Land Use Compatibility Analysis

SWEETWATER PLACE

General Plan Amendment GPA-14-003; Rezone REZ-14-003;
Tentative Map Condominium TM-5588 RPL-1;
Site Plan STP-14-015 RPL-1; Environmental Log No. ER-14-19-005

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1.0 Executive Summary

The Project site is located in the community of Spring Valley within the unincorporated area of southwestern San Diego County. The approximately 20-acre (gross) (17.1 acres net) Project site is located at the northwestern corner of Sweetwater Springs Boulevard and Jamacha Boulevard. The site address is 2657 Sweetwater Springs Boulevard. The County Assessor Parcel Number (APN) is 505-231-36; refer to Figure 1, Regional/Local Vicinity Map.

The Project proposes construction of a residential project resulting in future development 122 condominium units, along with development of private and public useable open space, private recreation areas, and a series of greenbelt open areas.

The Project proposes a Tentative Map – Condominium, Site Plan, General Plan Amendment (GPA) and rezone to allow for development of the site as proposed. The Project site is identified in the Spring Valley Community Plan as a "Special Study Area (SSA) – Sweetwater Springs Boulevard and Jamacha Boulevard." The Sweetwater Springs Boulevard and Jamacha Boulevard SSA totals approximately 34 acres, extending northward of the Project site across Calavo Drive (two non-contiguous sites); however, the proposed Project site represents approximately 20.35 acres of the overall SSA. The remaining land within the SSA is not part of the proposed Project. The remaining land will not be affected by Project implementation and will remain unchanged in its present state. The SSA designation requires that additional analysis be prepared to determine the appropriate land use for the affected properties. For those properties designated as SSA, the County provides specific goals and policies intended to guide future development.

The Project site is currently zoned as S-90 (Holding Zone). A Rezone is requested to change the current Use Regulation for the site from S-90 to a RV-Variable Family Use Regulation to allow for the proposed condominium units.

As determined in the following Land Use Compatibility Analysis, the Project is generally considered to be consistent with applicable goals, policies, and objectives contained within the General Plan, Spring Valley Community Plan, and other such documents, such as the County Wildland Urban Interface Ordinance and County Dark Skies Ordinance. However, the Spring Valley Community Plan identifies the 34-acre SSA as a potential "town center" that would enhance the community identity, character, and economic vibrancy. Further, the Community Plan states that the SSA should be developed with a mixture of uses that may include a community gathering area; condominiums or loft type housing; restaurants; retail stores; a shared parking facility; pedestrian connectivity to a community park and the County Trails network; and/or, boutique wineries and micro-breweries.

A Market Overview/Land Use Optimization Study, Market Viability of Mixed-Use Development Study, and a Site Retail Analysis were prepared to evaluate the current and future market conditions in the area and evaluate the appropriateness of development of the Project site with retail uses, as intended by the Spring Valley Community Plan. The studies determined that development of the Project site as a mixed-use “town center” or for commercial retail uses is not supported. Rather, development of the site with residential uses, consistent with that proposed with the Project, was determined to be a more viable use as the submarket suffers from an oversupply of retail-oriented businesses and a lack of sufficient new household growth needed to support additional retail space. A mixed-use "town center" development consistent with the goals and policies of the SSA would therefore not be viable.

Although the residential land use proposed with the Project may differ from intended land uses identified in the Spring Valley Community Plan for the subject site, and for the overall 34-acre SSA, the technical analyses prepared provide support to the viability of the site to provide new residential housing opportunities for residents of Spring Valley and surrounding communities. Further, development of the site as proposed would allow for contribution of new recreational amenities including a 2.08-acre public park with adequate parking and development of several recreational trails that would ultimately improve pedestrian mobility within the community while contributing to the County’s intended development of a local and regional trail system to improve connectivity and mobility within the unincorporated area.

In summary, the Project would not result in substantial land use conflicts or development that would be incompatible with other surrounding land uses within the Spring Valley community. The Project as designed would offer new housing opportunities and visually enhancing the existing setting, while also expanding and enhancing recreational amenities for residents of the area and surrounding communities.

2.0 Introduction

2.1 Intent of Land Use Study

The purpose of the Sweetwater Place Land Use Study is to examine the proposed Project for consistency with applicable land use goals and policies from the County General Plan and Sweetwater Community Plan. The study considers the type of development proposed compared to the existing setting, the type and character of the land use intended by the County for the subject property, and Project consistency with applicable plans, goals, and policies.

2.2 Project Location and Setting

The Project site is located in the community of Spring Valley within the unincorporated area of southwestern San Diego County. The approximately 20-acre (gross) (17.1 acres net) Project site is located at the northwestern corner of Sweetwater Springs Boulevard and Jamacha Boulevard. The site address is 2657 Sweetwater Springs Boulevard. The County Assessor Parcel Number (APN) is 505-231-36; refer to Figure 1, Regional/Local Vicinity Map, and Figure 2, Surrounding Land Uses.

