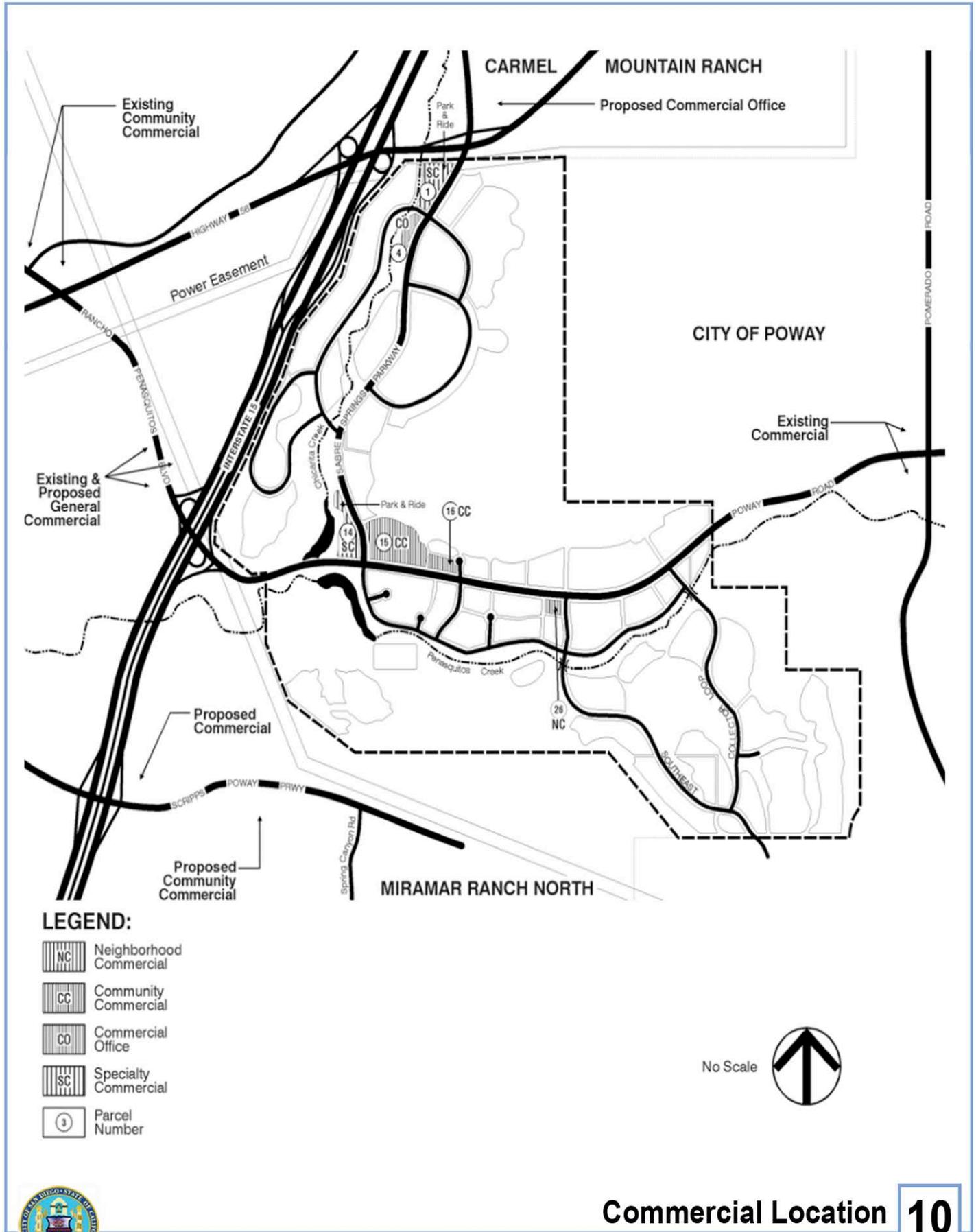
The overall goal for commercial development is to PROVIDE ATTRACTIVE, ACCESSIBLE COMMERCIAL DEVELOPMENT WHICH MEETS COMMUNITY CONVENIENCE NEEDS AND COMPLEMENTS THE FULL RANGE OF COMMERCIAL ACTIVITIES WITHIN THE I-15 CORRIDOR. The following objectives further detail this goal:

- Provide sufficient commercial area for retailing, offices and services to meet the day-to-day necessity and convenience commercial needs of community residents.
- Provide for commercial office and commercial support services to complement the industrial park activities within the community.
- Provide a highly visible, specialized commercial center within the community, tied to a lake environment.
- Complement all commercial development in the community with the existing and proposed commercial in surrounding areas, in order to adequately meet commercial needs and provide a diversity of goods and services, while ensuring market viability.
- Locate commercial projects in the community to best serve consumer needs, especially in relation to market areas, accessibility, relationship to other land use functions and environmental design factors.
- Time commercial development when feasible to the phased occupancy of residential and industrial park projects in order to meet commercial demand.
- Promote commercial development which is high-quality in design, construction and maintenance.

6.2 Need for Commercial Development

The City's General Plan requires that new communities develop convenience shopping, office and commercial centers to serve community residents. It also recommends that all commercial projects be reviewed on an area-wide basis, so that new commercial developments will not unduly intrude on the market areas of other commercial activities.

There are a number of existing and proposed commercial developments in communities surrounding Sabre Springs. Community and/or neighborhood commercial services are available in Rancho Peñasquitos, Poway, Miramar Ranch North, Mira Mesa and Carmel Mountain Ranch. Except for Mira Mesa and Carmel Mountain Ranch, most of these facilities are designed to serve local demand and are some distance away from Sabre Springs. However, a major regional shopping center exists at Carmel Mountain Ranch which includes a number of big box users and a major retail center opened in the southern portion of Escondido near I-15. Both of these centers provide community and regional commercial services to Sabre Springs.



Commercial Location
Sabre Springs Community Plan **FIGURE 10**

Given a projected residential population of about 10,270 persons, and a service area less than two miles in diameter, neighborhood/community commercial totaling about 18 acres is required under City standards for Sabre Springs. Additional demand will be generated by persons traveling to and from Poway on Poway Road and by industrial park establishments and workers. With this expectation, Sabre Springs neighborhood/community commercial facilities should be located southward in the vicinity of Poway Road and should serve both the northern and southern halves of the planning area. Office space for commercial services should be included.

In addition to residentially-oriented neighborhood/community shopping and services, a need for commercial services and office space supporting the industrial park area can be identified. For new communities, the General Plan calls for employment centers, consisting of “small industrial park complexes with separate office and related commercial activities.” In Sabre Springs, commercial services and offices in the vicinity of the industrial park would be appropriate.

The population of Sabre Springs and the four adjacent communities is estimated to ultimately be about 117,000 persons. A specialized commercial center meeting some of the specialized/recreational commercial needs of these communities could be centrally located in Sabre Springs. Such a center could be carefully sited for adequate access, high visibility and to take advantage of good views or visual resources, such as the creeks or lakes.

6.3 Types and Locations of Commercial Development

Four commercial projects are proposed for the planning area to meet commercial needs. The locations of these projects are shown in **Figure 10** and the functions and acreages are outlined in **Table 6**. Proposed commercial area totals 34.2 gross acres, of which 2.5 acres are in commercial office and 31.7 acres are in retail/shopping and services. Of the 31.7 acres, at least 2+ acres will be devoted to park-and-ride facilities, one in Parcel 1 and another in Parcel 14. At 15 employees per acre for retail and services, and 50 employees per acre for office development, these projects will employ an estimated 601 persons.

6.4 Commercial Design and Implementation

Table 7 summarizes the design and implementation proposals for commercial projects in Sabre Springs. Zoning is recommended consistent with the commercial functions outlined in **Section 6.3** and with desired design controls. All commercial projects are recommended for development as planned commercial developments (PCDs). This is to ensure design appropriate to creek or lakeside locations and/or nearby residential uses. Approval of a PCD application requires City approval of a comprehensive project plan conforming to specified design criteria and development standards.

The proposed implementation phasing for commercial development is shown in **Table 7** and is based on the projected demand for commercial services. This is to ensure that

adequate commercial facilities accompany residential and industrial development in the community. The neighborhood commercial facilities south of Poway should be developed later in conjunction with residential development in Sabre Springs South.

In addition to the special design concerns cited in **Table 7** for each commercial project, there are a number of general concerns relating to design of commercial centers. Commercial development should be designed and operated as a functional and aesthetic asset to the community. Some commercial design considerations are outlined below:

- Ease of access and adequate parking for autos and service vehicles is critical. Access by transit, bicycle and foot should also be considered. Bicycle parking areas should be provided.
- Buildings should be sited and designed to be compatible with adjacent land uses, considering architectural style, height and bulk, all building elevations and spatial relationships.
- In the design of outdoor signs, size, location, lighting, graphic design, maintenance and project-wide consistency should be considered.
- Crime and fire preventive design and public safety should be factors in site planning and building design, as discussed in **Section 13.5D**.
- Structures and improvements built at different times within a commercial project should be designed to harmonize functionally and aesthetically.

**TABLE 6
PROPOSED COMMERCIAL PROJECTS**

Center and Location	Parcel and Acreage	Functions	Service Area
COMMUNITY COMMERCIAL Poway Road and Sabre Springs Parkway	Parcel 15 14.7 Acres; Parcel 16 2.6 acres	Provide convenience and specialized goods. Offer range of personal and professional services. Residential uses allowed under PCD. See Table 1 for details.	All Sabre Springs residential, plus persons from industrial park and Poway Road travelers.
NEIGHBORHOOD COMMERCIAL South of Poway Road.	Parcel 26 1.4 acres	Provide day-to-day necessity goods and personal services. Residential uses allowed under PCD.	Primarily Sabre Springs South plus Poway Road travelers.
COMMERCIAL OFFICE Sabre Springs Parkway and northern collector loop.	Parcel 4 2.5+ acres	Provide office space for business and professional uses or headquarters office, complementing industrial park. Residential uses allowed under PCD.	Primarily industrial park and/or subregion.
SPECIALIZED COMMERCIAL (Office and/or Commercial Support Services) Northern end of Sabre Springs Parkway.	Parcel 1 6± acres	Provide support to industrial park, including business, professional, visitor commercial, financial services and office services. Provide park-and-ride facility.	Primarily industrial park, plus general use by Sabre Springs and Carmel Mountain Ranch.
SPECIALIZED COMMERCIAL Sabre Springs Parkway and Poway Road (overlooking north lake).	Parcel 14 7.0± acres	Provide specialty retailing services, limited leisure and recreational activities, including restaurants. Provide park-and-ride facility.	Sabre Springs residential and industrial areas, travelers along Poway Road and I-15, and subregion.

**TABLE 7
COMMERCIAL DEVELOPMENT IMPLEMENTATION**

Residential Project	Recommended Rezoning	Phasing	Special Design Concerns
Parcel 1	CA-RR (Area Shopping Center, Restricted Residential) with PCD. No residential.	Provide as industrial park builds out.	Integrate with Sabre Springs industrial. Emphasize efficient car access. Respect Chicarita Creek open space. Design as entrance element into entire community and into industrial park. Provide stair connection from MTDB bus stop on Sabre Springs Parkway to park-and-ride facility. Design of park-and-ride must conform to citywide landscape standards and have adequate lighting for safety.
Parcel 4	CO (Commercial Office) with PCD.	Provide as user available.	Relate to Sabre Springs Parkway. Interface well with passive recreation area and Chicarita Creek. Carefully coordinate mix of commercial with residential use. Design as entrance element into industrial park/employment center.
Parcel 14	CA-RR (Area Shopping Center, Restricted Residential) with PCD. No residential.	Provide as I-15 corridor communities develop.	Enhance lake and creek views. Provide distinctive multistory architecture above lake. Emphasize landscaping interface with lake. Design as entrance element. Coordinate design of park-and-ride with day-care center and commercial development.
Parcel 15 & 16	CA (Area Shopping Center) with PCD.	Provide in conjunction with residential and industrial development in Sabre Springs North.	Design comprehensively for prominent site. Screen parking and integrate landscaping into design. Design as entrance into Sabre Springs North. Any mixed-use development should emphasize community-serving commercial, with a pedestrian connection provided between the residential and commercial development. The residential component shall not exceed approximately 50 percent of the gross square footage of the site prior to 2001. See footnote in Table 1 .
Parcel 26	CN (Neighborhood Commercial) with PCD	Provide in conjunction with residential development in Sabre Springs South.	Emphasize efficient car access from Poway Road. Buffer from adjacent residential uses. Relate design as entrance element into Sabre Springs South.

CHAPTER 7. PARKS, RECREATION AND OPEN SPACE ELEMENT

7.1 Goal and Objectives

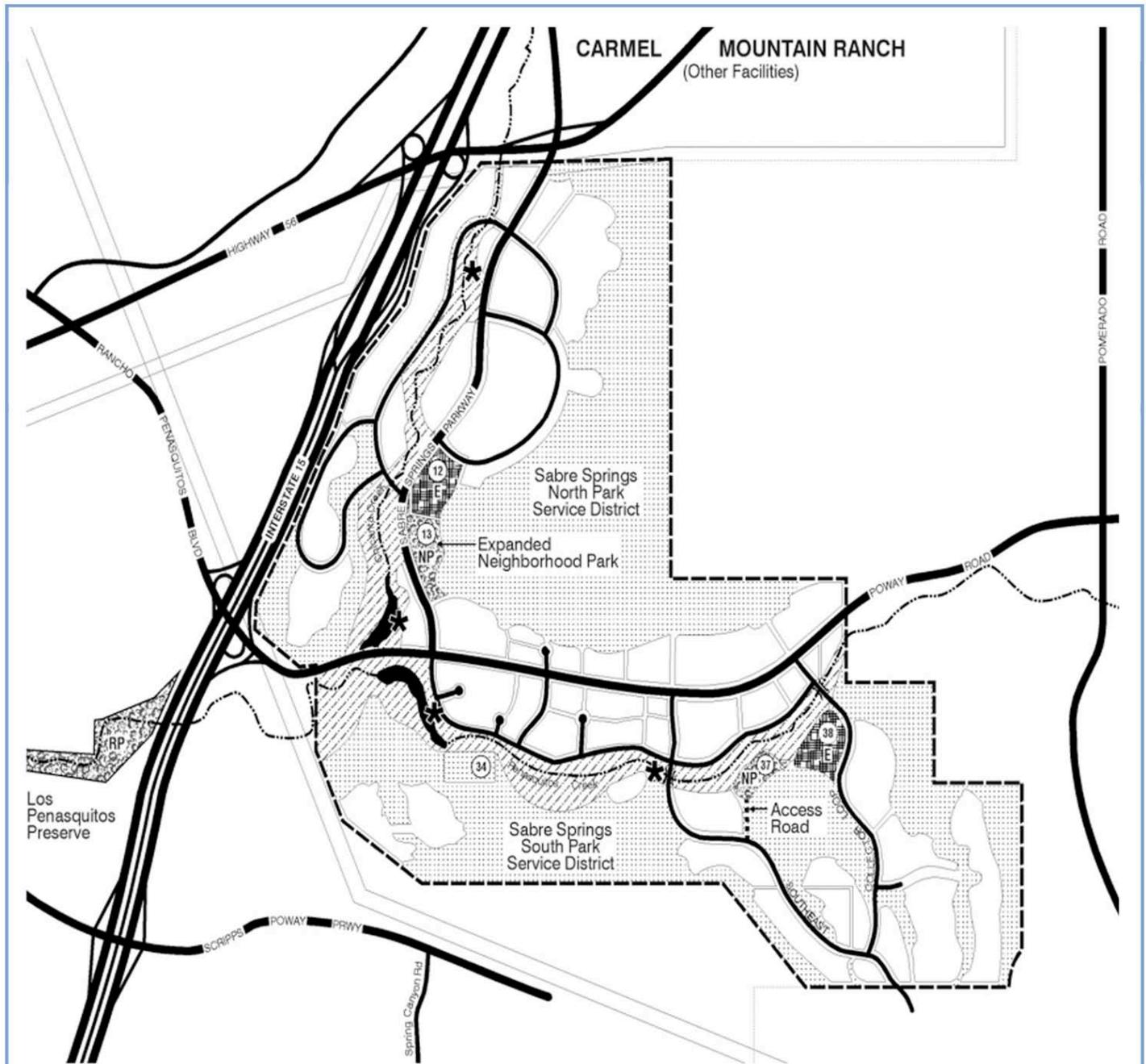
The overall goal for parks, recreation and open space in the Sabre Springs community is to DEVELOP ADEQUATE PUBLIC AND PRIVATE RECREATIONAL FACILITIES AS NEEDED BY THE COMMUNITY, WHILE PRESERVING A MULTIPURPOSE COMMUNITY OPEN SPACE NETWORK. This goal is further elaborated by the following objectives:

- Provide an accessible neighborhood park on each side of Poway Road, tailored to meet the needs of residents and working persons in Sabre Springs North and South.
- Meet community park-level needs through expansion of one neighborhood park.
- Plan elementary school recreational facilities for public use in conjunction with the neighborhood parks during non-school hours.
- Encourage the development of private and commercial recreational facilities in conjunction with attached residential projects, industrial park areas and commercial centers.
- Along the creek beds and lakes, preserve open space areas to provide passive public recreation and visual enjoyment, as well as to protect floodways, creek habitat and selected cultural resources from development.
- For areas characterized by steep slopes or geological instability, preserve open space areas in order to control urban form, ensure public safety, provide aesthetic enjoyment and protect biological resources.
- Ensure the open space network within the community ties into the existing and proposed open space systems in the adjacent Poway, Carmel Mountain Ranch and Miramar Ranch North communities.
- Establish mechanisms for development and operation of public parks and preservation and maintenance of open space.

7.2 Public Recreational Facilities

A. Park Service Districts

For Sabre Springs, the City's Park Service District map shows two neighborhood park districts: one encompassing the planning area north of Poway Road (Sabre Springs North) and a second covering the area south of Poway Road (Sabre Springs South). These districts should remain as they are.



LEGEND:

-  Neighborhood Park
-  Regional Park
-  Elementary School - Recreational Facilities
-  Viewpoint and/or Passive Recreation Area
-  Creek Open Space
-  Hillside Open Space
-  Parcel Number



Parks and Open Space **11**
Sabre Springs Community Plan **FIGURE**

B. Neighborhood Parks

As shown in **Figure 11**, two public neighborhood parks are proposed, one on each side of Poway Road. Each is cited next to a proposed elementary school near a creek and meets usable acreage requirements for parks in accordance with the General Plan. The parks should be designed and constructed to meet City standards. The City might also explore the joint use of school and park facilities in order to meet General Plan standards.

- Northern Expanded Neighborhood Park

The north 14-acre park (Parcel 13) is centrally located in Sabre Springs North and receives auto, bicycle and pedestrian access via Sabre Springs Parkway. This park functions as an enlarged neighborhood park, providing usable acreage for neighborhood park purposes (5.0 acres) and for community park uses (4.8 acres).

Recreational facilities in the park should be selected to meet the needs of the anticipated residential population and of the personnel from the nearby industrial park and office complexes. Facilities should also be coordinated with the elementary school playground to avoid unnecessary duplication. Recommended facilities are a picnic area, a children's play apparatus area, a lawn area, a multi-purpose play field and possibly restrooms. Auto and bicycle parking should be provided. This site will sit next to the creek and parkway and will double as a wildlife corridor between Chicarita Creek and the hills to the east. Slopes to the east of the site should be contour-graded and landscaped to blend with the natural vegetation.

In the event the northern elementary school site is not utilized, the north park should be expanded to provide a total of 14.8 usable acres for recreational purposes. The remainder of the school site should be devoted to very low-density residential uses (R1-5000 zoning).

- Southern Neighborhood Park

In Sabre Springs South, a 5.5-acre neighborhood park (Parcel 37) is planned, providing a minimum of five usable acres. This site functions as a transition between the southeast central open space area and Peñasquitos Creek. Vehicular access to the park is proposed via a local street or park road running from the west leg of the southeast collector loop. The road will provide access to the park and Parcel 36. A bicycle-pedestrian path south of the elementary school and an equestrian trail along the edge of the park will provide additional access.

This park is primarily intended to serve community residents in Sabre Springs South and recreational facilities should be selected to meet their needs. Facilities should also be coordinated with the elementary school playground to avoid unnecessary duplication. Auto and bicycle parking should be provided. Portions

of the site should function as visual transitions to the open space and the creek and use of riparian plant materials is encouraged. Transition plantings along the creek should discourage encroachment into the stream and habitat areas. The detention basin which may be constructed in the park should be blended with other landscape elements.

If the southern elementary school site is not used the neighborhood park should be moved to the school site to provide ten usable acres for park uses. The remaining “old” park site should be developed as low-medium residential (R-3000 zoning) subject to City approval of a Planned Residential Development (PRD) for the site.

C. Community Recreational Facilities

The Sabre Springs portion of required community park acreage is provided in the northern expanded neighborhood park. This is discussed in **Section 7.2B** above.

Sabre Springs should also contribute to the construction of a community park building to be shared with Carmel Mountain Ranch. This building is expected to be cited in Carmel Mountain Ranch, in “Chicarita Park,” or some other location easily accessible to both communities.

In addition, a swimming pool serving a population of 50,000 residents or more should be provided in the Carmel Mountain Ranch-Sabre Springs-Rancho Peñasquitos area. Sabre Springs should contribute a proportionate share of funds to this facility.

D. Viewpoints and Passive Areas

Four viewpoints and passive areas are proposed along Chicarita Creek and Peñasquitos Creek as shown in **Figure 11**. These areas offer opportunities for resting and viewing without encroachment into creek habitat areas. They are located off of streets and pathways for adequate access. Turnouts or parking for cars and/or bicycles may be provided.

The sites may be selectively cleared. Any landscaping should enhance the existing vegetation and should utilize native or naturalized species.

As an option, the viewpoints may be developed as passive recreation areas. Benches, tables, pathways and paved areas may be installed to enhance the use of these areas. These amenities should complement the landscaping described above and an informal atmosphere should be created.

E. School Recreational Areas

Both the elementary school sites are expected to accommodate several acres of play yards and equipment for school recreational programs. Where possible these facilities should be made available for public use when not in use for school purposes. Programs utilizing school and public park facilities jointly should be encouraged. School playing fields should meet standards of typical community team sports such as little league baseball and soccer. Indoor recreational facilities should also be made available for public use when possible.

F. Local and Regional Parks

On a local basis there are two parks proposed in the southern portion of Carmel Mountain Ranch which are accessible to Sabre Springs users. In addition there are three regional resource-based parks within a few miles of Sabre Springs:

- Miramar Lake, a park featuring water-related recreation, located between the communities of Scripps Ranch and Miramar Ranch North.
- Los Peñasquitos Canyon, a large resource-based park running from I-15 to Interstate 5 (I-5), to be selectively developed with recreational facilities.
- Black Mountain, a natural park with limited day facilities, located in northern Rancho Peñasquitos.

