
PLAN IMPLEMENTATION

The Tierrasanta Community Plan sets forth objectives and proposals for development of the community. This section contains recommendations for its accomplishment, which will require ongoing coordination between property owners and various levels of government.

LAND USE

Several City ordinances guide land use development, including the zoning and subdivision ordinances. In order to retain the high standard of development found in Tierrasanta, and to be sensitive to the steep topography, it is recommended that all development further utilize the Planned Residential Development (PRD) and Planned Commercial Development (PCD) procedures.

REZONING

The industrially designated parcel at I-15 and Clairemont Mesa Boulevard should be rezoned from M-2 to M-1, with the provision that a Development Agreement be secured requiring any future development to be subject to the approval of a Planned Industrial Development (PID) for the site. Review of the PID should be limited to be consistent with the proposals on page 27 of this Plan. Barring such an agreement, the parcel should be rezoned to M-IP (Industrial Park). A subsequent rezoning to a less restrictive industrial zone should be permitted subject to the approval of a PID. Floodway and Floodplain Fringe zoning should be applied along the San Diego River.

GRADING

The present City of San Diego Grading (Land Development) Ordinance basically allows cut and fill earth moving to result in slopes of two horizontal units to one vertical unit as long as the resulting slope is not greater than 100 feet in height. Planting and irrigation are required. The Hillside Review Overlay Zone requires minimum disturbance to hillsides in areas in excess of 25 percent slope, but no specific guidelines are included in this ordinance. The objective of preserving the natural environment and avoidance of landslide problems may be hindered through utilization of these ordinances. It is therefore recommended that they be studied for revision to incorporate the hillside proposals in the **Urban Design Element** of this Plan.

ENVIRONMENTAL REVIEW

Under the terms of the California Environmental Quality Act (CEQA) and the City Code, all rezoning, subdivisions, use permits, hillside permits and other discretionary acts are subject to environmental review. Such review includes City staff analysis of project impacts and a public review period. Master environmental review of large projects may replace in-depth analysis of component projects.

MISSION TRAILS REGIONAL PARK

This Plan proposes that development near Mission Trails Park be sensitive to that facility. Appropriate implementation measures include limiting the type of zoning allowed in this “buffer” area, and carefully reviewing the impact of PRDs and PCDs submitted for review. An overlay zone surrounding the park has been implemented to further control development in this area.

TRANSPORTATION

Precise engineering studies are necessary to provide for street and transit design proposals involving alignment, width, signing, routes, parking restrictions and street construction. Financing measures for public improvements must also be established. While SR-52 is not yet funded, it is hoped that the state will provide for the timely implementation of this facility. Alignment and environmental studies are being undertaken by the City, county and city of Santee to preserve the right-of-way for this facility.

EDUCATIONAL FACILITIES

All school sites in Tierrasanta have been reserved. In accordance with City Council Policy 600-10, individual developers are required to complete necessary arrangements for the provision of school facilities to the satisfaction of the school districts involved prior to requests for development.

FINANCING PLAN

A separate Financing Plan for Tierrasanta is being prepared concurrent with this Plan. It will identify all public facilities needed for the complete buildout of the community and the appropriate source of financing for the facilities. Those facilities for which no other source of financing is available will be funded by a new mechanism, the Facility Benefit Assessment (Section 61.2200-2216). This will be a one-time assessment for all new development in the community.

CAPITAL IMPROVEMENTS PROGRAMMING

The City of San Diego’s Capital Improvements Program catalogs citywide needs for a six-year period. This program establishes responsibility for the provision of public facilities, including streets, drainage, police, fire, libraries and parks.

After completion of the Financing Plan described above, a Community Capital Improvements Program will be prepared for Tierrasanta. This document will include all public facilities identified in the Financing Plan for construction in Tierrasanta. It will also address the design of planned capital facilities so that the appearance and function of these facilities can be tailored to Tierrasanta’s needs.