The site was originally designated as future right-of-way for extension of State Highway 54 (SR 54); however, the California Department of Transportation (Caltrans) has since abandoned the SR 54 extension and sold the property at auction as excess right-of-way. The Project site was previously utilized as a retail nursery (Evergreen Nursery). Evergreen Nursery has since ceased operation and vacated the site. The site is currently 100% disturbed due to the previous use.

The property slopes upward from Sweetwater Springs Boulevard along its easterly boundary, with the majority of the site leveling off and being generally flat. Onsite elevations range from approximately 492 feet above mean sea level (amsl) near the northeast corner of the property to approximately 441 feet amsl near the southwest corner of the property. No steep slopes or areas subject to landslides are present onsite. Onsite vegetation communities include disturbed habitat (19.69 acres) and disturbed wetlands (0.64 acre)

Refer also to Figure 4, Photo Location Map, and Figures 5 and 6, Site Photographs – Existing Conditions, which show existing conditions on the Project site.

2.3 Project Description

The Project proposes a 122-unit residential condominium development with exclusive backyards, two-car attached garages, a 2.08-acre public community park, private and group

useable open space, a riding and hiking trail, pedestrian pathways, and a series of greenbelt open areas. The units will be accessed by a series of 24-foot wide access drives within the interior of the property. Conceptual architectural design for the Project has been prepared, offering various housing styles and sizes. Additionally, landscaping is proposed for the main entryway, common areas, and public park in order to enhance the visual appearance of the development and blend it into the existing setting within the community. Refer to Figure 3A, Site Plan; Figures 3B and 3C, Site Plan – Architectural Details; and, Figure 3D, Conceptual Landscape Plan.

Open Space

Integrated into the development will be private useable open space areas [minimum 350 square feet (s.f.) per unit] adjoining each unit, along with group useable open space located within the public park (minimum of 150 s.f. per unit). Each residential unit will also have a fenced exclusive use backyard area.

Parking

Parking for the condominium units (attached two-car garage), guest parking (on private access drives), and parking for recreational open space (public park) will be provided at ratios consistent with or exceeding County parking requirements for each use type. Each condo unit will have a driveway 19 feet in length (minimum) to accommodate parked vehicles. Portions of several onsite private access drives will be constructed to accommodate limited on-street parking stalls. All onsite access drives proposed will be designed to maintain a 24-foot width at all times, including those roadways where on-street parking will be accommodated. The CC&R's to be adopted for the Project shall specify that the Homeowners Association (HOA) will have the authority to tow any cars that are parked in areas where on-street parking is not allowed. Additionally, all onsite roadways/access drives (public and private) shall be posted with signage indicating that cars parked in areas where on-street parking is prohibited shall be towed at the owner's expense without notice.

All onsite roadways/access drives (public and private) shall be posted with signage indicating that cars parked in areas where on-street parking is prohibited shall be towed at the owner's expense without notice. Additionally, all street curbs shall be painted with a red line eight inches tall with “NO PARKING FIRE LANE” stenciled in white letters six inches tall. The stencil shall be placed every 50 feet.

Internal Drives

Private internal drives will be improved to 24 feet in width to support internal circulation and fire protection services. The maximum length of the dead-end drives will be 150 feet. No cul-de-sacs at these locations are proposed. The internal dead-end drives will be constructed of permeable pavement. A five-foot wide sidewalk will be provided along one side of the

main interior roadway, ultimately providing internal pedestrian linkage between Jamacha Boulevard and Sweetwater Springs Boulevard.

Parks and Trails

The Project proposes to dedicate, improve, and maintain a 2.08-acre public community park for use by both Sweetwater Place residents and the general public; refer to Figure 3D, Conceptual Landscape Plan, and Figure 3E, Proposed Public Community Park - Visual Simulations. The public park will be a major focal area for community gathering and recreation. The park will include a small-scale amphitheater to enable public events such as plays or concerts. To ensure that potential noise generated by public use of the park and/or amphitheater is minimized, no amplified sound (i.e. use of sound systems) will be permitted. Access to the public park/amphitheater and 29 parking spaces (26 standard and 3 handicapped-accessible) will be provided via a proposed public road extending easterly from Sweetwater Springs Boulevard. The public park will satisfy County Park Land Dedication Ordinance (PLDO) requirements, as well as the requirement for the provision of group useable open space per the County Zoning Ordinance. . Additionally, private useable open space will be provided within the exclusive back yard areas of the residential units.

Consistent with the County Trails Network (and Spring Valley Community Plan), the Project proposes provision of an 8-foot wide public riding and hiking trail (within a 12-foot wide graded easement) along the northern side of Jamacha Boulevard to enhance the existing public pedestrian network. A series of pedestrian pathways are proposed within the Project boundaries to enhance connectivity and circulation throughout the site and provide linkage to the public park. Access from the Jamacha Road public trail to the residential portion of the Project and public park will be provided. Additionally, a 10-foot wide (cleared) trail easement is located along the eastern Project boundary (for future construction of a public trail by others); no physical trail improvements are proposed with the Project along this easement.

Water Quality Basins

A series of shallow water quality basins are proposed within the development footprint, in the southern portion of the site. Additionally, the internal (dead-end) drives will be constructed of permeable pavement to combine with the basins to form an onsite water quality treatment network.