The Peñasquitos Creek open space area described in **Section 7.3A** acts as an extension of the Los Peñasquitos Preserve. Pedestrians and equestrians can follow the creek from Sabre Springs westward through Miramar Ranch North, under I-15, and into the regional park.

7.3 Natural Open Space System

The natural open space system is composed of creek open space and hillside open space as described below. These natural areas, shown in **Figure 11**, are “designated open space” under Council Policy 600-23. Street-related open space areas such as road medians, landscaped strips and community entrances are discussed in **Chapter 2** in **Section 11.2C**. Open space design and landscaping treatments are further detailed in **Chapter 13**.

A. Creek Open Space

As shown in **Figure 11**, Peñasquitos and Chicarita Creeks, adjacent creek habitat and the two lakes should be preserved as open space. The reasons for creek and lake preservation are outlined in **Section 2.5B**. Together, the creeks and lakes form two continuous, linear, open space bands through the community, mostly through developed areas.

Both the creeks and lakes are proposed for enhancement as visual and passive recreational resources. Possibly, the lakes may also be utilized for active recreation such as fishing. For the creeks, however, the intent is to limit or screen physical access to the water and habitat areas in order to protect them as a resource. This is particularly important for Peñasquitos Creek.

A program of habitat preservation and selective landscaping along the creeks and lakes is proposed in **Chapter 13**. The provisions for wildlife access and habitat conservation are addressed in **Section 12.3**. Creek-related viewpoints and passive areas are discussed in **Section 7.2D**.

B. Hillside Open Space

A large portion of the planning area is proposed for retention in natural open space as illustrated in **Figure 11**. These are hillside areas which cannot or should not be developed due to steep topography, and/or difficult geology and soils conditions.

There are three major hillside open space areas:

- The rocky, steep hills on the north side of Poway Road, separating Sabre Springs and Poway.
- The east-west ridge and the slide area below, between Miramar Ranch North and Sabre Springs.
- The steep-sloped open space areas defining canyon and ridge development in the southeast section of the planning area including the southeast central open space area.

These areas provide visual distinction and physical buffering between land uses and between communities. They also protect biological resources as described in **Section 12.3**.

No pathways, viewpoints or passive recreational areas are proposed in the hillside open space areas. Natural vegetation should be preserved and no landscaping is anticipated. However, transition planting between developed areas and open space is appropriate in some areas, such as along the edge of the southeast and southwest open space areas and along banks at the northern school and park sites. Landscape materials in transition areas should be native or naturalized species with low water requirements.

7.4 Private Recreational Facilities

In addition to public park and recreational facilities the development of private recreational facilities is encouraged. These may consist of commercially operated recreational facilities, provided in commercial centers. Examples are sports clubs or spas, restaurants, bars and theaters.

Recreational facilities may also be developed as amenities to accompany other major land uses such as industrial areas and residential projects. Possible amenities may include swimming pools, active sports courts, common lawns for informal playing and passive seating and picnicking areas.

7.5 Park and Open Space Implementation

For parks and recreational facilities, both development and operations should be considered in planning for implementation. Each neighborhood park should be acquired and improved through fees or in lieu, land dedication and/or park construction by developers as described in **Section 14.3**. Park operations and maintenance should be financed by the City of San Diego as a regular budget item. Development and maintenance of private recreational facilities and project amenities should be undertaken on a private basis.

Most viewpoints, passive recreational areas and natural open space areas should be deeded or dedicated to the City of San Diego. Open space transition planting should be installed by private developers on a project basis. Maintenance of natural open space areas should generally be financed and administered through a community-wide (or north and south side) open space maintenance district(s) as described in **Section 14.3G**. For selected areas such as the lakeside open space and recreation in the specialty commercial center (Parcel 14), private users or associations may maintain the open space and operate recreational facilities instead of the public. In these cases, an open space easement should ensure open space preservation.

Private open space areas, slopes and transition planting areas within “common interest” residential projects should be designated common areas and maintained by homeowner associations. For detached residential projects, open space slopes may be lotted out and privately maintained with open space easements protecting the slopes from development. This may include slopes transitioning into natural open space, slopes adjacent to public streets and slopes between residential pads.

Landscaping design, development and maintenance are discussed in **Section 13.6**.

CHAPTER 8. PUBLIC SERVICES ELEMENT

8.1 Goal and Objectives

The overall goal for public facilities and services is to GUARANTEE A RANGE OF PUBLIC FACILITIES AND SERVICES ACCESSIBLE TO THE COMMUNITY AND SUITABLE TO LOCAL NEEDS. The following objectives further articulate this goal:

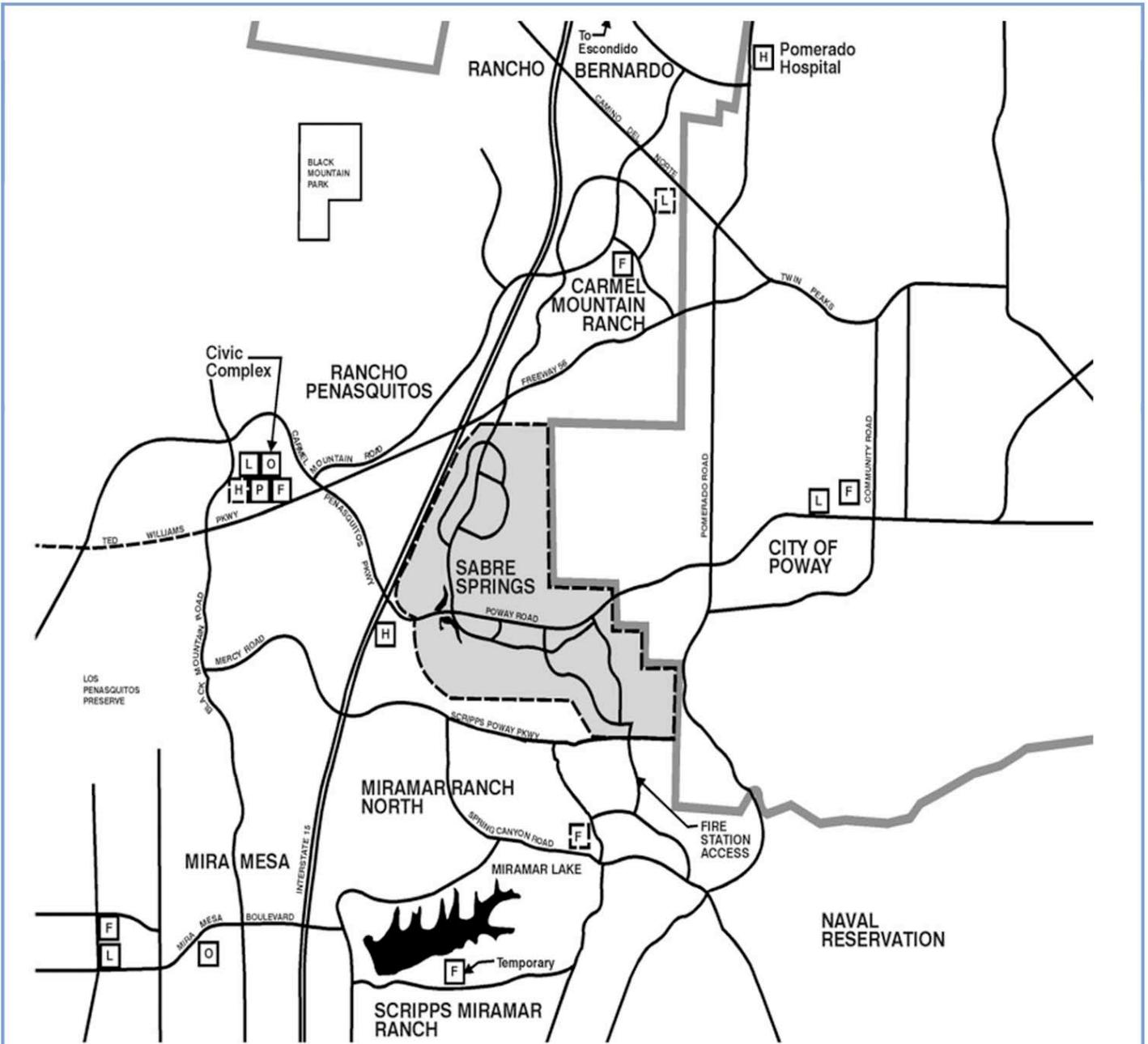
- Provide public and semi-public services appropriate in quantity, accessibility, timing and quality to local community requirements, including police and fire protection, library services, postal service, health care and solid waste disposal.
- Contribute financially to constructing new public facilities to serve the community and surrounding areas as needed, such as a fire station, a library and a police substation.
- Ensure adequate public and semi-public utility services to accompany community development, including water, liquid waste disposal, power and communications services.
- Provide adequate drainage facilities with emphasis on design of facilities which will maintain the creeks in as natural drainage condition as possible.
- Encourage design of public facilities that is aesthetically compatible and environmentally sensitive with the surroundings including undergrounding of utilities and cable communications where possible.

8.2 Public Facilities and Services

The provision of public services in Sabre Springs is tied largely to services provision for the central I-15 corridor area. Sabre Springs alone does not constitute a large enough service area for public and semi-public services. Instead, these services must be provided in conjunction with Carmel Mountain Ranch and other surrounding communities. **Figure 12** summarizes the locations of existing and proposed facilities providing services to the central corridor area. Phasing and financing of public facilities and services is addressed in **Chapter 14**.

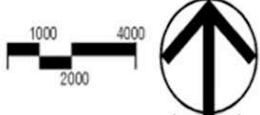
A. Fire Protection

Fire protection service will be provided in the planning area by the City of San Diego Fire Department. A new fire station is proposed in the Carmel Mountain Ranch Community Plan to serve the Carmel Mountain Ranch and Sabre Springs communities. No fire station site is required in Sabre Springs. This service will be augmented by an existing station in Rancho Peñasquitos in the town centre civic complex. Backup service can be provided by existing City facilities in Mira Mesa and Rancho Bernardo, a proposed City facility in Miramar Ranch, North Scripps Miramar Ranch and existing non-city facilities in Poway.



LEGEND:

- Planning Area Boundary
- City of San Diego Boundary
- Existing Facility
- Proposed Facility
- Fire Station
- Police Station
- Library Facility
- Post Office
- Health Care Facility



Public Facilities **12**
Sabre Springs Community Plan **FIGURE**

Fire protection concerns in the planning area include not only life and property but also the natural open space areas which can be subject to brush fires. While the I-15 corridor will be well covered with stations capable of acceptable response times design of development projects can also enhance fire protection as discussed in **Section 13.5D**.

B. Police Protection

The City of San Diego Police Department will provide police protection for the planning area. At present, the northern substation in University City is the center of operations in northern San Diego City. A substation is in operation in the Rancho Peñasquitos town centre civic complex serving the I-15 corridor. Police service will be provided for Sabre Springs by extending old beats or setting up new beats as development occurs.

Other measures can contribute to controlling crime. Neighborhood awareness groups and police-community relations programs are mentioned in **Section 10.3** and crime preventive design is discussed in **Section 13.5D**.

C. Public Library Service

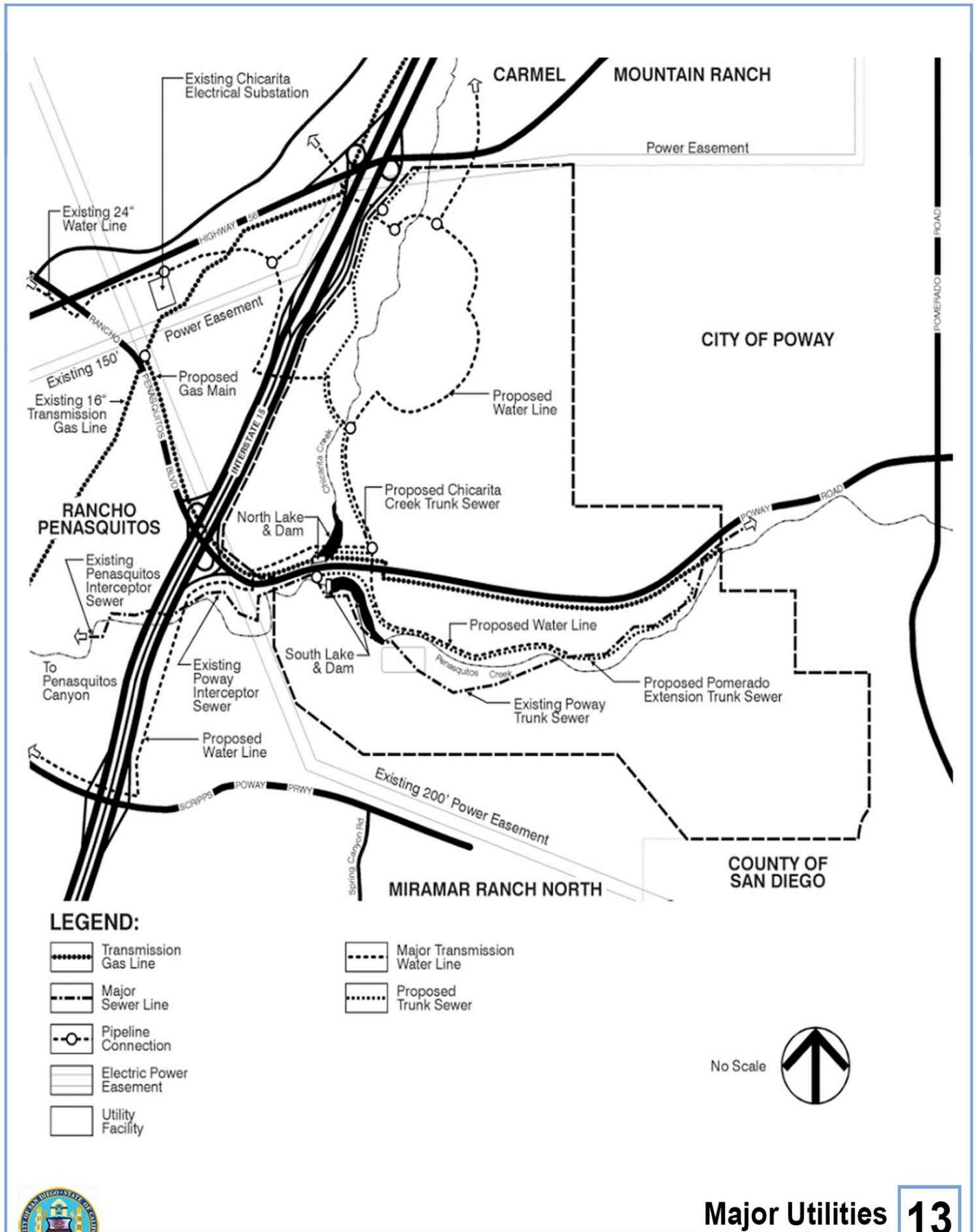
Library service will be provided to Sabre Springs by the City of San Diego Library Department. A new permanent library building has been built in the Carmel Mountain Ranch Community to serve the Carmel Mountain Ranch and Sabre Springs communities. The combined Carmel Mountain Ranch-Sabre Springs service area falls within the City guidelines for population and service radius. A permanent facility was warranted after the service area population reached 18,000 to 20,000.

Nearby proposed and existing libraries may also be utilized by the community. The City operates existing libraries in Mira Mesa and Rancho Bernardo and new facilities are proposed in the Rancho Peñasquitos town centre civic complex and in Miramar Ranch North-Scripps Miramar Ranch. There is also a public library in Poway, which is not part of the City system but is available to City residents through the Serra Cooperative Library System.

D. Postal Service

Public postal service will be provided to Sabre Springs through the Rancho Bernardo post office. In addition the existing Poway post office and the proposed facility in the Rancho Peñasquitos town centre civic complex will also be accessible to the planning area.

While no post office is planned for Sabre Springs a vending machine center or contract station in the specialty commercial/industrial park support services center (Parcel 1) or community commercial center (Parcel 15) could provide convenience postal services.



Major Utilities **13**
Sabre Springs Community Plan **FIGURE**

E. Health Care Services

The health care services requirements of Sabre Springs will be adequately met by existing and proposed facilities in the vicinity. These facilities include:

- Pomerado Hospital in Poway providing a full range of hospital and emergency care services.
- County of San Diego Health Center in Escondido providing public disease prevention and detection programs.
- Possible health clinic as proposed in the Rancho Peñasquitos and Miramar Ranch North community plans.
- Emergency ambulance/paramedic service provided by the City of San Diego and private operations.

In addition medical offices may be located in commercial centers or office complexes within Sabre Springs.

F. Solid Waste Disposal

Solid waste collection and disposal will be provided to Sabre Springs by the City of San Diego. Commercial and industrial uses may require private waste collection service. The County and City are encouraged to continue development of recycling facilities to supplement landfill operations.

8.3 Utilities

Existing and proposed utilities are shown in **Figure 13**. Phasing and financing of utilities is addressed in **Chapter 14**.

A. Water

One major source of potable water for the planning area will be an existing 24-inch pipeline near the Chicarita Substation in Rancho Peñasquitos. A pipeline is proposed to extend from that source easterly across I-15 just south of the HOV interchange to the proposed industrial collector loop. This line would ultimately run northward through Rancho Carmel to Rancho Bernardo completing a regional transmission loop. Another line would extend from this proposed line south to Poway Road.

Another potential source of water, although at a lower pressure (712 feet), is an extension of the proposed 20-inch pipeline from the Rancho Bernardo pipeline eastward to the Mercy Road/I-15 interchange and then northward to Poway Road.

A 793-foot pressure zone will serve the higher areas in the northerly portion of the planning area with elevations up to 643 feet, and a 712-foot pressure zone will serve the lower area, primarily along Poway Road with elevations up to 562 feet. These two zones will also be interconnected via pressure reducing stations to provide additional reliability. In addition to these two main pressure zones the higher elevation areas in the southeasterly and southwesterly portion of the planning area will be served by the creation of an 810-foot pressure zone through the construction of a water pump station to boost the 712-foot pressure zone, with a possible connection to the proposed Miramar Ranch North 1020-foot pressure zone via pressure reducers and extensions.

The remainder of the domestic water distribution system should consist of looped pipelines in the major and collector streets. The system should be designed to provide adequate pressures for peak hour and fire flow conditions.

B. Sanitary Sewers

Sanitary sewers in the community will be served by two major sewer lines: the proposed Chicarita Creek Trunk Sewer and the existing Poway Trunk Sewer or a parallel sewer.

North of Poway Road the new Chicarita Creek Trunk Sewer is required as shown in **Figure 13**. This sewer should extend from an existing connection point of the 27-inch Poway Interceptor Sewer (located at the dam on Peñasquitos Creek), northerly along the centerlines of Poway Road and Sabre Springs Parkway and through the industrial park area to the northern planning area boundary. There it should branch into Rancho Peñasquitos and Carmel Mountain Ranch. This new sewer should be designed to serve the entire Chicarita drainage basin.

South of Poway Road, an existing 21-inch trunk line owned by the city of Poway—the Poway Trunk Sewer—runs east-west through the planning area. A new trunk sewer line is planned for South Sabre Springs that will be constructed within the street that parallels Los Peñasquitos Creek. The line will either parallel the existing 21-inch sewer line or replace portions of it and will be aligned around the dam on the northern edge of the lake.

C. Power

Gas and electric service will be provided to Sabre Springs by San Diego Gas & Electric Company (SDG&E) through local distribution lines. All gas and electric lines serving the community should be installed underground in accordance with City requirements. The Plan encourages energy conservation practices as outlined in **Section 2.6a**.

The planning area is bounded on the southwest corner by a 200-foot-wide power easement which currently contains 230 KV and 138 KV transmission lines. This easement is planned to accommodate twice its current capacity and will be developed as system loads dictate. The community is also bounded along its northern boundary with a 150-foot-wide power egress easement.

Gas will be supplied to the community from an existing 16-inch high-pressure transmission line in Rancho Peñasquitos. A gas main will be installed in Rancho Peñasquitos Boulevard, running from the transmission line southeast, through an existing sleeve in the Poway Road interchange, and in Poway Road to the planning area.

D. Communications

Telephone service will be provided to the community by Pacific Telephone. Local telephone cables should be undergrounded in joint trenches with power lines during construction.

A local network of underground cables should be tied into the existing cable system of the subregion. Developers should prewire buildings and lay individual service laterals to main cables for future cable service.

8.4 Drainage

The Sabre Springs planning area drains to the Pacific Ocean via Chicarita Creek and Peñasquitos Creek. Portions of both of these creeks lie within the community. An objective of this Plan is to maintain, to the maximum extent possible, each creek in its present natural drainage condition. This entails control of runoff during construction and later occupancy. Specific design considerations proposed for each creek are described below. Drainage during construction is addressed in **Section 12.5**.

A. Chicarita Creek

Chicarita Creek has a 100-year design flow of approximately 2,500 cubic feet per second. The creek should remain undisturbed throughout its length except where the industrial collector loop crosses the creek. At these two locations, separate, wide, multiplate-arch culverts with natural bottoms should bridge the creek and permit retention of the natural bottom flow characteristics for the creek.

The storm drainage from the property on the east and west sides of the creek should be carried down to the creek bottom using drainage pipes. The discharge end of each pipe should be designed with a structure that will prevent the erosion of the natural creek at the discharge point. These structures should be specifically selected and designed for the physical conditions at each discharge point.

It is proposed that drainage will be discharged into Chicarita Creek along its 6,000-foot length through a series of separate pipe drainage systems which will help to reduce the intensity of the erosion and siltation control problem. In addition, siltation into the creek should be controlled by designing temporary and/or permanent desilting basins into each drainage pipe system in order to remove all of the settleable silt from the drainage water before it reaches the creek. It is anticipated that the erosion control and slope bank vegetation systems should be effective in controlling all of the siltation from the graded areas after two full growing seasons after which the temporary desilting structures can be replaced with the permanent drainage system.

The small existing lake on the north side of Poway Road could potentially be enhanced by raising the water surface two or three feet. The existing spillway under Poway Road could be reconstructed, as necessary, so that flood flows can pass under Poway Road without endangering the road. Improvements to the lake may be undertaken to improve water quality.

B. Peñasquitos Creek

Peñasquitos Creek has a 100-year design flow of approximately 15,000 cubic feet per second. The creek should remain undisturbed throughout its length except in the vicinity of the two creek crossings of the southeast collector loop. At these two locations bridges should be constructed to cross the creek. There is an existing creek crossing to the decommissioned sewage treatment plant.