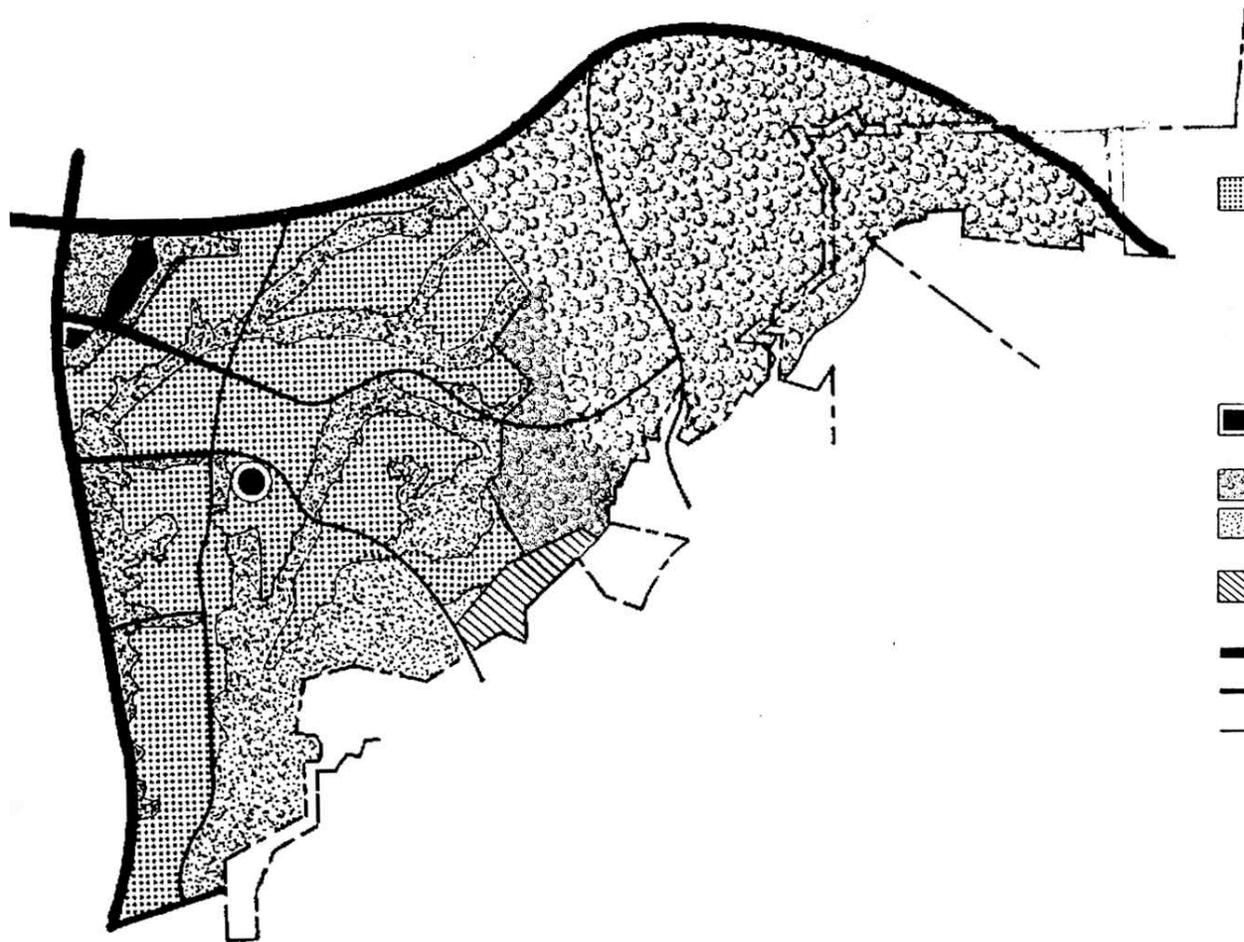
PLAN MAINTENANCE AND UPDATING

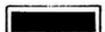
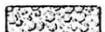
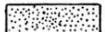
The Tierrasanta Community Plan cannot be a static document. It must be maintained through periodic review and updating, taking into account demographic and development trends, new techniques and various other factors that affect the community. A comprehensive review of the Plan should therefore be undertaken every five years.

GENERAL PLAN MAP

The General Plan Map must be amended to be consistent with the recommendations of this Plan. Changes will include the following (**Figure 29**):

1. Add industrial designation.
2. Add sand and gravel designation.
3. Amend open space designation.
4. Amend boundaries of Mission Trails Park.
5. Delete fill site north of community.



-  **RESIDENTIAL NEIGHBORHOODS**
Communities of primary residential use, containing dwelling units of various types and attendant community services. For detailed uses see adopted community plans.
-  **COMMERCIAL**
Community Center
-  **INDUSTRIAL**
General
-  **PARK & RECREATION**
Resource based park
-  Open Space
-  **NATURAL RESOURCES**
Sand & Gravel
-  **TRANSPORTATION**
Freeways
-  Prime Arterials
-  Major streets



General Plan Map **29**
Tierrasanta Community Plan FIGURE



SUMMARY OF PUBLIC PROJECTS

Project	Responsibility	Funding	Status
1. Library	City	Capital Outlay	Construct in FY 1982*
2. a. Community Park	City	Capital Outlay	Complete in FY 1982*
b. Community Recreation Building/Pool	City	Facility Benefit Assessment (FBA)	Construct in FY 1985*
3. a. Roadrunner Neighborhood Park Initial Improvements	City	Park Fees	Under Construction
b. Roadrunner Neighborhood Park Additional Improvements	City	FBA	Construct in FY 1986*
4. Camp Elliott Neighborhood Park	City	FBA	Construct in FY 1984*
5. Tierrasanta Norte Neighborhood Park	City or Developer	FBA or Developer	Construct when area develops
6. I-15 Improvements	Caltrans	State/Federal	Under Construction
7. Widen Clairemont Mesa Boulevard	City	Capital Outlay	Construct in FY 1983*
8. Tierrasanta Boulevard Extension	City	FBA/Federal	Design in FY 1987*
9. Traffic Signals	City	Capital Outlay	Construct in FY 1981*
a. Santo/Orleck			
b. Tierrasanta Boulevard/Esplendente			
c. Tierrasanta Boulevard/La Cuenta			

*Per 1982 Capital Improvements Program