Sound Walls

To minimize potential roadway noise, sound walls (6 feet as measured from ground surface) will be constructed along a portion of the boundary of the proposed residential development area; refer to Figure 3A, Site Plan. The sound walls will allow for noise levels to be reduced

to a level consistent with that required by the County of San Diego General Plan Noise Element.

Fire, Water, Sewer, Storm Drain

The site will be served by the San Miguel Fire Protection District for fire service. The Otay Water District (OWD) will provide water service, and the San Diego County (Spring Valley) Sanitation District will provide public sewer service.

The Project proposes improvements to convey storm water flows from offsite properties that currently flow aboveground across the site within a proposed underground 54-inch pipe for outflow to an existing storm drain at the southwest corner of the site near Jamacha Boulevard. Additionally, onsite storm water flows will be captured and treated via proposed onsite bioretention basins. Onsite storm water flows will discharge from the Project site in two locations. The majority of the site will discharge to the existing storm drain system within Jamacha Boulevard, consistent with pre-development conditions. The westerly portion of the site will discharge to Sweetwater Springs Boulevard, and flows will continue southwesterly via curb and gutter, consistent with pre-development conditions.

Street Improvements

Access/Circulation: Main access to the site will occur from Jamacha Boulevard at the intersection of Folex Way. The intersection will be signalized to ensure adequate public safety and circulation. The entrance drive will be constructed to extend into the site from the intersection with Jamacha Boulevard. An exclusive eastbound left-turn lane is proposed on Jamacha Boulevard, and the existing exclusive northbound left-turn lane will be restriped to a shared thru/left-turn lane.

Secondary access is proposed off of Sweetwater Springs Boulevard via extension of an onsite public roadway terminating in a cul-de-sac. This road will also provide access to the proposed public park and associated surface parking area (29 spaces total). The Project proposes right in and right out (northbound) movements along Sweetwater Springs Boulevard. Additionally, an exclusive southbound left-turn pocket will be constructed on Sweetwater Springs Boulevard. Outbound left-turn movements exiting the driveway from the site will be prohibited by construction of a median on Sweetwater Springs Boulevard. The intersection will be unsignalized and will be controlled by a stop sign.

The County of San Diego General Plan Mobility Element classifies Jamacha Boulevard and Sweetwater Springs Boulevard as Major Roads with a bike lane. The Project proposes to improve Jamacha Boulevard and Sweetwater Springs Boulevard to a 55-foot half-width with curb, gutter, and sidewalks and a bike lane.

Landscaping: Ornamental landscaping will be provided within the onsite common areas, along Project roadways, and at the Project entryways to visually enhance the proposed

development and blend the site into the existing surrounding setting. A Conceptual Landscape Plan has been prepared to illustrate the anticipated planting arrangements and types of plants that will be used; refer to Figure 3D, Conceptual Landscape Plan. The Conceptual Landscape Plan will be subject to review for consistency with the Spring Valley Design Review Guidelines. Maintenance of landscaping within the private common areas will be the responsibility of the HOA (back yard private open space for each unit is excluded).

2.4 Project Schedule and Phasing

Project construction is expected to commence in first quarter 2015. Construction of the Project is anticipated to occur over a 17-month period. The Project would not be phased and all construction would be completed at one time.

2.5 General Plan Land Use Designation and Zoning

As stated previously, the Project site was originally designated as future right-of-way for the SR 54 extension. Caltrans has since abandoned the SR 54 extension and sold the property at auction as excess right-of-way.

The Project site lies within the Spring Valley Community Plan Area of the County of San Diego General Plan. The Project site has a County of San Diego General Plan land use designation of Public/Semi-Public Lands, with a Regional Category of Village. Pursuant to Land Use Policy 1.6 of the Land Use Element, sites with a Public/Semi-Public land use designation have an underlying land use designation of Rural Lands (RL-80). When the site becomes privately owned (which the subject site is now under private ownership), the RL-80 land use designation is applied until a GPA and rezone applications are approved by the County to change the land use designation and zoning to accommodate the anticipated development.

A General Plan Amendment (GPA) is required to change the current General Plan designator from RL-80 to a Village Residential (VR-7.3) designator; refer to Figure 7, General Plan Land Use. The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project.

The Project site is identified in the Spring Valley Community Plan as a "Special Study Area (SSA) – Sweetwater Springs Boulevard and Jamacha Boulevard." The Sweetwater Springs Boulevard and Jamacha Boulevard SSA totals approximately 34 acres, extending northward of the Project site across Calavo Drive (two non-contiguous sites); however, the proposed Project site represents approximately 20.35 acres of the overall SSA. The remaining land within the SSA is not part of the proposed Project. The remaining land will not be affected by Project implementation and will remain unchanged in its present state. The SSA designation requires that additional analysis be prepared to determine the appropriate land use for the

affected properties. For those properties designated as SSA, the County provides specific goals and policies intended to guide future development.