The storm drainage from developments on the north and south sides of the creek should be carried down to the creek bottom using drainage pipes. The discharge end of each pipe should be designed with a structure that will prevent the erosion of the natural creek at the discharge point. These structures should be specifically selected and designed for the physical conditions at each discharge point.

It is proposed that drainage be discharged into Peñasquitos Creek through a series of separate pipe drainage systems along its 8,000-foot length which will help to reduce the intensity of the erosion and siltation control problem. In addition, siltation into the creek should be controlled by designing temporary and/or permanent desilting basins into each drainage pipe system so as to remove all of the settleable silt from the drainage water before it reaches the creek. A detention basin may be constructed in the southern neighborhood park. It is anticipated that the erosion control and slope bank vegetation systems should be effective in controlling all of the siltation from the graded areas after two full growing seasons, after which the temporary desilting structures can be replaced with the permanent drainage system.

The existing concrete gravity dam and spillway on Peñasquitos Creek east of I-15 should continue to create a small lake. The maximum backwater caused by this dam should be used to establish the lowest site pad elevations so that no building sites will be subject to future flooding. Improvements to the lake may be undertaken to improve water quality.

CHAPTER 9. SCHOOL ELEMENT

9.1 Goal and Objectives

The overall school goal is to SUPPORT THE DEVELOPMENT AND MAINTENANCE OF EDUCATIONAL FACILITIES AND PROGRAMS MEETING THE NEEDS OF THE COMMUNITY SITED IN BOTH THE COMMUNITY ITSELF AND SURROUNDING AREAS. The objectives further detailing this goal are set out below:

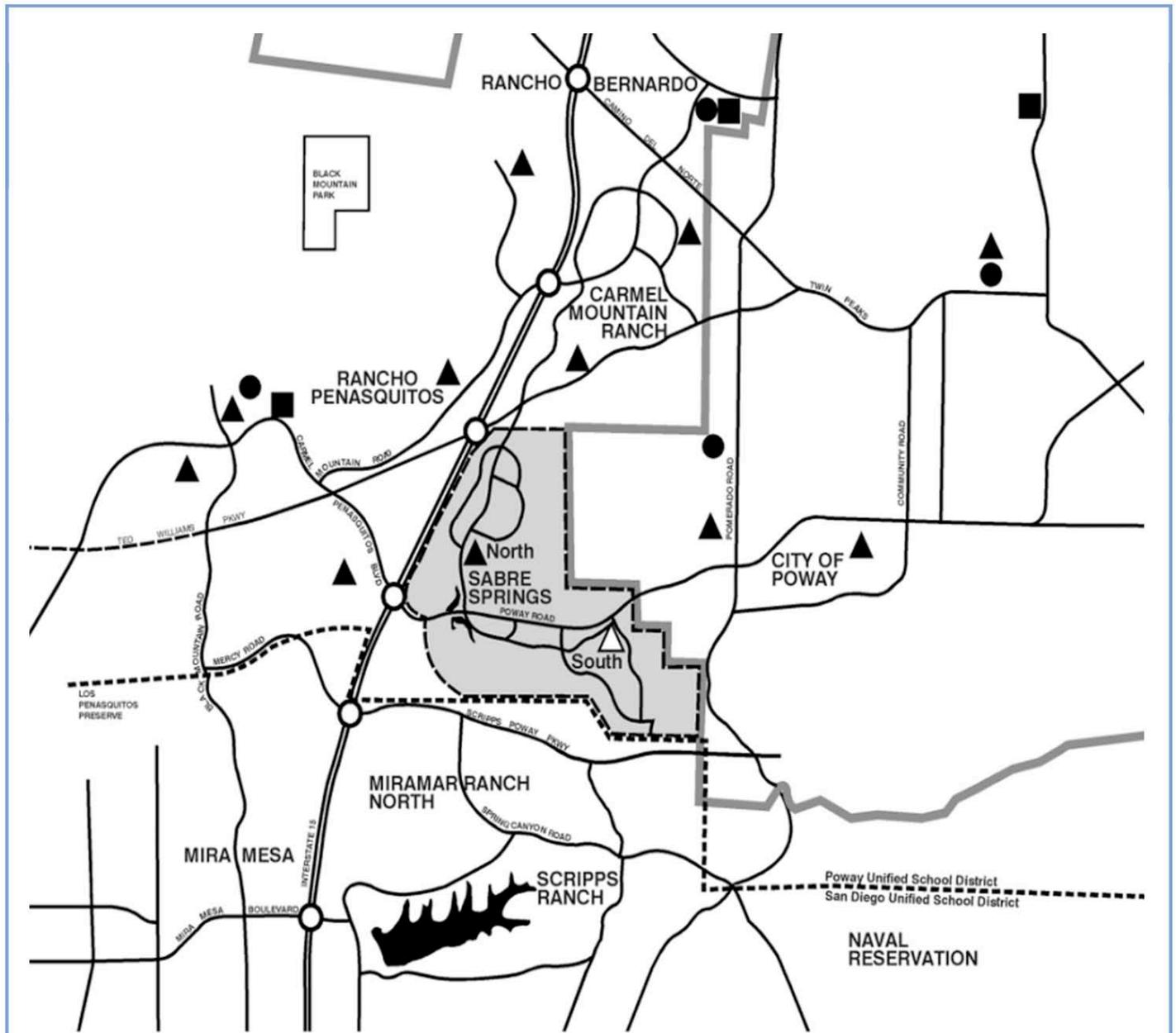
- Alter the boundaries of the school districts to encompass the total planning area of the community.
- Ensure adequate public school capacity to accommodate elementary and secondary students as they are generated by residential development in the community.
- Site two elementary schools in the community to provide safe access to the maximum number of students, to encourage community use during non-school hours and to provide joint usage opportunities with the adjacent neighborhood parks.
- Support the development of community college and adult education programs and facilities readily accessible to the community and appropriate to community needs.
- Permit the development of private educational institutions especially encouraging the establishment of day-care facilities as needed.
- Encourage high-quality design and construction of educational facilities with special concern for safety in design and access.

9.2 Public Schools

A. School Districts

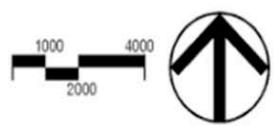
A small portion of the southeast quadrant of the planning area that was previously included in the San Diego Unified School District boundary has been shifted to the Poway Unified School District. As illustrated in **Figure 14**, all of Sabre Springs is now located within the boundaries of the Poway Unified School District. This district boundary adjustment facilitates better school access and school/community identity. Poway Unified School District is now charged with constructing and operating elementary, secondary and adult school facilities and programs for Sabre Springs residents.

The planning area is also situated within the Palomar Community College District. This is the agency designated to provide community college facilities and programs for the Sabre Springs community, among others.



LEGEND:

- | | | | |
|---|-----------------------------------|---|----------------------------|
|  | Planning Area Boundary |  | Proposed Elementary School |
|  | City of San Diego Boundary |  | Existing Middle School |
|  | Existing School District Boundary |  | Existing High School |
|  | Existing Elementary School | | |



Schools shown in Poway Unified School District only.



B. Elementary Education

Based on 1997 estimated student generation rates, residential development in Sabre Springs will generate approximately 1,004 elementary students. Student generation is shown in **Table 8**. The 1,004 students will require two elementary schools located within the planning area:

- A 13.5-acre primary site (Parcel 12) in Sabre Springs North located adjacent to Sabre Springs Parkway.
- An 11.0-acre back-up site (Parcel 38) in Sabre Springs South situated adjacent to the southeast collector loop.

Each site contains approximately ten usable acres for development of school buildings, parking, and playground facilities and is situated next to a neighborhood park.

The northern site is proposed as the primary site for early construction in conjunction with residential development in Sabre Springs North while the southern site is planned as a back-up site to be constructed later, if needed, as part of development of Sabre Springs South. The provision for two elementary sites gives the Poway Unified School District the flexibility to accommodate a significantly lower or higher student generation rate than is presently projected. In the event that insufficient students are generated to support either or both elementary schools, the adjacent parks should be expanded as described in **Section 7.2B**.

C. Secondary Education

Residential development in Sabre Springs will generate an estimated 477 middle school students and 687 high school students. Student generation is depicted in **Table 8**.

These students will be accommodated in existing and proposed secondary school facilities within Poway Unified School District. Of particular importance are the middle/high school facilities proposed at the boundary between Carmel Mountain Ranch and Rancho Bernardo. These facilities will enable the school district to accommodate growth in the I-15 corridor communities as well as distribute students geographically to nearby schools. No secondary school facilities are required in Sabre Springs.

D. Adult Education

There are no specific adult education facilities or institutions proposed within the community. However, it is expected that the elementary schools and other institutional facilities may be utilized.

**TABLE 8
STUDENT GENERATION**

Student Level	Housing Type	Generation Rate	Students North of Poway Road	Students South of Poway Road	Total Students in Plan area	Total Students in Level
Elementary (Grades K-5)	Single-family	.34	265	322	587	1,004
	Multifamily	.175	256	161	417	
Middle (Grades 6-8)	Single-family	.18	140	171	311	477
	Multifamily	.07	102	64	166	
High (Grades 9-12)	Single-family	.26	203	246	449	687
	Multifamily	.10	146	92	238	
Total (Grades K-12)	Single-family	.781	608	740	1,348	2,168
	Multifamily	.344	503	317	820	
TOTAL			1,111	1,057	2,168	2,168

Adult education programs are offered by Poway Unified School District at secondary schools outside Sabre Springs. In addition, Palomar Community College District should continue to provide community college programs which will be open to Sabre Springs residents.

E. Joint Usage

In developing school facilities consideration should be given to arrangements whereby the elementary schools and neighborhood parks may jointly utilize buildings, equipment and grounds. Schools are sited adjacent to the parks in this Plan to facilitate such arrangements.

Joint usage should be pursued where it is possible to provide facilities on a joint park-school basis at no loss to either City or school programs. Examples of joint arrangements include:

- School district facilities open for public use during school off-hours, such as multipurpose rooms and outdoor recreational facilities at the elementary schools.
- Park facilities used by the schools for educational programs, such as sports fields and playing courts.

9.3 Private Day-Care and School Facilities

Private schools and educational programs may supplement public educational facilities and programs. For example, private schools for elementary, secondary and/or special education may be developed by church groups in the community. In addition, a trade, business or technical school is possible in Parcel 1, the specialty commercial area supporting the industrial park. Use of rental space in the specialty, community or neighborhood commercial centers, such as for dance or art schools, is also an alternative.

Establishment of day-care and preschool facilities to meet the requirements of working persons and residents in the community is encouraged. These facilities may be operated as a private business, as a cooperative or as a part of an industrial complex for employees' children. Day-care facilities are most appropriately sited in the specialty commercial area supporting the industrial park (Parcel 1), in the industrial park itself, in the commercial area at Sabre Springs Parkway and Poway Road (Parcel 14) and/or multifamily residential areas.

9.4 School Design and Implementation

The recommended rezoning for schools is as follows:

- For the northern elementary school site—R1-5,000 with a Conditional Use Permit (CUP) if the school is built.
- For the southern elementary school site—R1-5,000 (no CUP is required if the school is built).
- For day-care and preschool facilities—a CUP is required in all zones shown in this Plan.
- For private technical, trade or art schools—permitted in CA zone as proposed for Parcel 1.

The method and amount of public school financing will be established by a mutual agreement between Poway Unified School District and developers in the community as described in **Section 14.3E**. Privately operated educational facilities and programs require developer/operators for their creation and continuance.

The design and siting of all school facilities should take into account aesthetic impacts on students as well as on the surrounding community. Buffers may be needed between land uses, such as to curb play-yard noise. Care should be taken to adequately mitigate traffic noise impacts from adjacent streets. An architectural style and building materials appropriate to the surrounding area should be utilized. Large, bulky or sprawling buildings should be broken up by height changes, shadow relief, clustering or similar measures. Public elementary schools should be designed to facilitate the use of meeting rooms and recreational facilities during off-session hours by the general public.

Particular care should be taken to design secure, safe school facilities. The principles of crime preventive design should be employed in planning schools. In addition, sound health and safety design standards should be followed. Safe access by students should be a concern in the siting and design of school facilities. Travel by bus, private car, bicycle and foot should be considered in designing pick-up/drop-off points, and bus, auto and bike parking areas. Traffic control devices and patrol personnel may be necessary to ensure safe access.

CHAPTER 10. COMMUNITY SOCIAL ELEMENT

10.1 Goal and Objectives

The overall goal in regard to community social needs is to ENCOURAGE DEVELOPMENT OF SOCIAL SERVICES, PROGRAMS AND FACILITIES RESPONSIVE TO CHANGING PHYSICAL AND SOCIOECONOMIC NEEDS OF COMMUNITY RESIDENTS AND WORKING PERSONS. The following objectives further specify this goal:

- Maximize opportunities for interaction and human development by residents and workers of both sexes and of all ages and backgrounds.
- Promote the development of a range of social events, programs and institutions to meet individual and community needs, including educational, recreational, civic, religious, cultural and charitable activities.
- Support the creation of a community council and a community planning board to provide a means for residents and business owners to participate in decision-making for their community.
- Encourage the formation of community-based, self-managed groups and establishments to provide community services, programs and events.
- Promote community awareness of social events, programs and activities through community communications media.
- Provide adequate facilities to accommodate community social activities, such as educational facilities, recreation areas and institutional buildings.

10.2 Community Socioeconomic Character

The population of Sabre Springs is expected to represent a range of ages, income levels and social and ethnic backgrounds. The overall socioeconomic level of residents could be generalized as middle income with some moderate and upper middle-income population. The diversity of housing densities and products should provide a variety of lifestyle options.

The average household size in Sabre Springs is estimated at 2.5 persons per unit.

The employment areas in Sabre Springs are proposed as a mix of industrial park, office and commercial uses. The estimated 2,541 jobs generated will create a variety of employment opportunities, including blue-collar, professional, office, sales and managerial positions. The employment areas will provide job opportunities for residents of Sabre Springs and surrounding communities as well as the City as a whole.

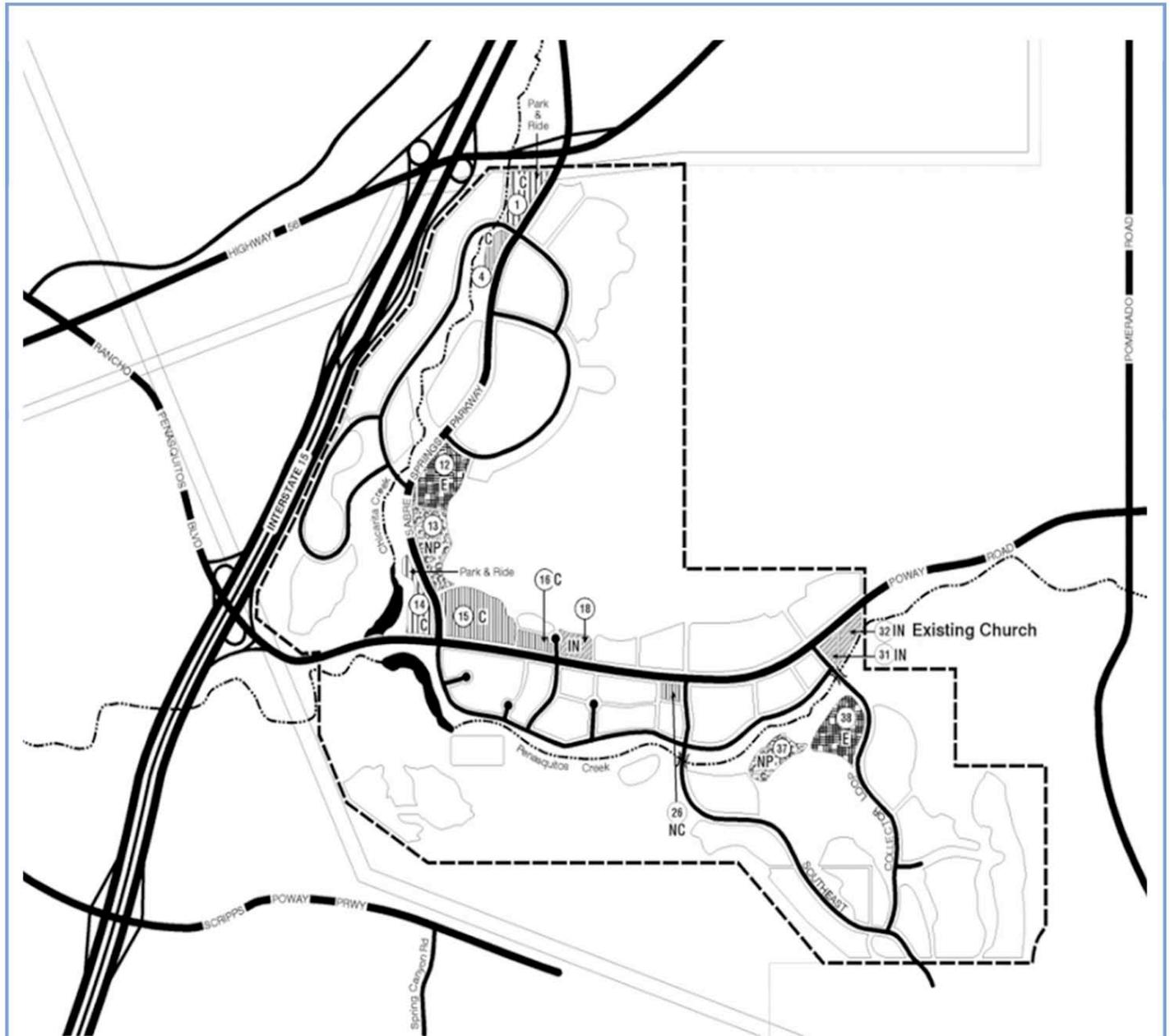
10.3 Community Social Needs and Organizations

As Sabre Springs is developed it is important that the social needs of residents and working people be recognized and adequately met. Considerable social needs can be provided for on a community basis, with activities responsive at the community level, on the north and south sides and on a development project basis. Opportunities for interaction and human development by residents and working persons of different backgrounds and interests should be maximized in the Sabre Springs community.

To this end, a range of social activities, organizations and services should be developed by people in the community and by service organizations and agencies serving the community. This may include:

- Educational programs such as adult education, general interest classes, vocational training and day-care.
- Recreational programs and activities such as sports leagues and events, scout programs and hobby clubs.
- Civic activities and groups, such as community, business, and homeowner associations, charities and election campaigns.
- Cultural events and programs such as amateur theatrical productions, musical concerts and craft fairs.
- Religious activities such as church services, religious training and social services.
- Self-managed groups providing community services or events such as project gardens, cooperatives and community-wide celebrations or parades.
- Social services provided partially or fully by the public such as emergency hotlines, youth employment services and carpool matching.
- Groups advising or assisting public service agencies such as parent-teacher organizations and neighborhood alert groups.

Community residents and employees are encouraged to develop activities and programs which satisfy their needs. In addition community participation in the formulation and operation of public programs is supported in order to better meet community requirements. The development of a community council and a community planning board is especially encouraged. The community council can provide a citizen forum for resolution of general community issues and a liaison to public agencies. The community planning board can be a City-recognized advisory organization reviewing planning issues and development proposals. These civic organizations provide a means by which persons may participate in decision-making for their community.



LEGEND:

-  Elementary School
-  Neighborhood Park
-  Institutional Facilities
-  Commercial Center-Rental Space & Common Areas
-  Parcel Number



Community Social Facilities
Sabre Springs Community Plan

15
FIGURE

Social activities and organizations should be promoted through community communications. Adequate communications within Sabre Springs can promote a sense of community identity as well as make residents and employees aware of social opportunities in the community. Kiosks and bulletin boards should be erected in intensively used areas such as commercial centers, parks and schools. Development of community media such as a community newspaper and project newsletters is encouraged.

10.4 Development of Community Facilities

Adequate facilities should be provided in Sabre Springs to accommodate social activities and programs. The major facilities planned for the community are shown in **Figure 15**. In addition, some private developments will have meeting rooms and recreation facilities for their own residents or employees and some social activities and groups will be based in homes.

Community facilities for Sabre Springs are summarized below, most of these facilities are described in detail in previous chapters.

- Elementary schools to house educational programs plus recreational activities, organization meetings and community events.
- Public parks and creek-side passive areas to accommodate recreational programs, community events and public service programs and a community park building in Carmel Mountain Ranch.
- Institutional buildings such as churches and service organizations to provide for religious services, group meetings, charities, recreation, service programs and community arts.
- Rental space and mall or parking lot areas in commercial centers for public and community-based services, community events and community media.

The implementation of publicly operated facilities is discussed in **Section 8.2**. Private facilities such as churches and commercial rental space will be provided by private groups and developers on the appropriate sites.

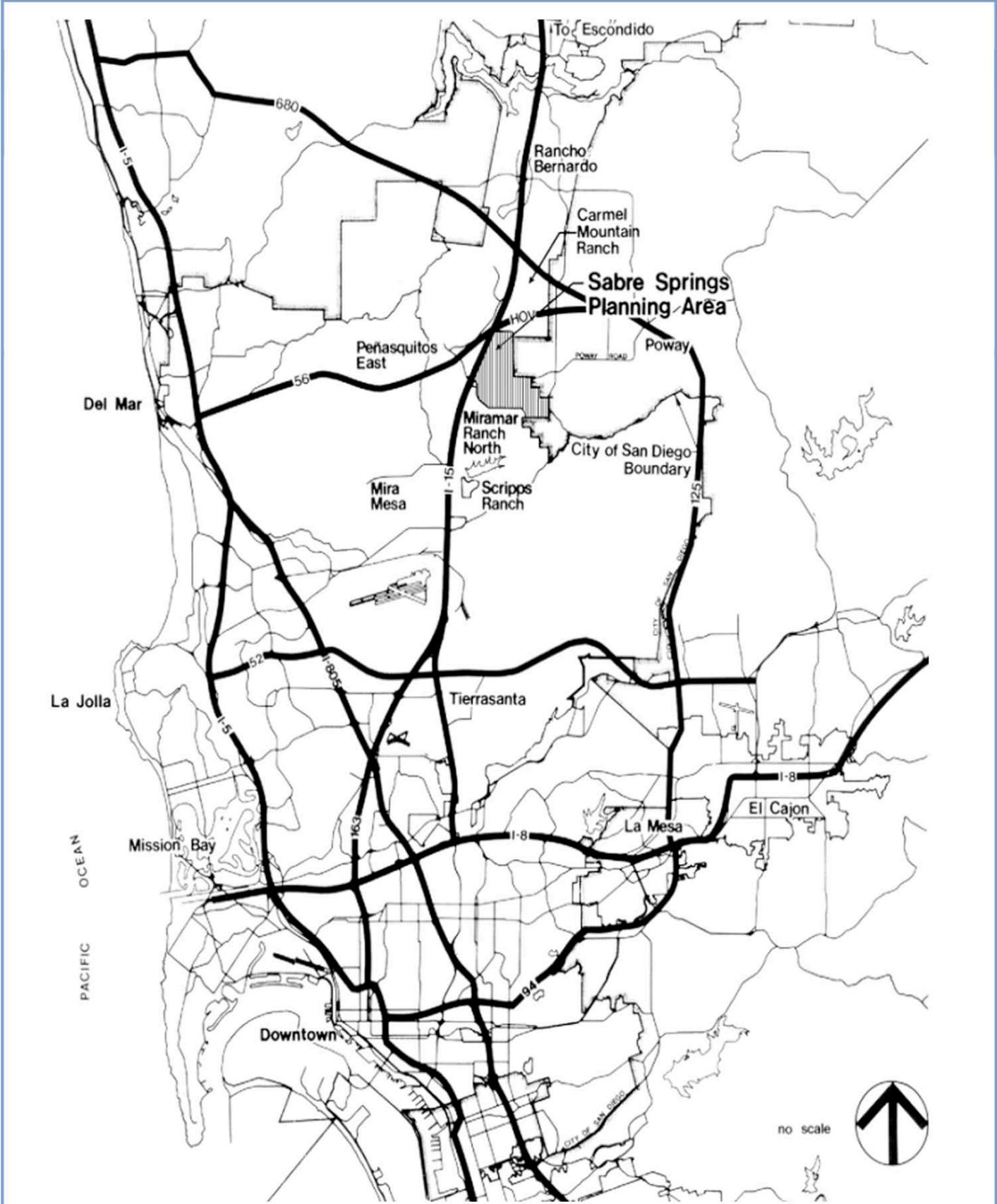
The community facilities located in Sabre Springs will be supplemented by public facilities shared with and situated in Carmel Mountain Ranch. These include a junior high school, parks and a library, all available for community activities.

CHAPTER 11. TRANSPORTATION ELEMENT

11.1 Goal and Objectives

The overall goal for the Sabre Springs transportation system is to CONSTRUCT AND MAINTAIN AN ADEQUATE MULTI-MODAL CIRCULATION NETWORK WITHIN THE COMMUNITY WHICH IS INTEGRATED INTO THE REGIONAL TRANSPORTATION SYSTEM. The following objectives further specify this goal:

- Provide a community roadway network of arterial, major, collector and local streets which ties into regional primary arterials and I-15.
- Support the phased construction of the HOV Access Road as a primary arterial from the city of Poway to Rancho Peñasquitos and the building of the HOV/I-15 interchange.
- Require that streets within the community possess sufficient capacity and meet City engineering standards to safely handle traffic generated as the community is built out.
- Provide adequate off-street parking for vehicles in all community projects.
- Encourage design of roadways and parking facilities which is sensitive to environmental conditions, traffic noise concerns and view opportunities, as well as meets functional requirements.
- Promote transit alternatives to private vehicular travel within the community which can be integrated with the regional circulation network.
- Support the construction of HOV lanes in the median of I-15, provision for accompanying park-and-ride facilities and special accommodation of HOV lanes at the HOV/I-15 interchange.
- Provide a park-and-ride facility in the planning area which can be used by vehicles traveling Poway Road and I-15.
- Develop a system of bikeways and accompanying bicycle storage areas within the community tying into the regional bicycle network.
- Provide a continuous, safe and accessible pedestrian circulation system throughout the community minimizing conflicts with vehicular traffic patterns.
- Locate an equestrian trail along Peñasquitos Creek which may be linked to Los Peñasquitos Preserve.



Planned Subregional Network
Sabre Springs Community Plan

16
FIGURE

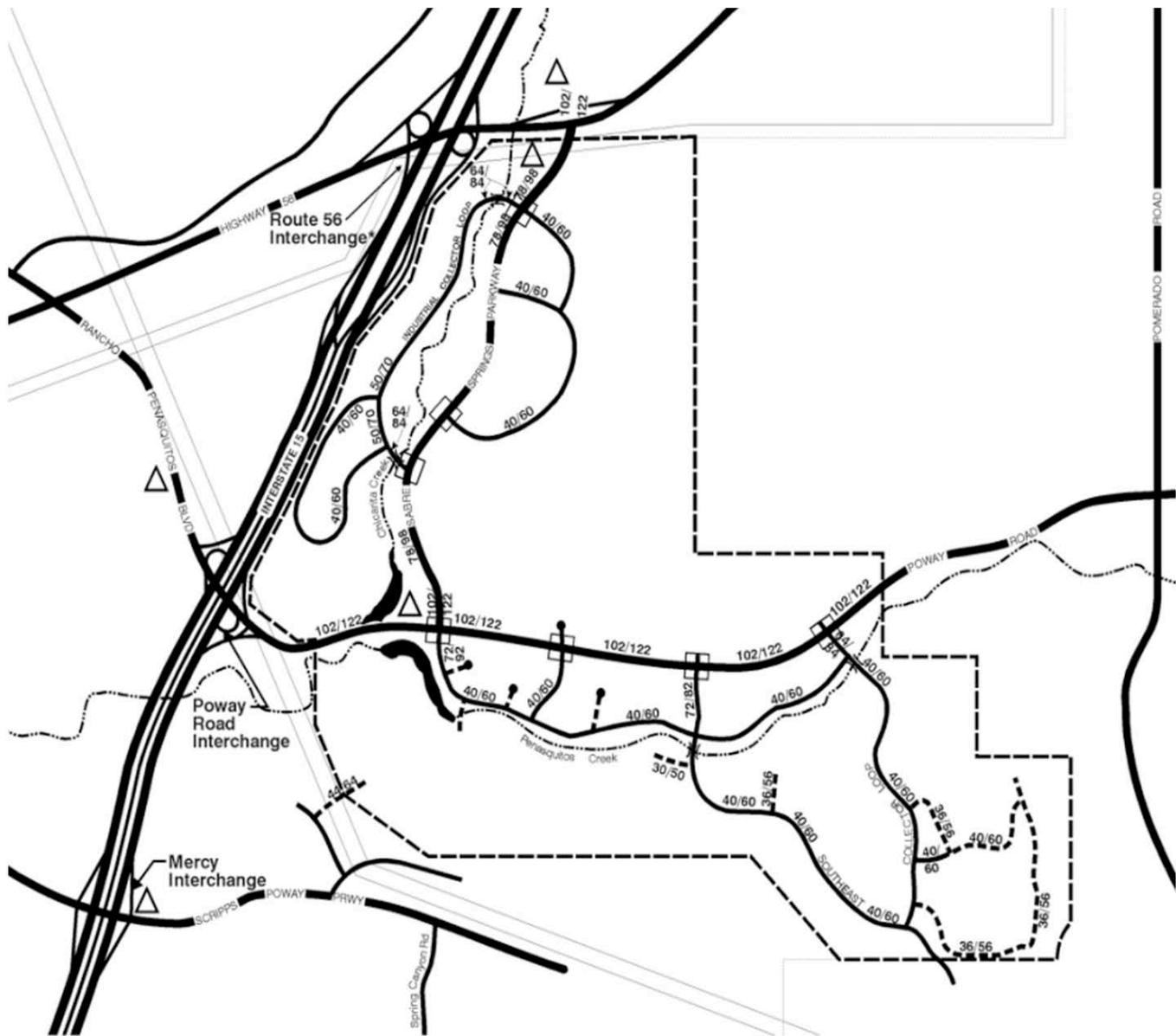
11.2 Roadway Network

Section 2.5A describes the subregional transportation system in the Sabre Springs area and traffic concerns and transportation planning options in designing the community. Development of Sabre Springs requires an internal transportation system tying where necessary into the existing and proposed streets of surrounding communities and into the North City subregion and San Diego metropolitan area as a whole.

A. Interstate 15

In order to provide adequate access to and from Sabre Springs via I-15 and to ensure adequate freeway capacity a multilevel approach is recommended:

- Completion of scheduled CALTRANS improvements of the I-15 roadway and interchanges from the planning area south to I-8, including the Miramar bypass.
- Provision for park-and-ride facilities and I-15 transit service in order to reduce traffic on the freeway. Park-and-ride facilities are proposed at two adjacent freeway interchanges; two sites at Poway Road/Rancho Peñasquitos Boulevard and one or more sites at the HOV Access Road in Carmel Mountain Ranch.
- Widening of Poway Road from four to six lanes from the city of Poway to the I-15 interchange to accommodate intra-community, commuter and bicycle traffic. This would include signalization of four intersections within the planning area.
- Construction of the HOV Access Road from the city of Poway to Rancho Peñasquitos including the HOV/I-15 interchange to provide Poway traffic an alternate access to I-15 and channel some local north- south traffic to an upgraded Black Mountain Road. The exact configuration of the HOV/I-15 interchange is subject to change.
- Construction of HOV lanes for buses, carpools or light rail in the median of I-15, with an appropriately designed interchange at the HOV Access Road (see **Section 11.3A**).
- Planning of a balance of industrial and residential land uses in the planning area to induce a counter-flow of traffic on the freeway and at the interchanges during peak hours and to maximize intra-community trips. This approach is reflected in **Chapters 4** and **5**.
- Phasing of community development to the provision of adequate corridor capacity and access improvements. A phasing program for the development of the community and for provision of transportation improvements is outlined in **Section 14.2**.



LEGEND:

-  Freeway
-  Primary Arterial
-  Major Street
-  Collector Street
-  Important Local Street
-  Proposed Park-and-Ride Facility
-  Bridge or Creek Crossing
-  Signalized Intersection
-  Curb Width/R.O.W. Width

No Scale 

*Alignment of Interchange subject to change.



B. Community Network

A hierarchy of primary arterial, major, collector and local streets should form the community street system, as shown in **Figure 17**. The estimated average daily traffic (ADT) volumes on Sabre Springs streets are depicted in **Figure 18**.

- Poway Road, to be widened from four to six lanes, carries most east-west traffic movement through and within the community. Poway Road will be designed as a six-lane primary arterial from the Poway Road interchange at I-15 to the intersection with Sabre Springs Parkway and as a six-lane major street from the Sabre Springs Parkway intersection to the City of San Diego boundary. Access should be limited to major and collector streets and project roads intersecting the arterial at signalized intersections. The exceptions are the existing church and proposed community commercial which may utilize right-turn in/right-turn-out access from Poway Road. If needed, consideration may be given to provide a signal interconnection system to coordinate the traffic flow through the signals along Poway Road. Emergency parking only should be permitted along the roadway to provide bicycle lanes.
- Sabre Springs Parkway, a major street, follows Chicarita Creek north-south through Sabre Springs North. This street should be four lanes wide with a median except for the six-lane section on the southern end extending from Poway Road. The northern section should smoothly join the major street in Carmel Mountain Ranch. Intersections should be limited to designated collector and local roads. Other access points should be confined to right-in/right-out movements at commercial centers (Parcel 4 and 14), and the Parcel 7 residential project; and to left-turn accesses at the neighborhood park (Parcel 13) and Parcel 7, and Parcel 14. Three signals are proposed to accommodate major turning movements, one at the northwest corner of the community commercial and two where the industrial collector loop intersects the parkway. The main access for the specialty commercial site will also use the traffic signal at the northwest corner of the community commercial site. No parking should be permitted along Sabre Springs Parkway.
- The Industrial Collector Loop, a collector street, provides access to the employment center and medium-density residential areas along the freeway in the northern portion of the planning area. This should be a two-lane facility. The exceptions are at the north and south ends where the street crosses Chicarita Creek and intersects with Sabre Springs Parkway; in these locations, four lanes are required. The creek crossings are proposed as culverts, as described in **Section 8.4**. No parking should be permitted along the collector loop.
- The network of streets north of Peñasquitos Creek and south of Poway Road consists of collector streets. This network generally consists of two-lane streets. Exceptions are the street next to the commercial areas, the easternmost collector (adjacent to a low-density residential area) and the westernmost collector (next



LEGEND:

3,000 Estimated Average Daily Traffic (ADT)*



Projected Daily Traffic
Sabre Springs Community Plan

18
FIGURE

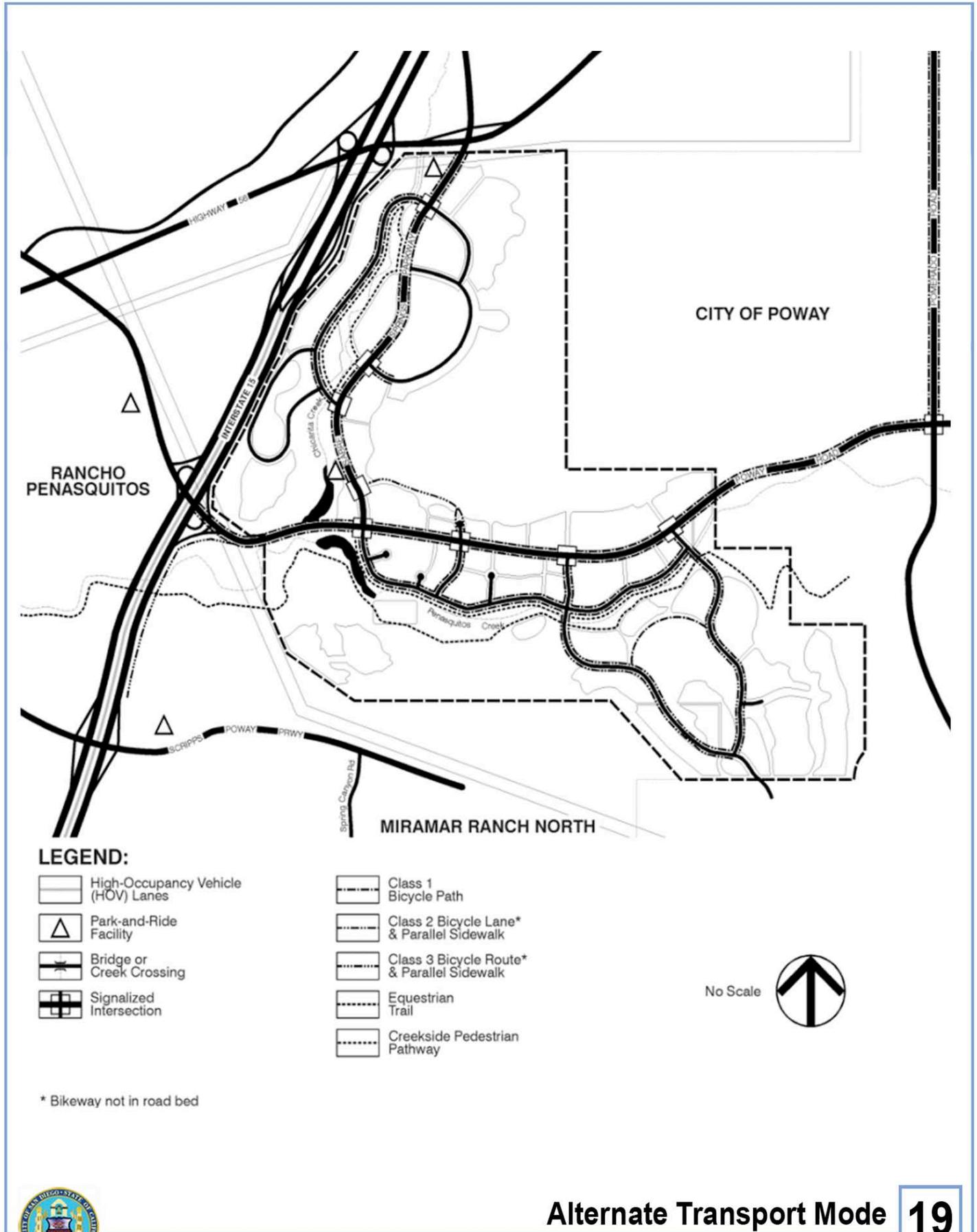
to the southern lake). These three streets are four-lane facilities with turn pockets as needed to accommodate higher traffic volumes and turning movements. No parking should be permitted on streets running along Peñasquitos Creek or the southern lake. Local streets and private roads (not shown) are anticipated within project areas.

- The Southeast Collector Loop, a collector street, serves the southeast residential projects (south of Peñasquitos Creek). This street should be a two-lane facility with no median. Local streets and private project roads should provide access to residential projects with no single-family driveways entering the collector. A local street should provide access to the neighborhood park and a driveway should serve the elementary school. Most of the collector loop functions as a single-loaded facility and no parking should be permitted along the street side abutting open space areas in order to preserve views and a semi-rural character. The western Peñasquitos Creek crossing should be a two-lane bridge, which widens to a four-lane road approximately 100 feet south of the collector paralleling the north side of Peñasquitos Creek. The eastern crossing should be a two-lane bridge designed to a 40-foot traveled way width. Both bridges should have adequate room for bicyclists (see **Section 11.3B**) and appropriate emergency parking.
- Local streets shown in **Figures 17** and **18** represent roads which will provide access to important facilities or isolated project areas. These local streets are subject to change in location, configuration and sizing as detailed design proceeds. In addition a number of other local streets are possible which are not shown. Access may be taken from the southeast collector loop via local streets extending south along the ridges into the county “island.”

C. Street and Parking Design

The design of public streets should take into account both functional requirements and aesthetic considerations. Functional requirements include, for example, city standards as to widths, radii, grades and design speeds; provision for turning movements, sight distances and intersection controls; and accommodation of nonmotorized transportation facilities as needed. Aesthetic considerations include, among others, roadside views (especially of the creeks), the overall sense of “street scene” and the travel experience. Mitigation of traffic noise impacts is addressed in **Section 12.7**.

Streets should follow the contours of the topography and creeks where possible. The feeling of moving along creeks, around hillsides and through canyons should be enhanced. In residential areas through-traffic and high-speed travel should be discouraged through such measures as vertical and horizontal undulations of streets and street pattern layout. Private roads in attached residential projects are encouraged. Vistas should be retained or enhanced along roadways. Examples include broad views along the creeks, visual breaks in building groups and view



Alternate Transport Mode
Sabre Springs Community Plan

19
FIGURE

framing by landscaping. Landscaping should be integrated into street design utilizing designated medians, creek-enhancing landscaping, tree and shrub groupings and similar measures as described in **Chapter 13**. Both public and private street designs should be reviewed by the City to ensure the City can safely provide refuse collection service.

Adequate off-street parking should be provided in all development projects. Where possible parking should be distributed into multiple small lots which can be softened by landscaping rather than centralized into large lots. Parking areas should be well-landscaped and screened by landscaping, berms, or fences where needed. On-lot and on-street parking of boats, trailers and recreational vehicles in residential areas should be carefully controlled. On-street parking should not be permitted on arterial, major or collector streets with Class II bicycle lanes.

Traffic signals, signs and street lighting should be provided during the normal course of development. This is to ensure a high degree of traffic safety. Special consideration should be given to providing safe access to schools and parks by children.

11.3 Alternate Transport Modes

Practical alternatives to private automobile travel should be provided for circulation within the community and to outside surrounding areas. Commuting between work and residence is an especially important target for use of alternative transportation modes. Utilization of alternate modes can reduce traffic congestion, conserve energy and minimize air pollution. Included in alternate transport modes are transit, bicycle travel, pedestrian circulation and equestrian movement as shown in **Figure 19**.

A. Transit Service

Transit includes a number of travel alternatives such as bus, tram and paratransit using standard roadways, and light rail utilizing special roadways. On a subregional basis existing express bus service along the I-15 corridor may continue. In addition the median area of I-15 is reserved for construction of HOV lanes which would carry buses and carpool vehicles. These lanes could be ultimately developed with a light rail system. The planned HOV lanes extend along Sabre Springs to a proposed HOV terminal/park-and-ride facility or facilities at the HOV/I-15 interchange. The terminal should provide direct access to the HOV lanes for carpool vehicles and buses traveling to and from the communities of Sabre Springs, Carmel Mountain Ranch and Rancho Peñasquitos. The terminal should accommodate both car and bicycle parking and park-and-ride commuters.

As shown in **Figure 19** two park-and ride facilities are proposed within Sabre Springs; one is within Parcel 14 adjacent to Sabre Springs Parkway and the second is in Parcel 1 adjacent to the HOV access lane. Within the commercially-designated Parcel 14 a child-care center and parking for at least 115 automobiles will be provided. Within Parcel 1 parking for at least 115 automobiles will be provided.

Local transit service within Sabre Springs could be provided by local buses, trams, car and vanpools and/or dial-a-ride service. Planning of local transit services should consider the following:

- Development of connections to the HOV terminal and the Sabre Springs park-and-ride facility. Provision of linkages with transit routes in surrounding communities such as the proposed jitney service in Carmel Mountain Ranch.
- Use of Sabre Springs Parkway and collector streets such as the industrial collector loop for local transit routes within the community.
- Development of transit stops serving high-intensity uses such as commercial centers, industrial parks and schools.
- Provision of transportation services for elderly and handicapped persons.
- Utilization of strategies by major industrial park employers to encourage transit usage such as carpool preferential parking and ride-sharing programs.

B. Bicycle Circulation

A number of bikeways are proposed for internal circulation within Sabre Springs. This internal bicycle system connects into existing or proposed bikeways in surrounding communities contributing to the creation of a subregional network. The primary bikeway system for the community and ties into surrounding areas are shown in **Figure 19** and described further below:

- Class I bicycle paths are facilities separate from roadways and pedestrian ways used exclusively for bicycle travel. There is an existing regional bicycle path extending southeasterly along the Poway Road interchange.
- Class II bicycle lanes are striped or marked lanes in the roadway, or sometimes lanes next to a sidewalk, designated for preferential use of bicycles. The high use bikeways in the planning area are provided as bike lanes in what would be the parking of important streets, with no parking permitted. This includes bicycle lanes in Poway Road, Sabre Springs Parkway (providing bicycle access to Rancho Carmel), the industrial collector loop and the collector system between Poway Road and Peñasquitos Creek. In these cases sidewalks would abut the curb running parallel to the roadway and bicycle lane. One combined pedestrian-bicycle facility will serve the school and park south of Peñasquitos Creek where there is no road. Another combined facility separated from the roadbed will run along the south side of Poway Road from Sabre Springs Parkway westerly, to join with the existing Class I bikeway at the edge of Sabre Springs. This will be a ten-foot-wide combined bikeway and pedestrian path plus a one-foot clearance from adjacent horizontal obstructions in a manner acceptable to the City Engineer. Portions of the bikeway/pedestrian path may be reduced to an eight-foot-wide section where precluded by existing conditions. Due to severe topographic constraints portions of this bikeway will be

constructed as a one-way facility for westbound bicyclists where a further reduced section of between four and six feet will be built. East-bound bicyclists will be directed to ride in the striped bike lane within Poway Road. Turnouts will be constructed at either end of this one-way portion of the bikeway.