The Project site is currently zoned as S-90 (Holding Zone). A Rezone is requested to change the current Use Regulation for the site from S-90 to a RV-Variable Family Use Regulation to allow for the proposed condominium units. The Rezone will allow for a "K" designator for building type to allow for condominium style of development; a "G" height designator to allow for 2-story structures (maximum 35 feet); a "V" designator to allow for varied setbacks; a "J" designator for open space; deletion of the "S" neighborhood/animal regulations designator; and, a "B" designator for Special Area Regulations. Refer to Tables 1A and 1B below which show the existing and proposed zoning for the subject property. Figure 8, Zoning, shows the existing and proposed zoning classifications for the Project site.

TABLE 1A. EXISTING ZONING

APN:	505-231-36	
Use Regulations	S90 – Holding Zone	
Neighborhood/ Animal Regulations	S	
Development Regulations	Density	--
	Lot Size	6,000
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G
	Lot Coverage	--
	Setback	E
	Open Space	--
Special Area Regulations		B

TABLE 1B. PROPOSED ZONING

APN:	505-231-36	
Use Regulations	RV - Variable Family	
Neighborhood/ Animal Regulations	--	
Development Regulations	Density	--
	Lot Size	6,000
	Building Type	K
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G
	Lot Coverage	--
	Setback	V
	Open Space	J
Special Area Regulations		B

2.6 Surrounding Land Uses

The Project site is located in the community of Spring Valley within unincorporated southwestern San Diego County. The Project site is located in the community of Spring Valley within the unincorporated area of southwestern San Diego County. To the northwest/north is the City of La Mesa; to the north/northeast is the community of Valle de Oro (within San Diego County); to the southeast is the community of Jamul (within the County); to the southeast/south is the community of Sweetwater (within the County); to the southwest/west is the City of San Diego; and, to the west is the City of Lemon Grove.

Existing land uses surrounding the Project site include undeveloped land to the west/southwest across Sweetwater Springs Boulevard, which is planned for a residential development known as "The Pointe;" however, a number of homes associated with this development have been constructed to date. Other land uses include a commercial strip mall anchored by a gas station adjacent to the southeast corner of the site; a vegetated County detention basin further to the southeast, adjacent to Sweetwater Springs Boulevard (south side of Jamacha Boulevard); a self-storage facility, Mardi Gras Café and Market building, and Sweetwater Lodge mobile-home park to the south across Jamacha Boulevard; another self-storage facility adjacent to the southwest; a vacant lot adjacent to northwest; and, a business park adjacent to the northern property boundary. Single-family residential uses are also present further to the north, adjacent to Austin Drive and to the northeast/east across Calavo Drive; refer to Figure 2, Surrounding Land Uses. Refer also to Figure 4, Photo Location Map, and Figures 5 and 6, Site Photographs - Existing Conditions, which show existing conditions on the Project site.

2.7 Matrix of Project Approvals/Permits

Table 2, below, identifies the approvals/permits that are expected to be obtained during the decision-making process for the Project. Table 2 is organized by agency/jurisdiction. In the case where multiple approvals are necessary from a single agency, the approvals are listed in the order that they are anticipated to occur.

TABLE 2
APPROVALS AND PERMITS ANTICIPATED

Government Agency	Action/Permit
County of San Diego	▪ General Plan Amendment (GPA) - Planning and Development Services (PDS) ▪ Rezone - PDS ▪ Tentative Map/Condominium - PDS ▪ Site Plan - PDS ▪ Preliminary Grading Plan - Compliance with County grading limitations ▪ Grading Permit - Department of Public Works (DPW) ▪ Improvement Plans and Permits - DPW
State of California Water Resources Control Board	▪ National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit

General Plan Amendment

The existing County of San Diego General Plan land use designation is Public/Semi-Public with an underlying land use designation of RL-80 (Rural Lands). The site was originally designated on the County's General Plan as Public/Semi-Public to mirror the original intended use of the property as Caltrans right-of-way. A General Plan Amendment (GPA) is required to change the current General Plan designator from RL-80 to a Village Residential (VR-7.3) designator; refer to Figure 7, General Plan Land Use. The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project.

Rezone

A Rezone is required to change the site's current Use Regulation from S-90 (Holding Zone) to a RV - Variable Family Use Regulation to allow for the proposed condominium units. The Rezone will allow for a "K" Building Type designator to allow for condominium-style development; a "G" height designator to allow for 2-story structures; a "V" designator to allow for varied setbacks; a "J" designator for open space; deletion of the "S" neighborhood/animal regulations designator; and, a "B" designator for Special Area Regulations to ensure consistency with the Spring Valley Design Review Guidelines.

Tentative Map/Condominium

A Tentative Map/Condominium is required to subdivide the site into 122 condominium units. The development will include private drives, exclusive use areas for each unit, passive recreational area, and a series of open greenbelt areas. The common areas, including the private drives, private open space areas, onsite water quality basins, noise walls, and site entries will be maintained by the HOA. The property will be subdivided into two separate

legal lots. One lot will support the proposed onsite public park and associated surface parking area. The lot will be dedicated to the County for long-term maintenance. The other lot will support the residential development, private drives, exclusive use areas for each unit, common areas, water quality basins, noise walls, and site entries (does not include public road right-of-way for entry drive off of Sweetwater Springs Boulevard).