- Class III bicycle routes are signed ways within the roadway with no specially marked lane. Bicycle routes are proposed along the southeast collector loop and in several other roads in the planning area to serve relatively high-intensity uses such as schools and parks.

Additional bicycle access from project areas to the primary system should be accommodated on local streets and private roads with no special lanes or signing.

Bikeways should be developed in accordance with City standards. Bikeway crossings at important streets should be clearly defined. A number of key crossings are proposed to be signalized. Bicycle parking areas should be provided in the industrial park areas, in the community and neighborhood commercial centers, at the public schools and neighborhood parks and at the park-and-ride.

C. Pedestrian Travel

A system of sidewalks is proposed paralleling the Class II and Class III bikeways as shown in **Figure 19**. These sidewalks generally follow the curb of the street except for the combined pedestrian-bicycle facility serving the school and park south of Peñasquitos Creek where there is no street. Pedestrian access to Carmel Mountain Ranch is provided by sidewalks paralleling Sabre Springs Parkway. Sidewalks should also be provided along local streets and within projects.

In general, the sidewalks should be held back from the creeks to preserve the habitat areas as intact as possible. However, the development of pleasant vistas along the pathways is encouraged. Passive recreation areas are discussed in **Section 7.2C**.

Two pedestrian pathways are proposed in the creek areas to permit visual access to the public while limiting disturbance to the creek habitats. On the north side a pathway is proposed along Chicarita Creek by Parcels 4 and 7. The pathway on the south side runs along Sabre Springs Parkway, south of Poway Road. Here, near Parcels 23, 24, 25, 27, 28, 29, and 30, a meandering and landscaped pedestrian path will provide views into Peñasquitos Creek. These pathways should tie back into the street sidewalk network.

D. Equestrian Trail

In accordance with the CPO (now SANDAG) regional transportation plan and the City of San Diego's A Plan for Equestrian Trails and Facilities (1975), an equestrian trail is shown paralleling Peñasquitos Creek in Sabre Springs South. This trail would connect into the trail proposed in the Miramar Ranch North Community Plan, in turn tying into a trail running under I-15 westward into Peñasquitos Canyon.

The approximate location of the trail is shown in **Figure 19**. Within the Sabre Springs planning area the trail should be held back from Peñasquitos Creek where preservation of habitat areas is important. Encroachment into the riparian area may be necessary where the path goes under the bridges. The western portion of the trail generally follows the sewer line service road and provides views down and/or across the creek and southern lake. Extension of the trail easterly of the Plan area into the city of Poway could present practical difficulties because of topographic conditions. The westerly extension to Miramar Ranch North follows the existing sewer service road down to I-15.

It is anticipated the equestrian trail will be owned and maintained by the City of San Diego, as part of the natural open space areas. The city of Poway currently maintains the existing sewer road and owns a portion of the property through which the trail will pass. The cities should determine the ownership and maintenance of this Poway portion of the trail. Sections of the trail not already in existence as a service road should be constructed by the City of San Diego.

CHAPTER 12. RESOURCES MANAGEMENT ELEMENT

12.1 Goal and Objectives

The overall goal in regard to resources management is to ENCOURAGE CAREFUL MANAGEMENT OF COMMUNITY ENVIRONMENTAL RESOURCES THROUGH PRESERVATION OF THE CREEKS AND A NATURAL OPEN SPACE NETWORK AND SUPPORT OF ENVIRONMENTALLY SENSITIVE DEVELOPMENT. This goal is further detailed by the following objectives:

- Preserve environmentally sensitive portions of the community in as natural state as possible while permitting relatively intense development on the remaining buildable acreage.
- Preserve or mitigate the significant impacts to cultural resources in the planning area.
- Protect biological resources to the extent possible through open space and creek habitat preservation.
- Permit reasonable grading for development while ensuring the overall landform is retained and the graded areas are blended into the natural terrain.
- Preserve the overall drainage patterns of the planning area while maintaining the water quality of the creek drainage basins.
- Conserve water in the design, construction and maintenance of buildings and landscaping.
- Practice energy conservation in the design, building and use of structures and developments.
- Mitigate traffic noise to levels appropriate to each land use.

12.2 Cultural Resources Management

As described in the Environmental Impact Report accompanying this Plan, 12 principal prehistoric sites are known to exist within the planning area. Of these there are two major sites as shown in **Figure 20**; one which straddles Chicarita Creek in the northern portion of the community and another which lies south of Peñasquitos Creek in the vicinity of the neighborhood park. **Section 2.1** provides historical background information concerning Indian habitation in the Plan area.

A phased program of mitigation should be undertaken prior to development of the community. The overall mitigation program for all archaeological sites in the planning area is described in the Environmental Impact Report.



LEGEND:

-  Important Archaeological Site
-  Creek Open Space & Habitat Area
-  Hillside Open Space
-  Neighborhood Park
-  Wildlife Corridor Between Creek and Open Space



12.3 Biological Resources Management

The Environmental Impact Report lists a number of plant and animal species currently inhabiting the Plan area. A series of measures are proposed to help preserve biological resources while permitting development in selected areas. These measures include the following:

- Preservation of over half of the Plan area in natural open space including the creeks and steep or unstable hillsides.
- Provision of access corridors to the creeks for fauna including the power easement corridor and the neighborhood park in Sabre Springs North and the neighborhood park and an extensive area in open space along Peñasquitos Creek in Sabre Springs South.
- Management of the areas adjacent to the creeks to selectively provide visual access and enhance the aesthetic quality of the community while preserving significant wildlife habitat areas. See **Chapter 13**.
- Protection of natural hillside open space areas by prohibiting off-road vehicles, channeling foot traffic, regulating dumping and grading and limiting landscaping.

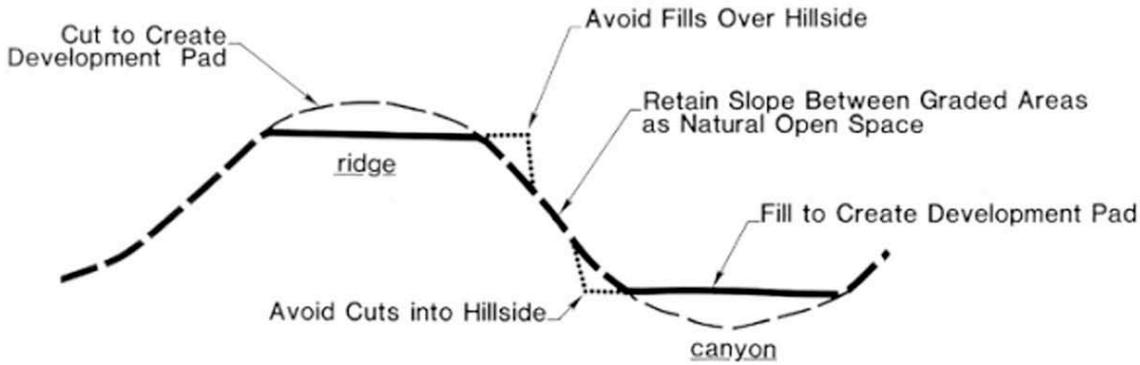
Figure 20 illustrates the resource management proposals for the planning area.

12.4 Landform and Grading

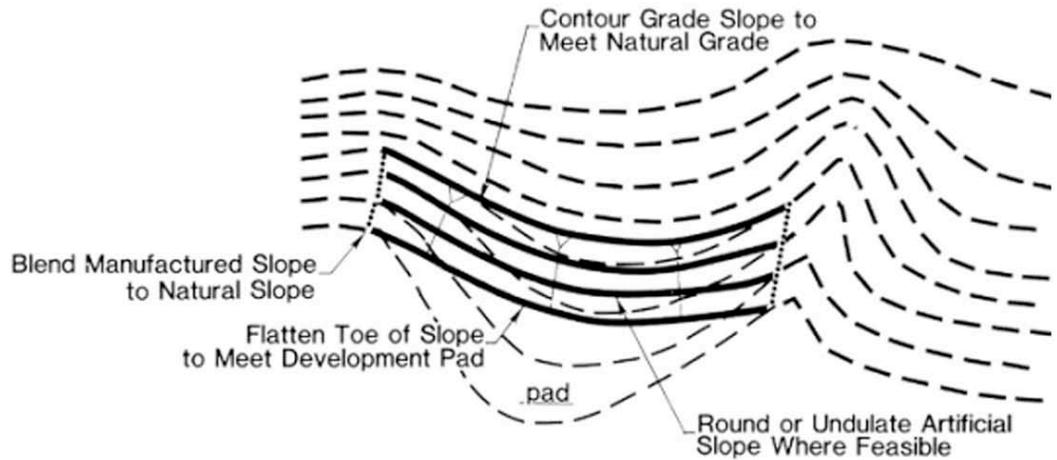
Reasonable grading for development is permitted in the areas of the Plan designated for development. However, overall landforms should be retained and the graded areas should blend into the natural terrain. Areas designated as natural open space in **Section 7.3** should be left as undisturbed as possible.

The following measures should be employed to reduce the impact of necessary grading and to produce more aesthetically pleasing development:

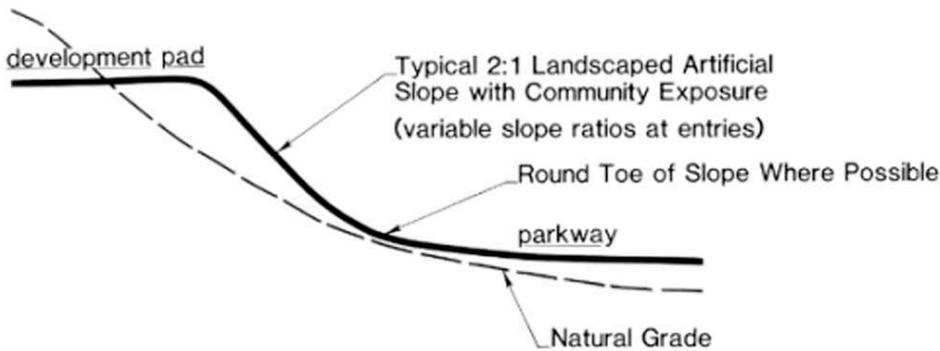
- Fill slopes should be minimized along the creek environments in order to maximize view potentials and minimize erosion from such slopes. Landscaping of such slopes should provide a “naturalized” interface with the creeks where feasible. This is particularly important along Peñasquitos Creek. Daylight cut-and-fill methods should be used to the extent feasible in grading of development areas on prominent ridges near Poway Road and I-15 and in the southeast portion of the Plan area. Grading in these areas should result in minimal fill slopes and in retention of steep ridge slopes between ridge top and canyon housing sites in a natural state to the greatest extent feasible. This concept, labeled “Canyon-Ridge Condition,” is shown in **Figure 21**.



CANYON-RIDGE CONDITION



VISIBLE SLOPES AT OPEN SPACE TRANSITION



VISIBLE PARKWAY SLOPES



- Artificial slopes with high community visibility located in areas transitioning to natural open space should have a natural, undulating look (rather than a manufactured appearance). This is illustrated in **Figure 21**, “Visible Slopes at Open Space Transition.” The tops and toes of major slopes should be rounded and contoured where feasible. Where natural and graded areas meet, manufactured slopes should be blended and contoured to meet the natural terrain.
- The use of variable slope ratios is encouraged where feasible, particularly at collector and major street entries to development areas sitting above such entries. The toes of slopes along parkways should be flattened to the extent feasible as depicted in **Figure 21**, “Visible Parkway Slopes.”

All manufactured slopes, both temporary and permanent, should be a maximum grade of two to one, and no more than 30-50 feet in height. Slopes exceeding the height limit at the freeway interchange, along the southeast boundary and along the southwest boundary, should be specially treated as described in **Sections 13.2C, 13.3C, and 13.3D**, respectively.

All grading operations should take into account the potential for erosion and settling. Earth moving should be accomplished in phases to avoid clearing the ground cover far in advance of grading. Grading should be limited to what is necessary, such that spillovers into natural areas such as the creeks are avoided and native vegetation to be preserved is not trampled. The final earth surface of development sites should be watered and rolled to form a hardened, compacted cap of soil which will minimize dust and erosion.

Engineering and design of projects should take into account the geology and soils of the community. In the southeast and southwest portions of the planning area, the layout of this Plan considers the difficult geological conditions present on the site. The engineering for developments in these areas should protect residents and the public from potential landslides.

12.5 Drainage

In planning development and siting buildings, water flows and natural drainage patterns should be considered. Peñasquitos and Chicarita Creeks should be maintained, to the maximum extent possible, in their natural drainage condition.

The provision for the collection of sediment and control of erosion on manufactured slopes should be the responsibility of the developer as outlined in the City Code. During construction, runoff should be channeled to prevent erosion. Drainage facilities should be constructed concurrently with all grading activities, including for artificial slopes. Runoff should be directed toward planned drainage facilities and away from artificial and natural slopes, to the extent feasible. Access to drainage systems should be provided such that cleaning and maintenance are facilitated. Drainage into Peñasquitos and Chicarita Creeks should be carefully designed to minimize erosion and siltation. Drainage facilities are further detailed in **Section 8.4**.

As described in **Section 13.4**, the Plan calls for the retention of over half the planning area in natural ground cover and native plants. For planted areas, the landscaping program requires the use of native or naturalized plant stock to the extent practicable. Because indigenous species adapt to the soils, water and climate of the site, this landscaping approach should reduce both the volume of water necessary for irrigation and the requirements for fertilizers and pesticides. This would have the effect of decreasing runoff volume and pollutant concentrations.

12.6 Conservation Practices

Conservation practices should be utilized in the development of residential, commercial and industrial areas, and in public and community facilities. Conservation concerns should be taken into account, not only in design and construction, but also for long-term maintenance and usage.

A. Energy Conservation

The Plan has several energy-conserving features:

- The provision for employment opportunities within the community should contribute to shorter commuter trips.
- Transportation modes other than private vehicular travel are accommodated in the Plan (see **Section 11.3**), lowering fuel consumption.
- There is an emphasis on smaller, compact dwelling units which are less expensive to heat and cool.

Additional energy conservation guidelines are outlined below.

For energy conservation site planning should maximize opportunities to utilize active and passive solar systems. Pertinent site factors include site size, site orientation in relation to sun and breezes and solar access in regard to slopes, landscaping and building or roof orientation. All proposed projects should address solar energy issues as required by the City, in accordance with the State Subdivision Map Act, Section 66473.1.

Building design should incorporate energy conservation practices to the extent feasible. This includes energy conservation in the design and construction of heating, ventilating and air conditioning systems, water heating, window treatments, insulation and weather stripping and lighting. Building design and equipment selection should consider life cycle costs rather than short-term capital and installation costs. Where practical, buildings or roofs ought to be oriented according to passive solar energy concepts. Energy-related equipment should be an integral part of the original design concept for a facility or project.

In addition, the role of landscaping in energy conservation should be recognized. Plant materials should be utilized to control exterior radiation and to reduce glare.

B. Water Conservation

Water conservation should be considered in the selection of mechanical equipment and plumbing fixtures. Emphasis should be placed on devices and design characterized by low water requirements and efficient utilization of water.

In addition, landscape design and choice of plant materials should emphasize low water requirements and minimize water runoff. Landscape watering systems should supply water efficiently, minimizing waste. An example is use of automatic sprinklers with a soil moisture override. Utilization of drought-resistant plants and native and natural vegetation in landscaping is encouraged with a minimum of 50 percent native species required in creek and transition open space areas.

12.7 Noise Considerations

Noise impacts resulting from projected traffic volumes along important roadways should be mitigated to acceptable levels. Noise impacts are anticipated for development projects adjacent to busy roadways, such as I-15, Poway Road, Sabre Springs Parkway and the collector loop next to Peñasquitos Creek. Acceptable exterior noise levels according to City standards are as follows:

- 65 decibels for detached, attached and mobile home residential projects and for schools and parks.
- 70 decibels for office and churches.
- 75 decibels for retail commercial, wholesale commercial and industrial.

The accompanying Environmental Impact Report provides an analysis of noise impacts within the planning area. Possible measures to attenuate noise could include siting of buildings and buffer areas, provision of berms and walls, limiting building height, and provision of noise insulation in buildings, among others. Noise impacts should be mitigated for all projects within the planning area.

CHAPTER 13. COMMUNITY DESIGN ELEMENT

13.1 Goal and Objectives

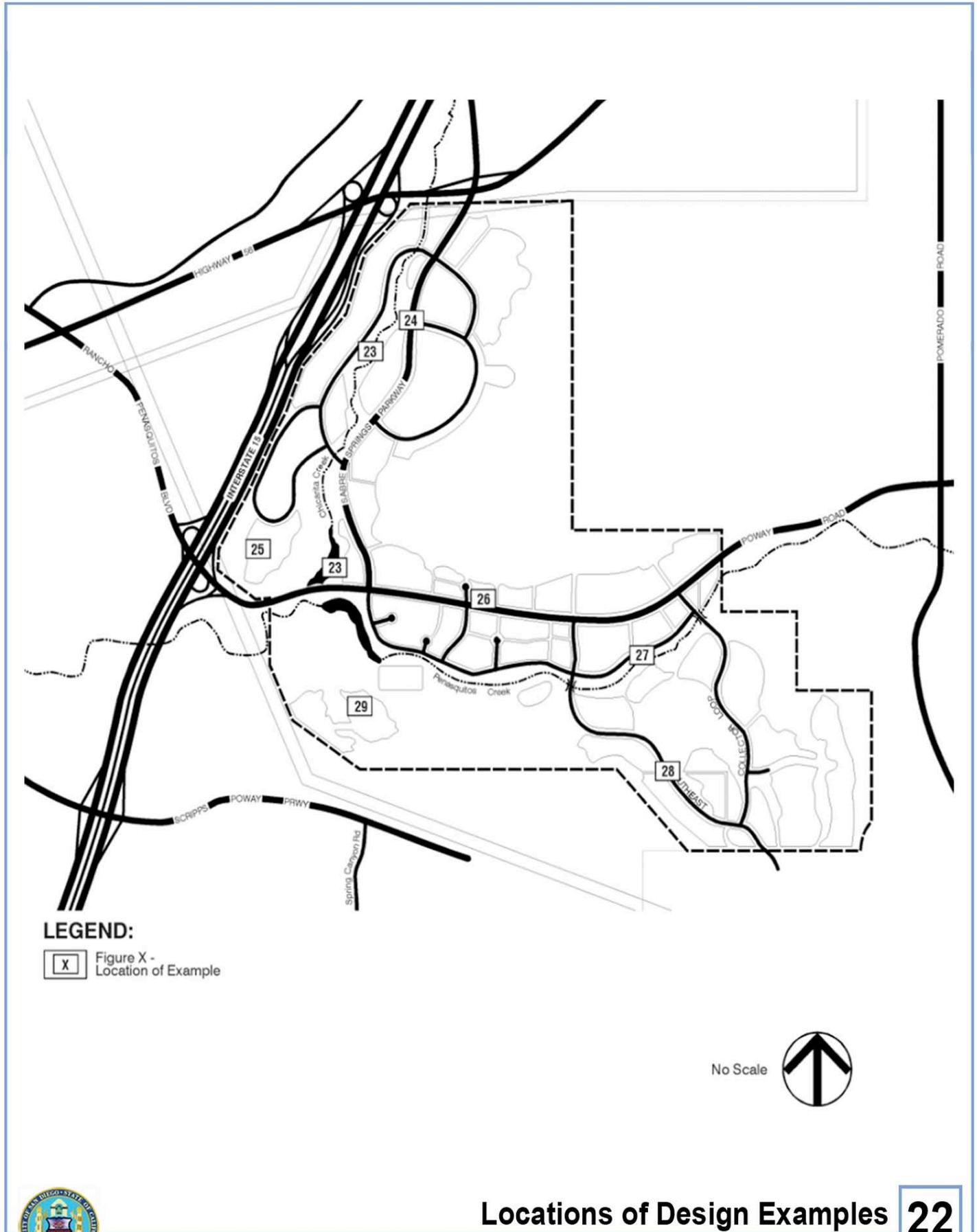
This Plan establishes a community identity for Sabre Springs through a consistent focus on the creek environments enclosed by hillside open spaces. In addition, strong community linkages are provided by a system of roadways and pathways. Nevertheless, it is important to employ physical design programs and techniques which will extend and reinforce the sense of community for Sabre Springs residents, employees and visitors. Particularly important are integrated landscape programs along the creek environments; streetscape design along the community roadway system; treatment of interfaces between the community and adjacent areas; and siting and architectural design adaptive to development conditions.

The overall goal for community design is to **PROMOTE HIGH QUALITY DESIGN THROUGHOUT THE COMMUNITY WHICH FOCUSES ON SABRE SPRINGS' SPECIAL RELATIONSHIPS TO THE CREEK ENVIRONMENTS, WITH THE OPEN SPACE HILLSIDES PROVIDING A COMMUNITY BACKDROP.** The following objectives further elaborate this goal:

- Establish a sense of community continuity through the integration or repetition of common landscape and streetscape features within the creek corridors extending through the community.
- Integrate the diverse land uses in Sabre Springs North through design appropriate to, and focusing on, Chicarita Creek.
- Orient the design of projects in Sabre Springs South to Peñasquitos Creek with appropriate transitions to the hillside open spaces in the southeast corner area.
- In designing projects, consider the aesthetic, as well as, functional interfaces between developments in Sabre Springs and projects in surrounding communities.
- Promote both sensitive and functional design of development projects and individual buildings to maximize the quality of the built environment.

13.2 Sabre Springs North Design Integration

The design of street scene improvements, open space treatments and public and private projects in Sabre Springs North should create a coherent, attractive area for living and working. Although sites at higher elevations should be designed to capture view opportunities, the focus of this area should be Chicarita Creek, around which the circulation system and various land uses are organized.



Locations of Design Examples
Sabre Springs Community Plan

22
FIGURE

A conceptual comprehensive landscaping program should be prepared for Sabre Springs North and Poway Road prior to recordation of the first subdivision map. This program should address the treatment of Chicarita Creek open space areas, the Sabre Springs Parkway, industrial collector loop, and Poway Road streetscapes, the freeway interfaces, the transitions between development areas and hillside open spaces and the design of the north lake area. Implementation of landscaping is further discussed in **Section 13.6**.