Site Plan

A Site Plan is required to implement the site's architectural component, as well as a mechanism to comply with the Spring Valley Town Center Special Study Area requirements. The Site Plan is required to implement the proposed "V" designator for setbacks and the "B" designator (Special Area Regulations) to ensure consistency with the Spring Valley Design Review Guidelines.

Grading Plan

A Grading Plan is required to illustrate existing site topography and proposed grading required in order to accommodate the proposed development. As designed, the Grading Plan for the Project indicates minor grading (50,000 c.y.) of balanced cut and fill will be required.

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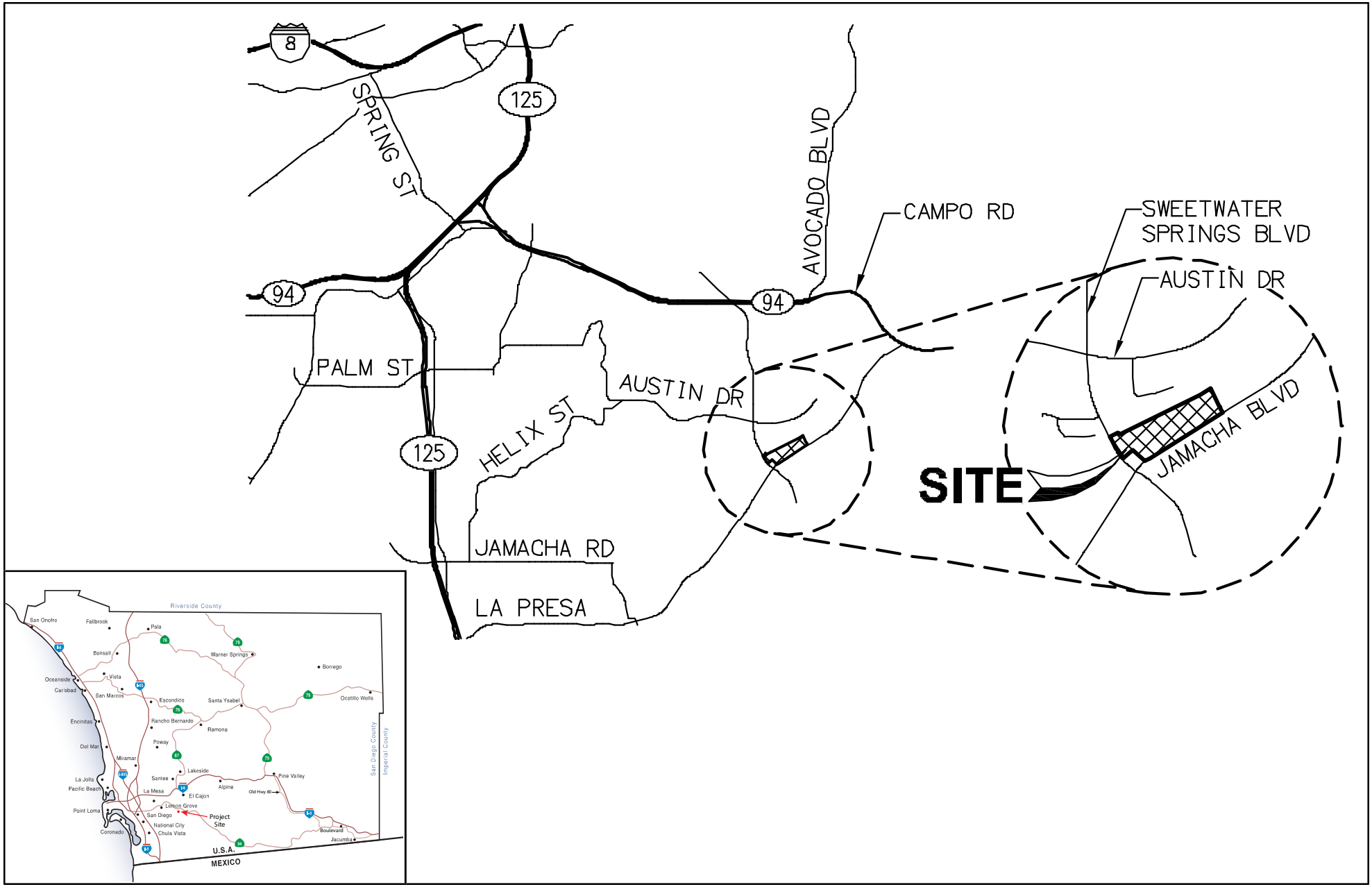


Michael Baker INTERNATIONAL

N

Not to Scale

Sweetwater Village

REGIONAL/LOCAL VICINITY MAP

Figure 1

134978Exhibits.indd

Michael Baker INTERNATIONAL

Source: Eagle Aerial.
134978Exhibits.indd

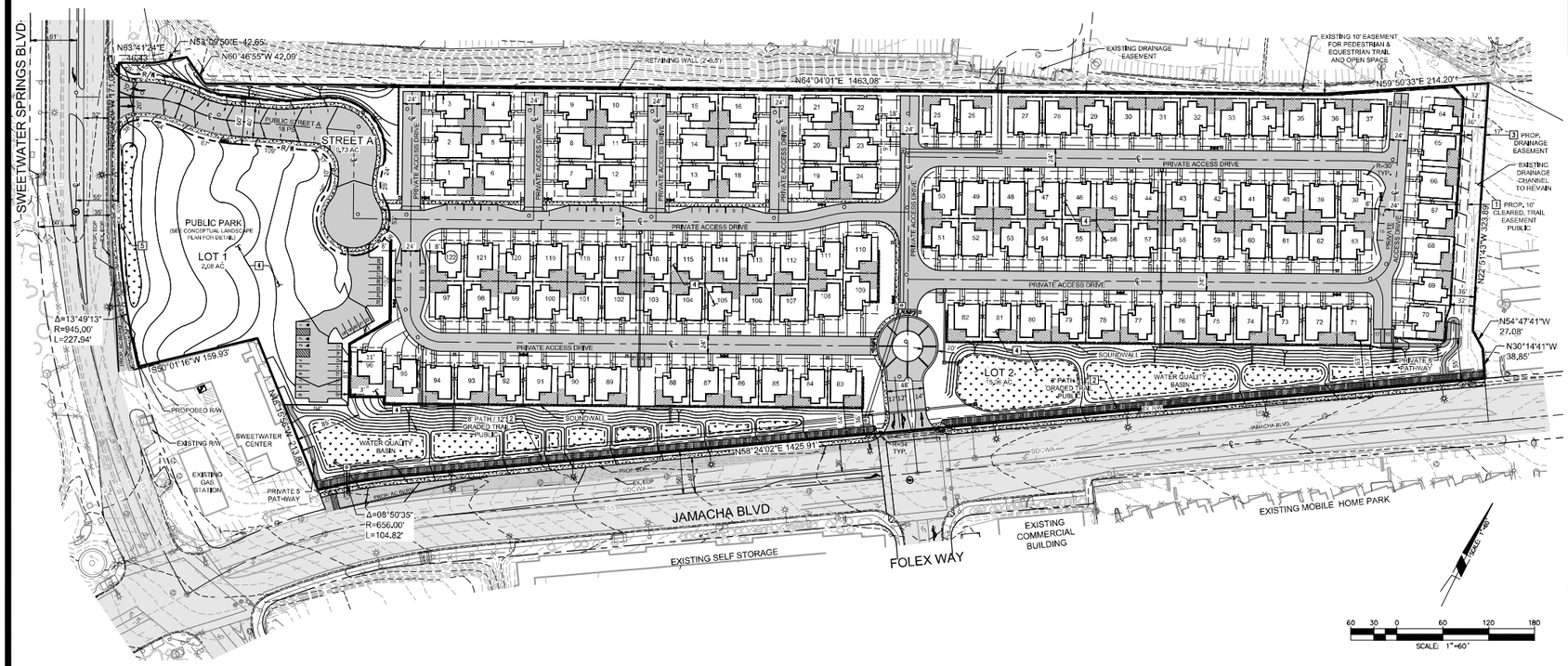
Project Site

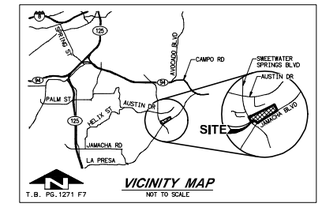
Sweetwater Village

SURROUNDING LAND USES

Figure 2

COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1





LEGAL DESCRIPTION:

PORTION OF LOTS 24-31 IN SWEETWATER SPRINGS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 576, RECORDED JANUARY 11, 1889.

PROJECT ADDRESS: 2657 SWEETWATER SPRINGS BLVD, SPRING VALLEY, CA.

ASSESSOR PARCEL NUMBER: 505-231-36

SITE AREA:

GROSS: 17.87 AC
NET: 17.14 AC (PUBLIC STREET A 0.73 AC.)

TOTAL NUMBER OF LOTS PROPOSED: 2

TOTAL NUMBER OF CONDOMINIUM UNITS PROPOSED: 122

EXCLUSIVE USE AREA: 2,380 SF, MINIMUM

PARKING SUMMARY:

RESIDENTIAL
REQUIRED: 280 (122x2=244 + GUEST 1 PARKING PER 5 DU#25)
PROVIDED: 513 (244 GARAGE , 244 DRIVEWAY & 25 PRIVATE ACCESS DRIVE)

PUBLIC PARK
PASSIVE REQUIRED: 7 PARKING SPACES (6 STANDARD + 1 ACCESSIBLE PARKING)
AMPATHEATER REQUIRED : 22 PARKING SPACES (20 STANDARD + 2 ACCESSIBLE PARKING)
TOTAL PROVIDED: 29 PARKING SPACES (26 STANDARD + 3 ACCESSIBLE PARKING)

GROUP USABLE OPEN SPACE:

REQUIRED: 18,300 SF (122 LOTS x 150 SF)
PROVIDED: 18,300 SF

PRIVATE USABLE OPEN SPACE:

REQUIRED: 42,700 SF (122 LOTS X 350 SF)
PROVIDED: 42,700 SF

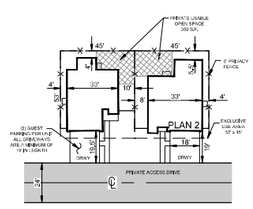
GENERAL NOTES:

1. STREET LIGHTS: LOCATION OF ALL PRIVATE STREET LIGHTS PROPOSED TO BE INSTALLED WITHIN THE SUBDIVISION, OR A STATEMENT INDICATING THE INTENT OF THE DEVELOPER TO COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY
2. ASSOCIATED PERMITS - SEE GENERAL PLAN AMENDMENT GPA-14-003, REZONE REZ-14-003 AND TENTATIVE MAP CONDOMINIUM TM-5588L.
3. SEE CONCEPTUAL LANDSCAPE SHEET4 FOR PUBLIC PARK DESIGN.
4. SEE PRELIMINARY GRADING PLAN FOR RETAINING WALL LOCATIONS.

THE SITE PLAN SATISFY THE REQUIREMENTS AS SET FORTH IN THE

- "B" SPRING VALLEY COMMUNITY DESIGNATOR GUIDELINES
- "V" VARIABLE SETBACK REGULATIONS

ALL STREET LIGHTS (9), TRAFFIC SIGNAL (2), ROAD SIGNS AND APPURTENANCES ALONG JAMACHA BLVD AND SWEETWATER SPRINGS BLVD TO BE RELOCATED AS NEEDED TO ACCOMMODATE PROPOSED ROAD WIDENING.



-PLAN VIEW-
TYPICAL UNIT

PROPOSED EASEMENTS

	DESCRIPTION
1	10' TRAIL EASEMENT
2	12' TRAIL EASEMENT
3	PRIVATE DRAINAGE EASEMENT
4	NOISE RESTRICTION EASEMENT
5	CLEAR SPACE EASEMENT

LEGEND

PROJECT BOUNDARY	WATER QUALITY BASIN
PROP. R/W	PRIVATE USABLE OPEN SPACE
LOT LINE	PARKING SPACE (8'x22')
EXCLUSIVE USE AREA	PARKING SPACE (9'x18')
1 CONDO UNIT NUMBER	RETAINING WALL
PROP. FIRE HYDRANT	PROP. STREET LIGHT (PUBLIC)
PROP. SEWER MANHOLE	PROP. STREET LAMP (PRIVATE)
PROP. SEWER CLEAN OUT	EXIST. MANHOLE
PROP. STORM DRAIN CLEANOUT	EXIST. SIGN
PROP. STANDPIPE	EXIST. FLAG POLE
PROP. INLET	EXIST. TRAFFIC LIGHT
PROP. HEADWALL	EXIST. LIGHT POLE
EXIST. FIRE HYDRANT	EXIST. BUILDING
EXIST. FENCE	PROP. BUILDING
PROP. 5' PRIVACY FENCE	EXIST. CONTOUR
PROP. 6' SOUNDWALL	PROP. CONTOUR
PROP. SIDEWALK	EXIST. 18" SDCWA PIPELINE
PRIVATE TRAIL	EXIST. AIR VENT (TO BE RELOCATED)
PUBLIC TRAIL	PROP. AIR VENT
EXIST. PAVEMENT	
PROP. PAVEMENT	

SHEET INDEX

SHEET 1 - TITLE SHEET/PLOT PLAN
SHEET 2 - DETAILS
SHEET 3 - CONCEPTUAL LANDSCAPE PLAN
SHEET 4 - CONCEPTUAL LANDSCAPE PLAN
SHEET 5 - BUILDING PLAN #1
SHEET 6 - BUILDING PLAN #2

PROPERTY OWNER AND SUBDIVIDER

SAM - SWEETWATER, LLC
20201 SW BIRCH ST., SUITE 100
NEWPORT BEACH, CA 92660
PHONE (949) 252-1122 EXT. 132

PREPARED BY:
RBF CONSULTING
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124
(858) 614-5000

REGISTERED PROFESSIONAL ENGINEER
RICHARD S. TOM, JR.
No. 59276
Exp. 6/30/15
CIVIL
STATE OF CALIFORNIA

SWEETWATER VILLAGE
COUNTY OF SAN DIEGO, CA

TITLE SHEET/PLOT PLAN
JANUARY 20, 2015
SHEET 1 OF 6

RBF CONSULTING
PLANNING • ENGINEERING • CONSTRUCTION
LANDSCAPE ARCHITECTURE
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858.614.5000 FAX 858.614.5001 www.rbfcon.com

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Sweetwater Village

SITE PLAN

Figure 3A

COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1

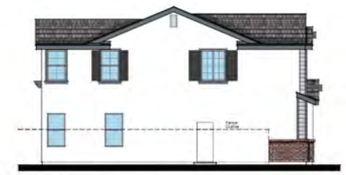
First Floor Plan

Second Floor Plan

0 4 8 16
Scale: 1/8"=1'-0"