A. Chicarita Creek

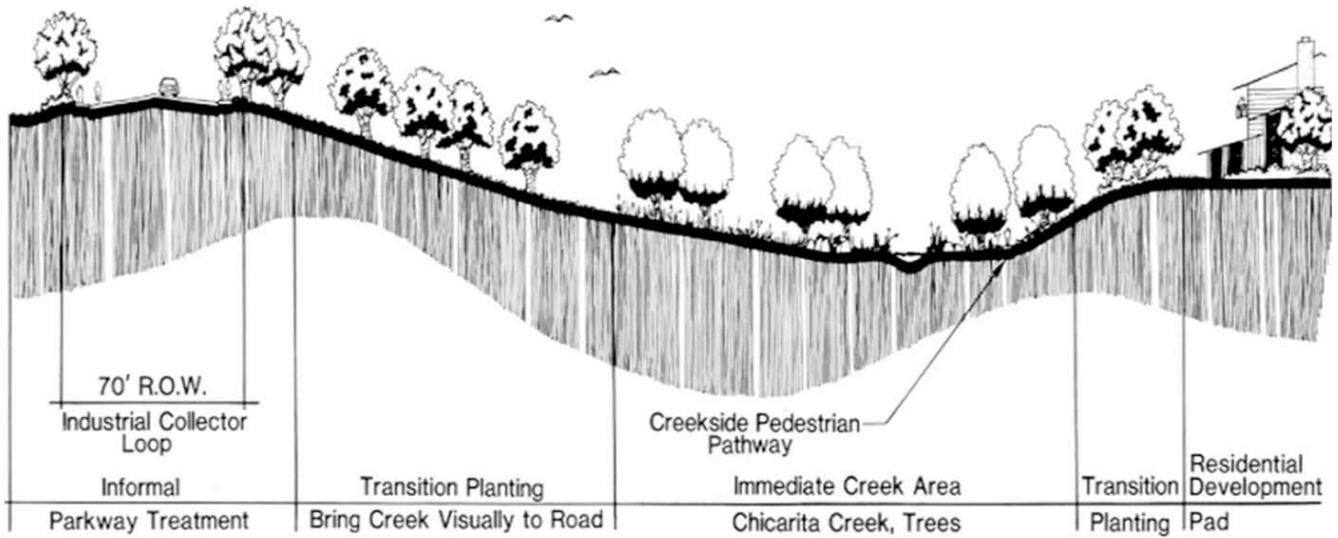
Chicarita Creek is a small, year-round creek running from Carmel Mountain Ranch southward through the planning area to Poway Road. A dam creates a small lake which varies in size through the year. The creek is dotted with native trees, but overall has a low visual profile.

This Plan proposes a creek enhancement program coupled with creek-sensitive design of adjacent roadways and projects. **Figure 23** illustrates some of the creek planning concepts.

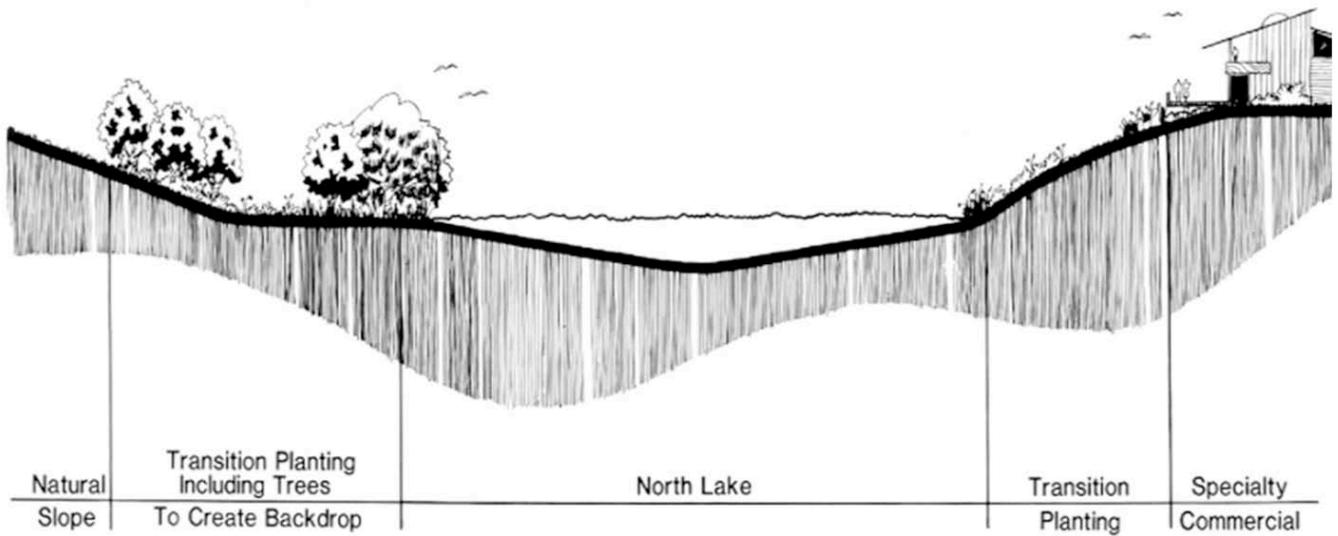
- The immediate creek area should be preserved in its existing natural state to the extent possible, with existing trees retained. The creek area may be selectively planted with sycamore, oak or similar native trees to visually lift the creek environment into view from adjacent streets, paths and projects.
- The transition areas extending from the creek area to parkways and project areas should be maintained in their natural state where possible. In locations disturbed by construction, a planting program should be undertaken, including native or naturalized ground cover for erosion control, plus tree groupings. The concept should be to create an informal look, extending the creek environment. The transition areas should be self-maintaining to the extent feasible; supplementary water may be required.
- Fills along the creek should be minimized.
- Buildings in projects directly along the creek (Parcels 1, 4, 7, 9, and 14) should be designed to relate well to the creek. Considerations include interesting creek-facing elevations, strong indoor-outdoor functional and aesthetic relationships, massing and scale appropriate to the creek environment and colors and materials complementing the overall creek atmosphere.
- Creek crossings should be designed to blend visually with the creek environment to the extent possible.

The north lake should be enhanced as a visual resource for the community. A number of devices could be employed for this purpose, including:

← To Industrial Park



← To Freeway Corner Residential



To → Sabre Springs Parkway



Chicarita Creek **23**
Sabre Springs Community Plan **FIGURE**

- Selective planting to edit views of the lake from Sabre Springs Parkway and adjacent projects.
- Possibly increasing the size of the lake (see **Section 8.4**).
- Split-level design of the specialty commercial area (Parcel 14) to enhance view opportunities.
- Landscaping the lake edge with trees such as willow, sycamore and oak trees, especially the west side.

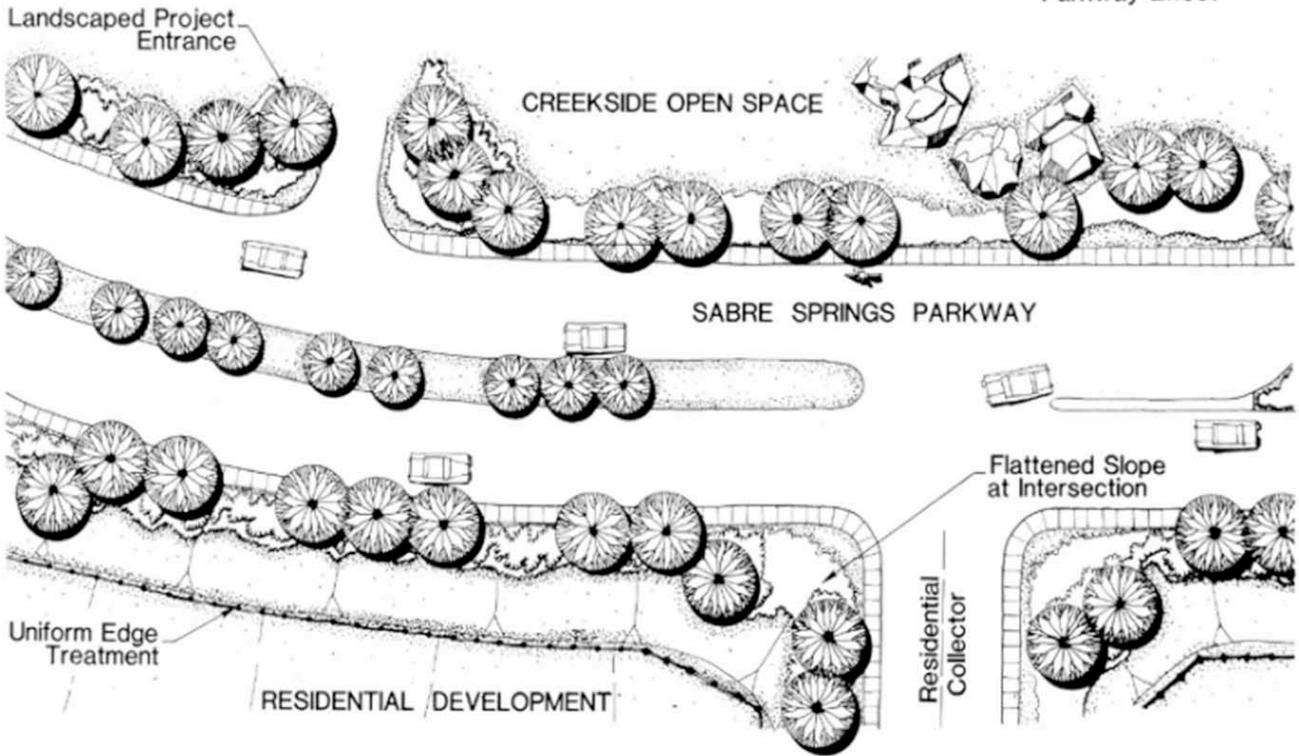
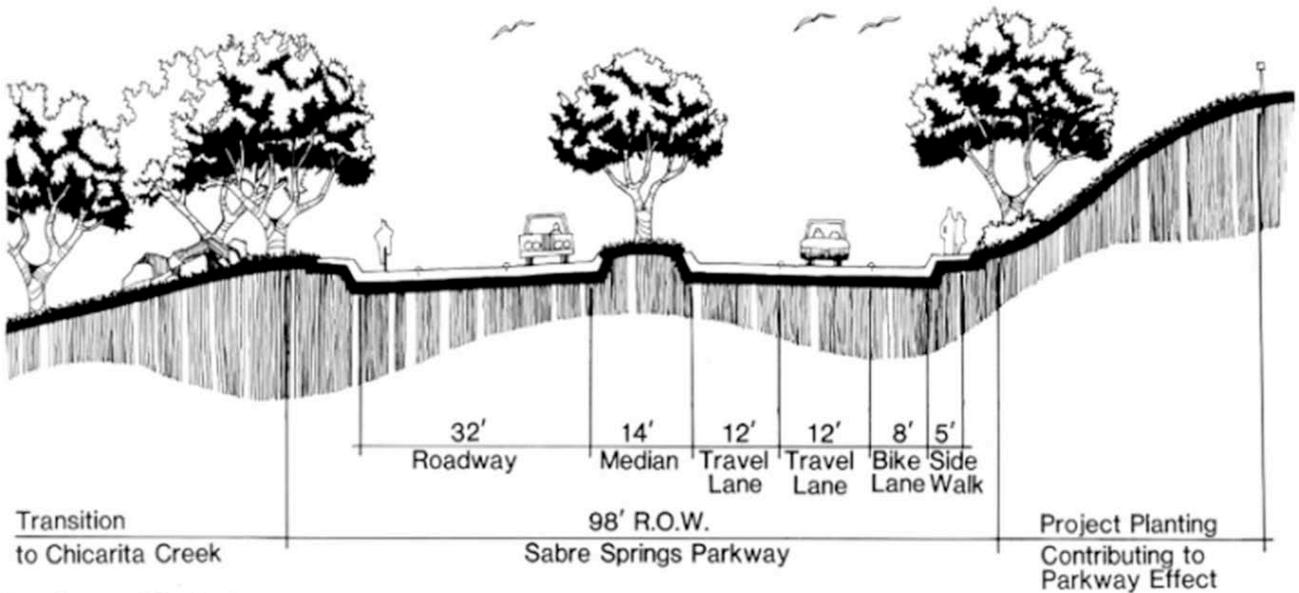
Figure 23 shows the design of the north lake area in concept.

B. Sabre Springs Parkway

Sabre Springs Parkway is the major circulation route through Sabre Springs North and should be designed well, both functionally and aesthetically. The street design should respect the adjacent creek environment and the street scene along the road should appear as a harmonious and continuous parkway throughout its length.

Figure 24 depicts a typical portion of Sabre Springs Parkway.

- Car, bicycle and pedestrian travel along the parkway should be safe and meet City design standards (see **Chapter 11**).
- The parkway should be adapted to the topography as closely as possible to avoid fills along the creek.
- The street should gently undulate through the planning area, and should be fitted to the creek to create the proposed project areas (Parcels 1, 4, 7, and 14) next to the creek in some places, and creek vistas and visual breaks between buildings in other places. A strong sense of awareness of the creek should be experienced by motorists, bicyclists and pedestrians traveling the parkway. Buildings should not create a “wall” effect and view corridors between buildings and projects should be provided.
- The parkway landscaping should contribute to a visually open, spacious feeling. The parkway medians and rights-of-way should be planted in tree clusters and ground covers; shrubs which break views and interfere with sight distances should not be utilized. A permanent irrigation system should be installed.
- Any fences or walls constructed along the parkway should be uniform in design and materials for the length of each project (note especially Parcels 5 and 8) and should harmonize with other buildings, walls and fences visible from the parkway. While high walls should be minimized the use of berms is encouraged to add to the open feeling.



Sabre Springs Parkway **24**
 Sabre Springs Community Plan **FIGURE**

- Projects east of the parkway (Parcels 2, 5, 8, and 15, and the elementary school and park) generally sit at least in part above the roadway. Where possible, the intermediate slopes should be planted to edit views from the roadway to buildings at the slope tops while permitting views from the buildings across to the creek area.

C. Freeway Interface

The interface of the Sabre Springs community with I-15 should be designed in two ways:

- To enhance the views to the community from the freeway (particularly at the Poway Road interchange), as a visual "window" to the community.
- To screen freeway views and mitigate traffic noise from projects along the western perimeter of Sabre Springs North while selectively preserving views to the community and hills beyond.

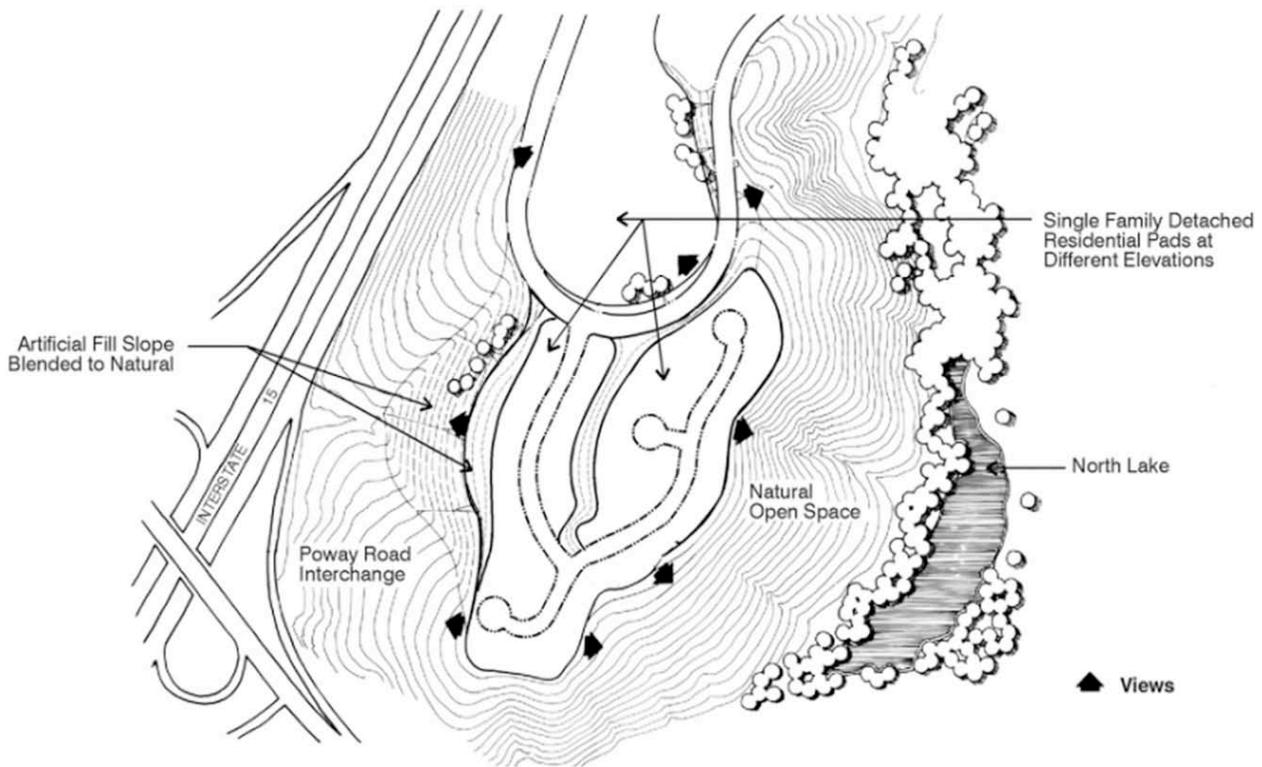
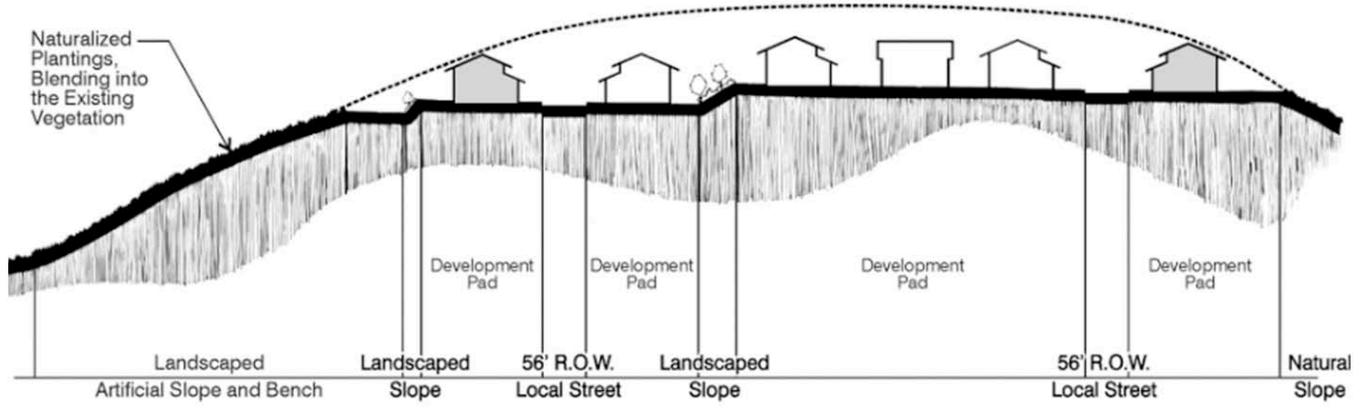
Noise attenuation is addressed in **Section 12.7**.

For the corner of the planning area abutting the Poway Road interchange the following guidelines are proposed:

- The fill bank above the interchange should be contoured to the natural slopes and planted with native or naturalized ground cover for erosion control and to blend into the surrounding natural open space. It may be necessary to landscape both the slope and adjacent natural areas to achieve the desired effect.
- Daylight cut and fill grading methods should be utilized in this area to the extent feasible.
- The low-density residential project (Parcel 11) should be designed as a visual focal point with a vertical quality complementing the ridge on which it sits.

Figure 25 represents the design concept for the interchange area.

Along the freeway edge the industrial park area (Parcel 3) and medium density residential area (Parcel 10) should be selectively screened with landscaping, berms and/or walls as needed. Any building elevations visible from the freeway should be visually interesting and signing should be designed as described in **Section 13.5C**. All parking areas and storage areas should be edited from view from the freeway to the maximum extent possible.



Freeway Corner **25**
 Sabre Springs Community Plan **FIGURE**

D. Poway Road Interface

Developments in Sabre Springs North flanking Poway Road sit above the highway as it extends east-west through the planning area. The interface between Sabre Springs North and the primary arterial should be designed to meet two objectives:

- Provide a pleasant visual background for travelers along Poway Road and attractive entrances into the community.
- From the projects adjacent to Poway Road, screen the road from view while enhancing southward views to Peñasquitos Creek and the ridges beyond.

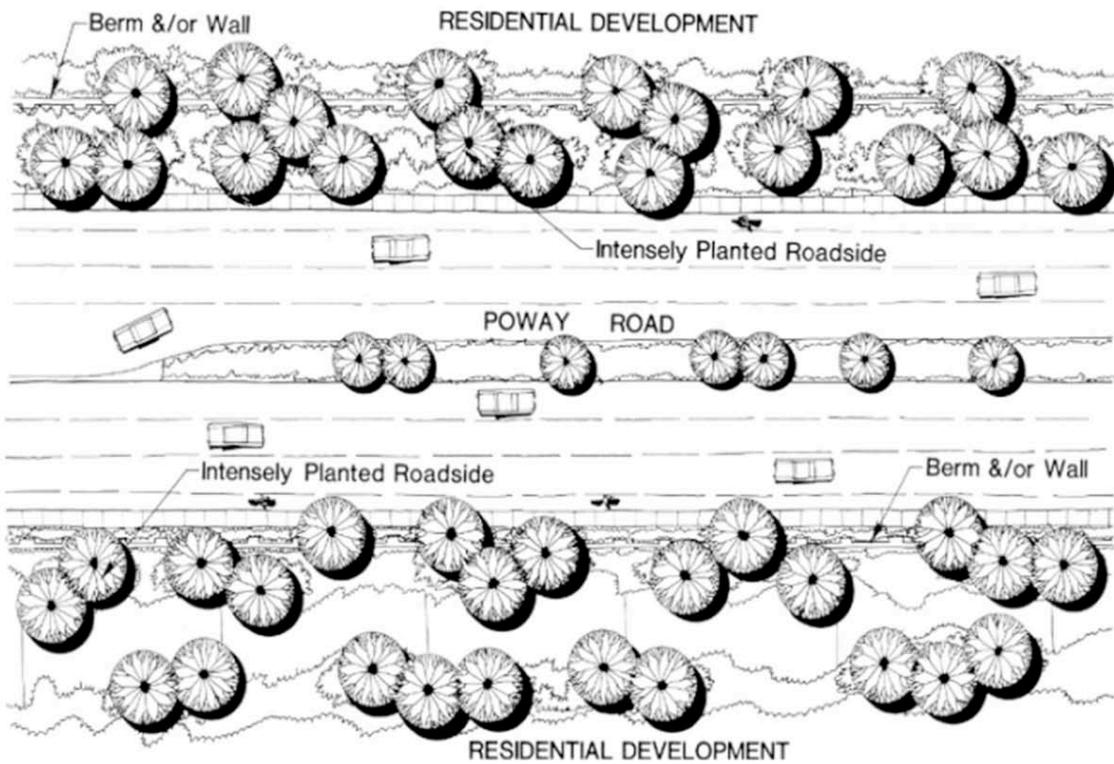
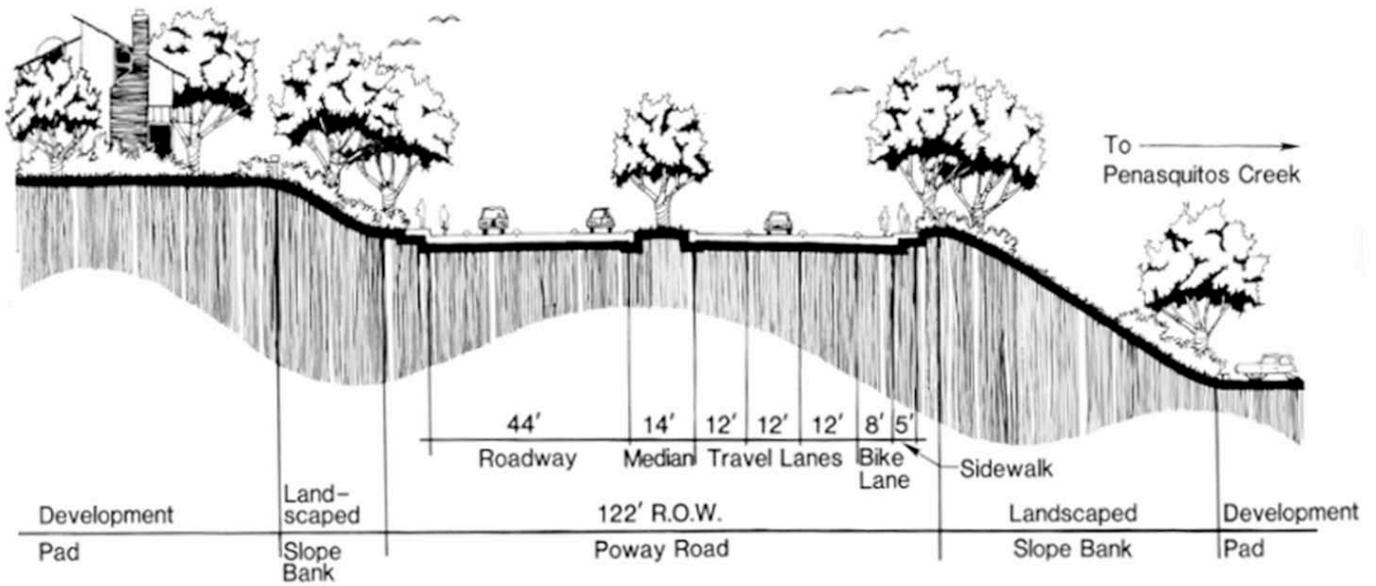
An exemplary section is shown in **Figure 26**. Mitigation of traffic noise impacts is addressed in **Section 12.7**.

While the land uses proposed along the north side of Poway Road are diverse, the overall visual impact should be homogeneous and restrained. The design and development of the institutional site and two commercial complexes require special attention: building design, signing, materials, colors and shapes should be selected with care to avert visual confusion and competition. Developments should visually complement the backdrop of steep hills left in natural open space to the north.

A comprehensive landscape plan as part of the Sabre Springs North program should establish an integrated streetscape along Poway Road. Landscaping should be utilized to soften the effect of slope banks and walls, fences and/or berms, on the north side of the highway. Overall, the roadway should feel open, with the roadsides intensely planted. Landscaping should be held back at the intersections to preserve sight distances. Commercial projects should be enhanced but not hidden by landscaping. Implementation of landscaping is further discussed in **Section 13.6**.

E. Hillside Open Space Transition

Most development projects in Sabre Springs North directly abut hillside open space areas left in natural open space (see **Section 7.3B**). The visual impact of necessary cut slopes should be minimized at the interface between developments and open space through contour grading and/or landscaping. Split-level residential pads as a means to reduce the height of slopes should be encouraged. Landscaping should provide a visual transition to the native flora. Access by off-road vehicles to open space areas should be prohibited.



13.3 Sabre Springs South Design Integration

The treatment of Peñasquitos Creek and the design of development projects and street scenes should create a harmonious, distinctive residential area in Sabre Springs South. The focus of this area should be Peñasquitos Creek around which the various land uses and the circulation system are organized.

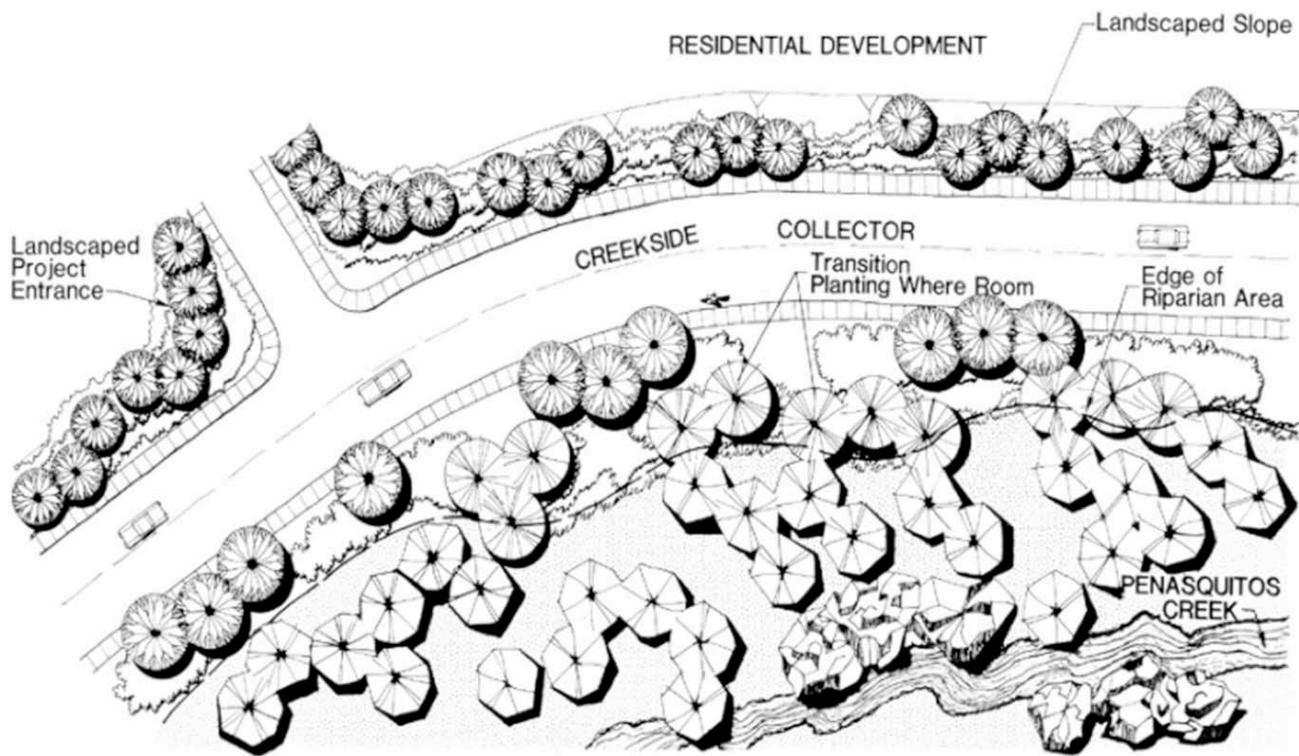
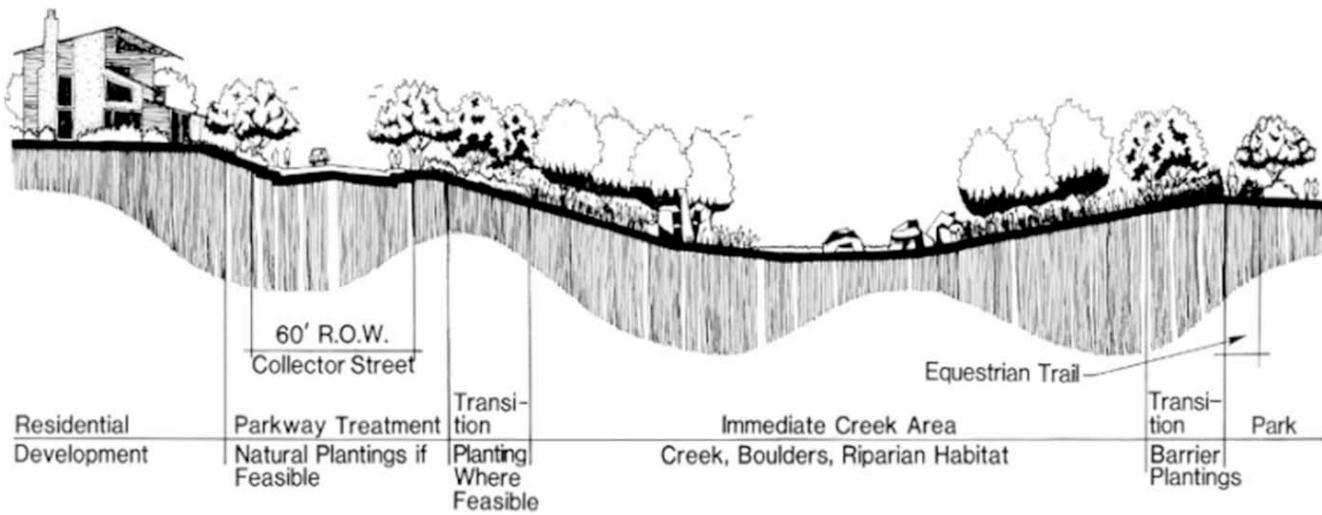
A conceptual comprehensive landscaping program should be prepared for Sabre Springs South prior to recordation of the first subdivision map in this area. This program should address the treatment of the Peñasquitos Creek open space areas, the streetscapes for the collector streets and the transitions between development sites and hillside open spaces. Implementation of landscaping is further addressed in **Section 13.6**.

A. Peñasquitos Creek

Peñasquitos Creek is a year-round running brook traversing Sabre Springs South east-west. A dam creates a small lake south of Poway Road where Chicarita Creek joins Peñasquitos Creek. In the area between the two proposed bridge crossings there are numerous boulders and trees.

A creek preservation program coupled with creek-sensitive design of projects and roadways is proposed and all parcels adjacent to Peñasquitos Creek will be processed as Planned Developments. **Figure 27** illustrates some of the creek planning concepts.

- Within the immediate creek area the habitat should be retained in as undisturbed a state as possible. Cleaning out of trash and manmade debris may be required in some areas. The boulders and riparian habitat including trees should be retained in their existing state. Clearing for the equestrian trail to run under the bridges should disturb as little vegetation as possible.
- In the transition zone extending from the immediate creek area (riparian habitat) to tops of slopes and project areas, selective clearing and thinning of undergrowth is permitted. Planting of riparian vegetation including trees such as cottonwoods, oak and sycamore may be implemented in selected areas. Additional eucalyptus should not be introduced. This planting should complement the creek habitat while enhancing its visual quality from adjacent areas. Supplementary water may be required.
- At a minimum, as part of development of the collector street along the creek, the decommissioned sewage treatment plant should be screened from the collector street and Parcel 23 with fast growing, dense plantings supplementing existing planting. A permanent irrigation system should be installed. Optimally, owners of the decommissioned sewage treatment plant should remove all plant facilities and revegetate and/or re-landscape the site so that it blends with the surrounding vegetation.



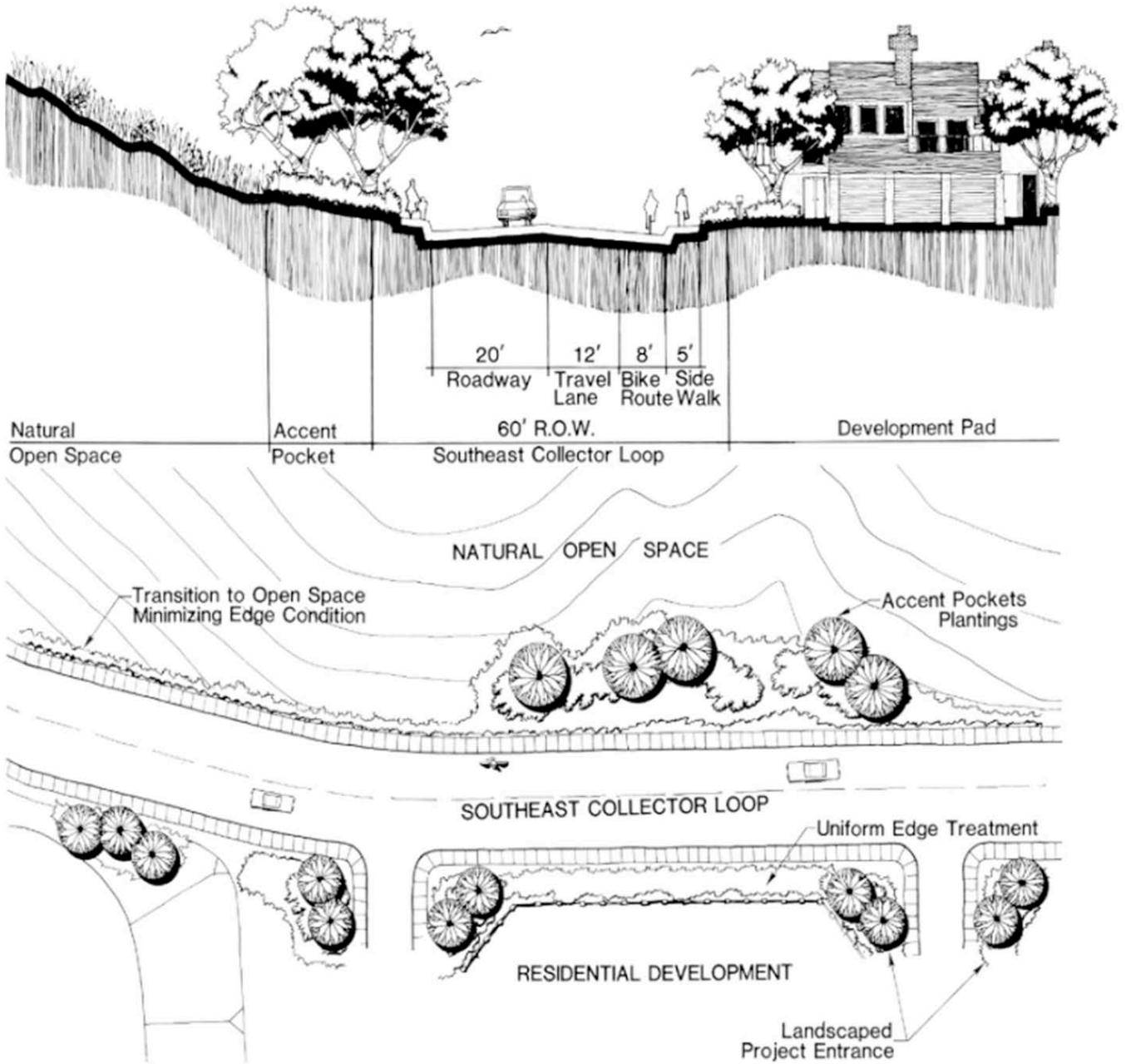
Peñasquitos Creek **27**
Sabre Springs Community Plan **FIGURE**

- South of Peñasquitos Creek, Parcels 35 (low-density residential), 36 (low-density residential), 37 (neighborhood park), and 38 (elementary school) should be carefully designed to relate well to the creek. These projects directly front on the creek without an intervening road. Buildings should have interesting elevations on all sides, should exhibit massing and scale appropriate to the creek environment and should be constructed in colors and materials which complement the overall creek atmosphere. A chain link fence should be provided along the northern perimeter of the equestrian trail below the neighborhood park and elementary school to impede uncontrolled pedestrian and equestrian incursion into the riparian area and creek and act as a visual transition between the park and school and riparian area to be preserved.
- Manufactured slopes should be minimized between the creek and the roadway.
- To the extent feasible, the lake should be utilized as a visual resource for travelers along the collector and for residential units in Parcel 23. It should be an element of the entry design from Poway Road into Sabre Springs South.
- To the extent feasible, Sabre Springs Parkway should be aligned so as to preserve the riparian area along Peñasquitos Creek.
- Creek bridges should be designed to blend visually with the creek environment to the extent possible.

Exceptional care should be taken to ensure that residential development on Parcels 28, 29 and 30 be visually and environmentally sensitive to the creekside environment, Poway Road and the surrounding development.

The collector streets and major street between Poway Road and Peñasquitos Creek should receive a parkway treatment:

- Streets should undulate gently as they are fitted to the creek and lake to create the proposed project areas.
- A strong sense of awareness of the creek should be experienced by motorists, bicyclists and pedestrians traveling along collector streets next to the creek.
- The street rights-of-way and adjacent project slopes should be planted in tree clusters and ground covers and a permanent irrigation system installed where necessary. Planting of native trees such as cottonwoods, oak and sycamore is encouraged to provide a transition to the riparian habitat along Peñasquitos Creek and a canopy effect over the roadways.
- Any fences or walls constructed along creekside collectors should be uniform in design and materials for the length of each project and should harmonize with the creek environment.



Southwest Collector Loop
Sabre Springs Community Plan

28
FIGURE

B. Poway Road Interface

Developments south of Poway Road are sited at or below street grade as the highway moves east-west through the planning area. The interface between Sabre Springs South and the primary arterial should be designed to meet two objectives:

- Provide a pleasant visual background for travelers along Poway Road and attractive entrances into the community, while preserving views from projects north of Poway Road.
- From the residential projects in Sabre Springs South adjacent to Poway Road, screen the road from view while enhancing southward views to Peñasquitos Creek and the ridges beyond.

An exemplary section is shown in **Figure 26**. Mitigation of traffic noise impacts is addressed in **Section 12.7**.

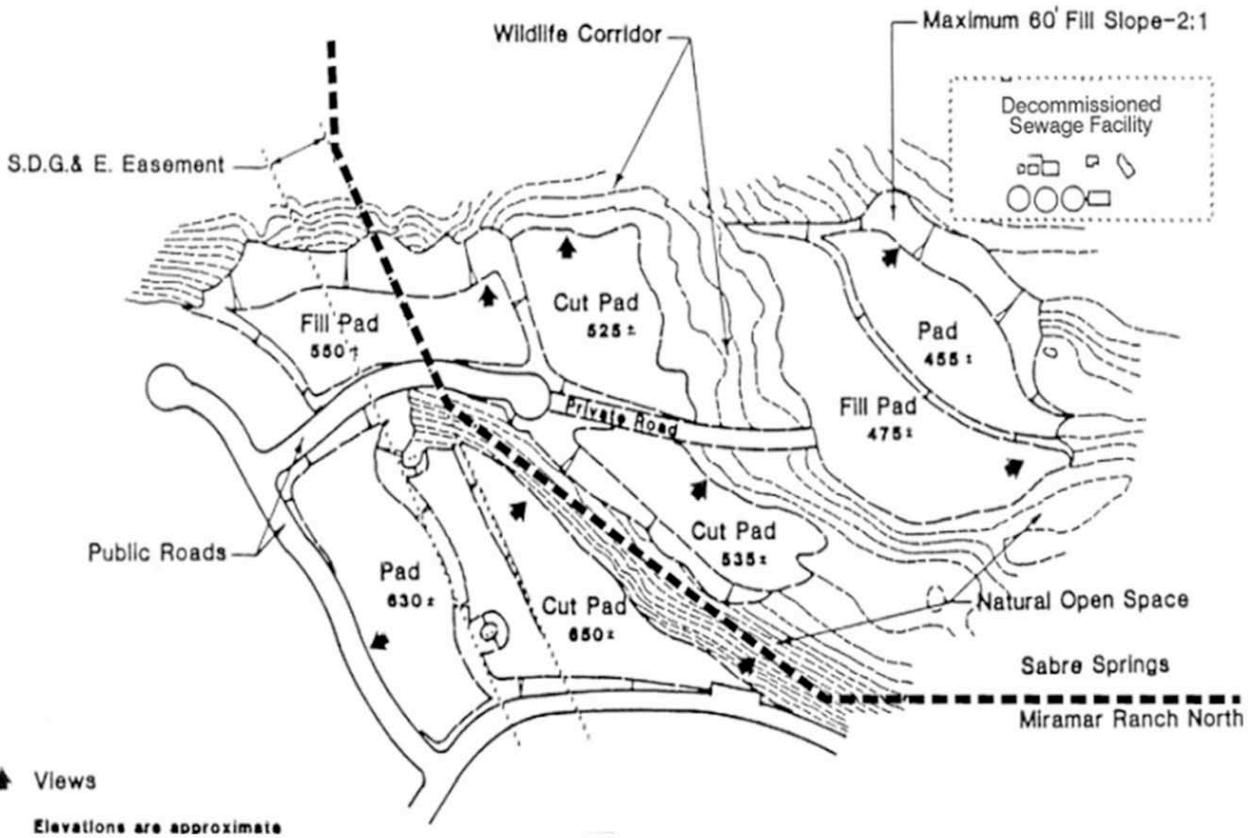
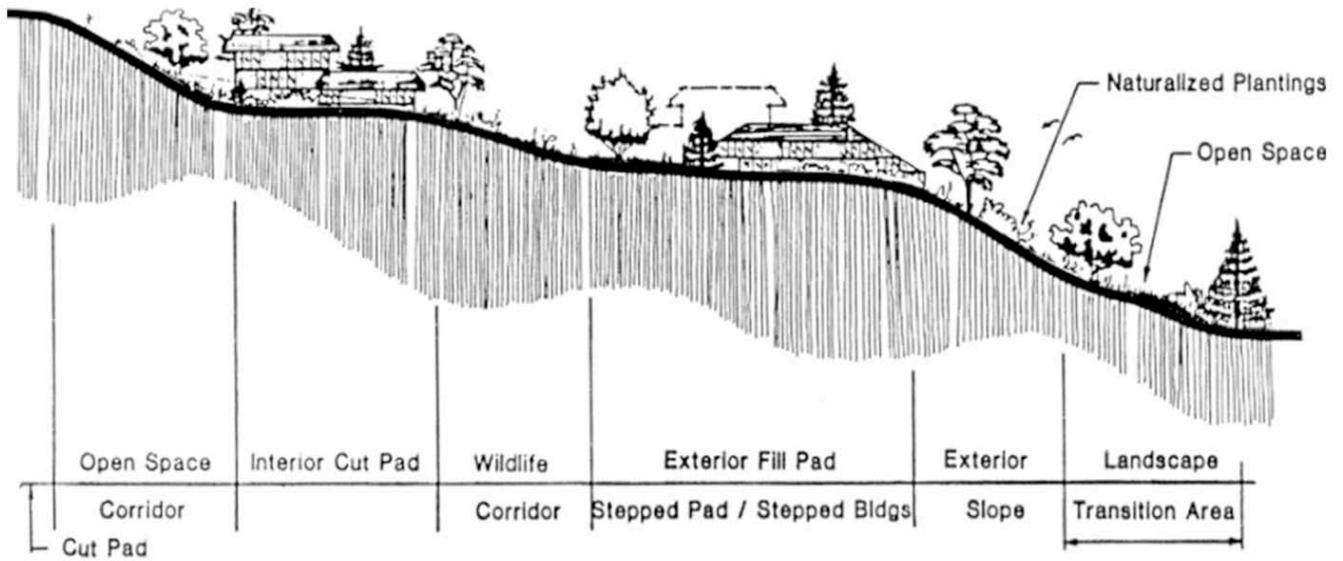
The overall visual impact of the development projects between Poway Road and Peñasquitos Creek should be harmonious despite the variations in land uses and densities of housing which are proposed. Colors, materials and landscaping treatments should be coordinated. Roofscapes should be carefully designed with rooftop utilities screened.

As described in **Section 13.2D**, a conceptual comprehensive landscape plan as part of the Sabre Springs North program should establish an integrated streetscape along Poway Road. Any walls and/or berms along the south side of Poway Road should be uniform for the length of the planning area and complement the treatments on the north side of the highway. Parking lots, storage areas and service areas should be screened from view along the highway to the extent feasible. North-south entrance roads should be utilized as mini-view corridors to the creek from projects north of Poway Road as well as for entering motorists. The commercial area (Parcel 26) should be enhanced but not hidden by landscaping. Implementation of landscaping is further addressed in **Section 13.6**.

C. Southeast Corner Area

The southeast corner area located south of Peñasquitos Creek should be developed as a residential area with a semi-rural ambiance, particularly in the treatment of the collector loop and hillside open space areas. While a variety of housing types are proposed for development the design of projects should reflect the more secluded canyon and ridge structure of the area. Hillside natural open spaces flank all housing sites and should lend a spacious quality to the area.

Developments are generally single-loaded off the southeast collector loop and additional local street loop to the east. The collector should be landscaped with pockets and groves of trees and plantings. In addition plantings in areas disturbed during construction should provide a soft transition to the native flora in the open space. A typical section is shown in **Figure 28**.



Precise engineering in the southeast area should take into account topography, soils and geological conditions. Daylight cut-and-fill grading methods should be utilized to the extent feasible. Special grading and drainage arrangements will be required. Substantial cut-and-fill slopes along the southern boundary of the planning area will be temporary, pending development of the ridges and canyons to the south. These slopes should be revegetated and watered after grading, just like permanent slopes.

All development projects in the southeast area directly abut hillside open space areas left in their natural state (see **Section 7.3B**). Where practical, final grades should daylight the natural grade and manufactured slope banks should be minimized at the interface between developments and natural open space.

Landscaping should provide a visual transition to the native flora. Access by off-road vehicles to open space areas should be prohibited, to avert physical and biological damage.

D. Southwest Corner Area

As discussed in **Sections 2.5** and **12.4**, difficult geologic conditions on portions of the Plan area will require special engineering techniques in order to create safe development sites. In the southwest corner of the Plan, remedial grading measures and buttressing are needed in order to stabilize old landslide deposits; some slopes will be created with heights in excess of the maximum recommended elsewhere in this Plan. Accordingly, special design consideration is required in order to avoid a visually disruptive project.

The Plan area to the southwest of the decommissioned sewage treatment plant now owned by the city of Poway should be developed as a high quality industrial park under a Planned Industrial Development (PID) with M-IP zoning. The project area is accessed from Spring Canyon Road in the Miramar Ranch North (MRN) community via a local collector street through a larger industrial complex. The major project street, in the MRN portion of the site, extends northwesterly along a ridge. A narrower street then heads eastward down a grade and perpendicular to the power easement into the Plan area. The public portion of the road is likely to terminate just inside the Sabre Springs boundary; from there a private road will lead to the lower pad area near the decommissioned sewage treatment plant. Internal project streets will not connect to the street system south of Poway Road.

In general, siting of buildings in the industrial area should take advantage of views of Peñasquitos Creek and the eastern open space area while still providing view corridors between buildings. Careful massing and clustering of buildings can be accomplished through stepping of buildings on split-grade lots, variable setbacks and the use of varied-story buildings rather than monolithic structures. Within the Sabre Springs portion of the development approximately half of the land should remain in undisturbed open space.

Preliminary grading studies for the property show that the area immediately east of the community plan boundary will be a continuation of a fill pad and slope in MRN. Further east, a daylight cut extending north to the treatment facility's property will support more pads. South of the road there will be a daylight cut backing up to a steep natural northwest-trending ridge. The buildings on these lots, visible from Poway Road and partially from the southern residential areas, should be clustered in such a way as to visually cascade down the hillside, punctuated by transitional landscaping between lots and around structures. Taller landscaping should be used to visually break up and screen large expanses of buildings.

A private road will continue eastward across a natural open space corridor toward a lower pad area. This road will be held as close as possible to the grade of adjacent natural areas in order to minimize barriers to wildlife movement. The corridor will provide a visual and ecologic continuity of the open space systems to the northwest and east. **Figure 29** illustrates typical sections through the area.

The lower pad area represents a buttressed fill with external slopes not to exceed 60 feet in height. This area should be well buffered from the treatment plant in order to provide a pleasant view from buildings. Design treatment of external slopes in buttress areas should follow the parameters noted elsewhere in this Plan, that is, slopes rounded and blended into the natural terrain and the use of variable grade slopes to provide a pleasing horizontal and vertical undulation rather than a harsh manufactured appearance (**Figure 21**). As shown in **Figure 29**, a transitional planting area should be created on external slopes through the introduction of trees and shrubs well in advance of major grading. The use of native species on the transition slopes, as well as elsewhere in the development, will provide a sense of continuity with the undisturbed open space. All manufactured slopes will be no steeper than 2:1.

The landscape concept for the industrial park will be to soften the visual impact of development through the use of predominantly native species with low water requirements. On external slopes a transition area will be created to blend the existing natural vegetation with the decorative ornamental plants used around structures. The use of native species will have the secondary effect of recreating the wildlife habitat and corridor disturbed by development.

Several techniques can be used to assure adequate revegetation of graded slopes. Seeds and cuttings can be collected from the site in advance of grading and germinated or grown in a nursery for later planting. This method assures species diversity similar to that existent on the site. Another suggested approach is to pre-plant selected indigenous species in undisturbed areas prior to grading to establish transitional areas. The use of larger containerized plants rather than just hydroseed planting is recommended.

E. Parcel 35

Parcel 35, due to its proximity to Peñasquitos Creek and other open space areas, will incorporate special design features to reduce developmental effects on adjacent natural areas. These features will act not only to reduce impacts on wildlife, but also to preserve a unique, rural environment for residents. Design criteria to be employed in the Planned Residential Development review and approval process will include the following:

- The access road should be held as close as possible to the grade of adjacent natural areas in order to minimize barriers to wildlife movement to the creek. The road should be constructed as a two-lane local street with a 30-foot paved section and only one sidewalk in order to minimize the transition from natural areas to the roadway surface.
- The development pad shall not encroach closer than 50 feet to the drip line of the existing riparian vegetation. The buffer area created, which would accommodate a segment of the proposed equestrian trail south of Peñasquitos Creek, should be landscaped with native specimen trees in order to extend the canopy from the creek area to Parcel 35. Barrier plantings of native shrubs should be provided along the equestrian trail and creek to discourage direct encroachment into the riparian area by residents of the project. Native landscape materials utilized in the buffer area should be extended along the westerly and easterly edges of the project and into the project, where feasible.
- Grading of the project area should not create a cut bank in excess of ten feet in height along the southerly side of the project.
- A fence or other appropriate barrier should be provided along the edges of the parcel facing the creek in order to discourage direct access to the creek by project residents. Structures should be aesthetically compatible with the creek setting and the design of the residential area.
- The residential complex should be designed to orient activity areas away from the creek and towards the internal project area.
- Existing dirt roadways not displaced by the project should be tilled and re-seeded with native grass species approximating the existing grassland community.

13.4 Interface With Surrounding Communities

This Plan takes into account the interface of Sabre Springs with adjacent communities in the designation of land uses and in the design of the circulation system. This is to ensure the community will have an adequate functional relationship with Carmel Mountain Ranch, the city of Poway, Miramar Ranch North and Rancho Peñasquitos.

An additional concern is the aesthetic relationship between communities. Design and development plans in Sabre Springs should take into account the following factors:

- Views between communities, especially those from high areas to low areas (for example, from Miramar Ranch North ridges northward across Sabre Springs), and from low areas to high areas (for example, from along Pomerado Road in Poway looking up to the west, to the southeasterly ridge in Sabre Springs).
- Design and landscaping compatibility in abutting uses, for example, the side-by-side commercial areas and adjacent attached housing at the common boundary of Sabre Springs with Carmel Mountain Ranch or the interface between attached housing in Parcel 22 and the existing residential area directly to the east in the city of Poway.
- Continuity and gateway effects along important streets shared by different communities, for example, Poway Road through Sabre Springs as an entrance to the city of Poway and Sabre Springs Parkway through Carmel Mountain Ranch as an entrance to Sabre Springs.

Of particular concern are the views of Sabre Springs from I-15 and Rancho Peñasquitos. The design of this interface should consider both the immediate uses next to the freeway and long distance views to the eastern hills beyond. The freeway interface is addressed in **Section 13.2C**.

13.5 Project and Building Design

A number of project and building design guidelines are set out in the design and implementation sections of several of the land use elements (**Chapters 4, 5, 6 and 9**). This section outlines additional general guidelines for design of buildings and individual projects.

A. Design Compatibility

Particular attention should be given to the treatment of different land uses sited side-by-side. Examples include detached and attached residential projects located adjacent to each other and attached residential abutting commercial development. Compatibility should be sought in architectural design, building materials, landscaping and siting of parking areas. Buffers between land uses, such as grade separations, landscaping, fencing and open space areas, may be appropriate in order to reduce adverse visual, noise and other impacts. Areas of privacy should be well defined.

Linkages between projects should occur primarily within public spaces such as community designated open spaces and the system of vehicular roadways and pedestrian paths.

B. Site Planning

Precise site planning should consider the total context of the site; views, building pads and streets, the placement of buildings on lots, the relationships to adjoining sites, the creation of spaces, service functions and the treatment of yards, slopes and transitions to natural open space. Siting of buildings should maximize views from industrial, commercial and public complexes as well as from residential projects. Views of projects from roadways, nearby developments and adjacent communities should also be considered in site planning.

For residential projects site conditions may dictate flexibility in siting units and project designs accommodating difficult terrain. The use of variable setbacks may be appropriate in best fitting residential development to the land. In low-density residential areas utilization of variable lot sizes and alternatives to standard one-level slab foundations may be considered. Usable open spaces for common recreational usage as well as private outdoor spaces are encouraged in attached developments.

C. Building Design

In building design, structures within a development should possess both similar architectural styles and visual variety. The backsides of buildings on relatively high areas facing into lower areas and along roadways should be well detailed and interesting. Earth tones and textured materials complementing the community environment are considered especially appropriate. Buildings should be diverse in height, bulk, and roofline and should have shadow relief and visual interest rather than large unbroken expanses of wall.

Special care should be taken in roof design and selection of roofing materials, particularly in hillside areas and in low creekside areas where roofs will be especially visible. On hillsides consideration should be given to roofs designed for deck or balcony space. Codes, covenants and restrictions should prohibit aerial antennae and other unsightly rooftop utilities; solar collectors, however, should be permitted.

Urban design features such as fencing, lighting fixtures, seating areas and signing should be compatible in styles, scale and color with project buildings and spaces. They should also complement or selectively repeat the design elements utilized to create the street scene along important community streets, such as Sabre Springs Parkway, the industrial collector loop and the southeast area collector loop.

All signs which can be perceived from public streets should be in proportion to the buildings or activities they identify. Signs within building complexes and along pathways should be consistent with the pedestrian scale. Ground signs identifying individual development projects should be designed as an integral element within the surrounding landscape, landforms and fencing.

D. Crime and Fire Preventive Design

The principles of crime preventive design and defensible space should be used in the design of buildings and projects in the planning area. This means design which encourages ease of surveillance by residents and users and by police. Also a factor is the design of identifiable “territories” with which people associate themselves and neighbors.

Examples of crime preventive design include lighting of areas vulnerable to crime, limiting the height of landscaping and fences to maintain visibility from streets and other trafficked areas, providing elevation differences between public and private spaces and locating parking near destinations. The creation of neighborhood crime alerts is also encouraged as a deterrent to crime.

In addition, fire prevention should be considered in the design of structures and development projects. The use of fire retardant building and plant materials is encouraged in fire hazard areas, especially adjacent to open space areas.

Sprinkler systems and other watering methods should be available to control brush fires as needed. The City requires that street designs meet certain standards to accommodate fire equipment and that buildings be designed to prevent or lessen fire hazards. Access should be provided to open space areas, where needed, to permit firefighting equipment.

E. Other Design Considerations

A number of other project and building design considerations are addressed in **Chapter 12 (Resources Management Element)**. These include grading, drainage, conservation practices and noise attenuation.

13.6 Landscaping Implementation

Two conceptual comprehensive landscaping programs are required in this chapter: one for Sabre Springs North and Poway Road and a second for Sabre Springs South. The areas to be addressed by these programs are outlined in **Sections 13.2 and 13.3** respectively.

The conceptual comprehensive landscape programs should describe the following:

- A candidate plant list, including trees, shrubs, ground covers and hydroseed mixes.
- The mix of trees, shrubs and ground covers for each landscaped area.
- The water and maintenance requirements for each landscaped area, including percent of native plantings, types of watering systems and lengths of maintenance periods.

At least 50 percent of the landscaping materials should be native plant species in areas adjacent to the creeks and lakes and in transition areas between natural open space and developed areas. The agency or owner proposed to maintain each landscaped area should be identified. Provision should be made for landscape maintenance in the interim period between the developers' standard sixty-day maintenance period as set out in the Land Development Ordinance, and the takeover by the ultimate maintaining party, such as an open space maintenance district, community property owner or project association or private owner.

The conceptual comprehensive landscape programs should be reviewed and approved by the directors of the City of San Diego Planning Department and Park and Recreation Department. These programs should be prepared concurrently with the first tentative maps for the north and south areas, respectively and should be approved prior to the recordation of the final maps.

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.

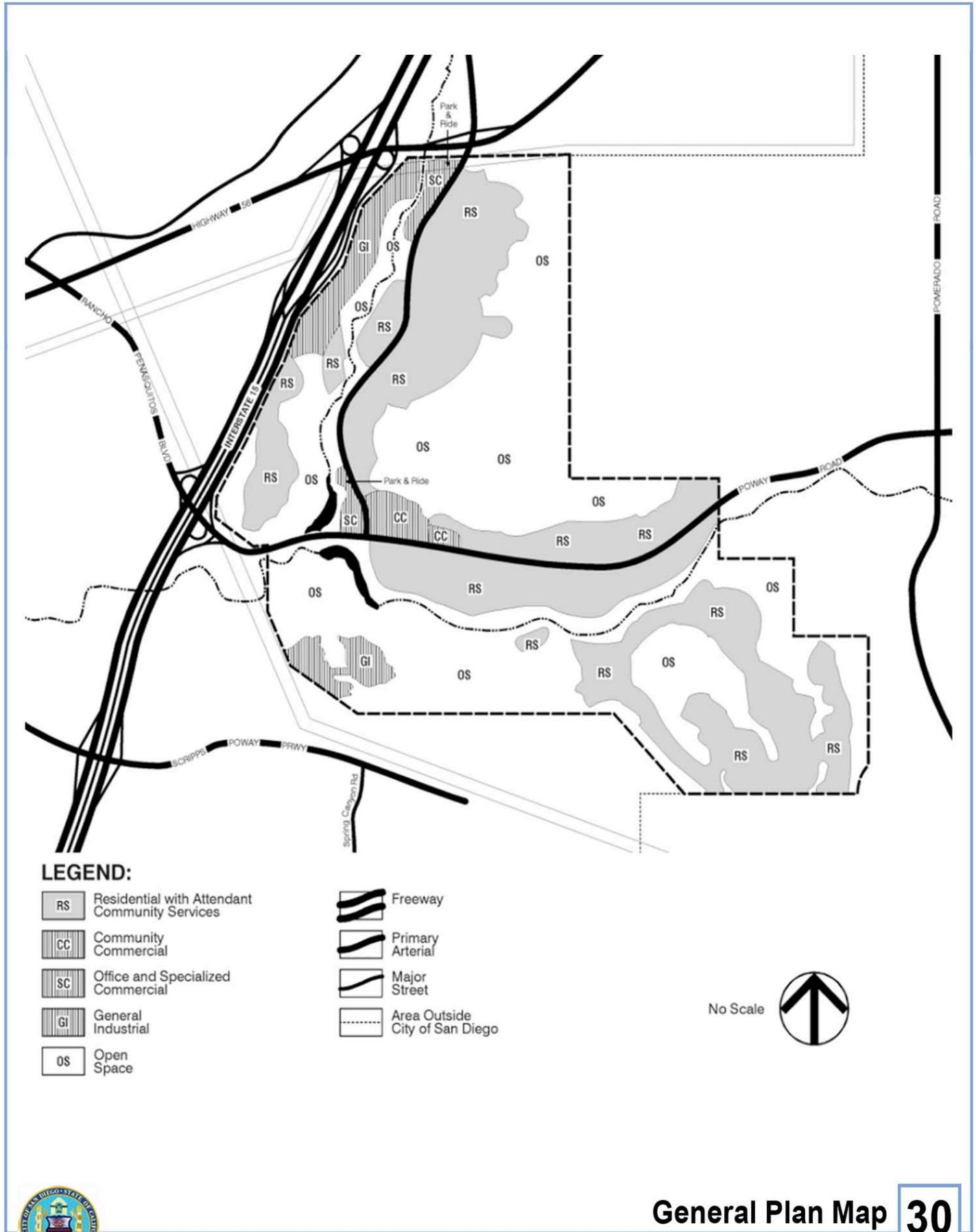
B. Progress Guide and General Plan

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**.



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	PRD Planned Residential Development*	Commercial Office Zone
R-1-5000 Detached Residential Zone	Industrial Park Manufacturing Zone	PCD Plan Commercial Development
R-3000 Attached Residential Zone	PI Planned Industrial Development Or Site Plan Approval	A-1-10 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

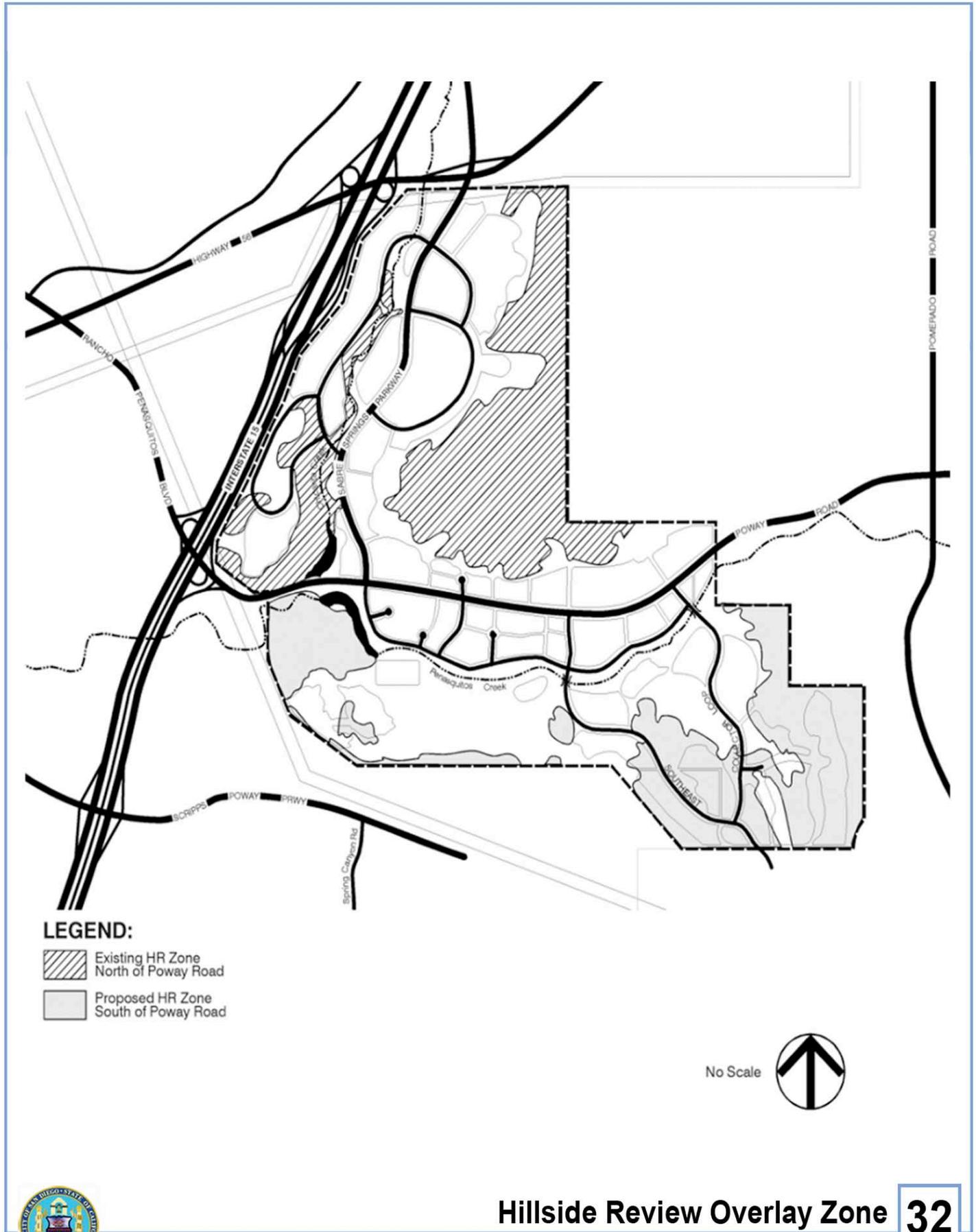
Under the terms of the California Environmental Quality Act (CEQA) and the City Code, all rezonings, subdivisions, use permits and other discretionary acts required for implementation of this Plan are subject to environmental review. This review includes City staff analysis of the proposed project and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