Front Elevation
Scheme 6

MATERIAL NOTES
Roof: Concrete 'Flat' Tile
Roof Pitch: 5 : 12
Rakes: 12" Wood Barge
Eaves: 16" Wood Fascia
Building Height: 26'-2"
Stucco, Siding, Brick Exterior



Left Elevation

Rear Elevation

Right Elevation

Traditional
Scale: 1/8" = 1'-0"

MATERIAL AND COLOR SCHEDULE
ROOF TILE: EAGLE ROOF TILE
PAINT: SHERWIN WILLIAMS
STUCCO: OMEGA (15/20 FINISH)
STONE: CORONADO
BRICK: CORONADO
NOTE: GUTTERS TO MATCH FASCIA COLOR & DOWNSPOUTS TO MATCH STUCCO COLOR-TYP.

ELEVATION A - SPANISH
SCHEME 1
ROOF TILE: 'S' TILE PROFILE: 3680 LOS PADRES BLEND
STUCCO: OMEGA 20 - IVORY
FASCIA/EAVES/GARAGE/WOOD: SW6103 TEA CHEST
WINDOW & DOOR TRIM: SW6149 RELAXED KHAKI
ENTRY DOOR / SHUTTERS: SW6229 TEMPE STAR
CLAY PIPES: SW6061 TAN BARK

SCHEME 2
ROOF TILE: 'S' TILE PROFILE: 3636 PIEDMONT BLEND
STUCCO: OMEGA 14 - CREAM
FASCIA/EAVES/GARAGE/WOOD: SW0038 LIBRARY PEWTER
WINDOW & DOOR TRIM: SW7530 BARCELONA BEIGE
ENTRY DOOR / SHUTTERS: SW6020 MAROONED
CLAY PIPES: SW6061 TAN BARK

SCHEME 3
ROOF TILE: 'S' TILE PROFILE: 3645 SUNRISE BLEND
STUCCO: OMEGA 408 - PLANTATION BEIGE
FASCIA/EAVES/GARAGE/WOOD: SW7027 WELL - BRED BROWN
WINDOW & DOOR TRIM: SW6157 FAVORITE TAN
ENTRY DOOR / SHUTTERS: SW6167 GARDEN GATE
CLAY PIPES: SW6061 TAN BARK

ELEVATION B - COTTAGE
SCHEME 4
ROOF TILE: FLAT TILE PROFILE: 4671 VILLAGE BLEND
STUCCO: OMEGA 236 - ANTIQUE GREEN
GABLE INSET: SW7025 BACKDROP
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6154 NACRE
ENTRY DOOR / SHUTTERS: SW6006 BLACK BEAN
STONE: TUSCAN VILLA - PRAIRIE MOSS

SCHEME 5
ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE
STUCCO: OMEGA 221 HARVEST GOLD
GABLE INSET: SW6153 PROTÉGÉ BRONZE
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6151 QUIVER TAN
ENTRY DOOR / SHUTTERS: SW6328 FIREWEED
STONE: TUSCAN VILLA - CANDLE GLOW

SCHEME 6
ROOF TILE: FLAT TILE PROFILE: 4687 BROWN GRAY RANGE
STUCCO: OMEGA 400 - TAVERN TAUPE
GABLE INSET: SW7033 BRAINSTORM BRONZE
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW7568 NEUTRAL GROUND
ENTRY DOOR / SHUTTERS: SW6208 PEWTER GREEN
STONE: TUSCAN VILLA - PRAIRIE MOSS

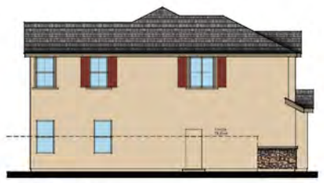
ELEVATION C - TRADITIONAL
SCHEME 7
ROOF TILE: FLAT TILE PROFILE: 4503 SIERRA MADRE
STUCCO: OMEGA 10 - OMEGA WHITE
HORIZONTAL SIDING: SW7005 PURE WHITE
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE
ENTRY DOOR / SHUTTERS: SW6258 TRICORN BLACK
BRICK: WIRE CUT BRICK: LA JOLLA BLEND

SCHEME 8
ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE
STUCCO: OMEGA 10 - OMEGA WHITE
HORIZONTAL SIDING: SW7663 MONORAIL
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7665 WALL STREET
ENTRY DOOR / SHUTTERS: SW7069 IRON ORE
BRICK: WIRE CUT BRICK: LA JOLLA BLEND

SCHEME 9
ROOF TILE: FLAT TILE PROFILE: 4689 BROWN RANGE
STUCCO: OMEGA 12 - CHENILLE
HORIZONTAL SIDING: SW7738 CARGO PANTS
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE
ENTRY DOOR / SHUTTERS: SW7740 MESSENGER BAG
BRICK: SPECIAL USED BRICK: EAGLE BUFF

Front Elevation
Scheme 5

MATERIAL NOTES
Roof: Concrete 'Flat' Tile
Roof Pitch: 6 : 12
Rakes: 12" Wood Barge
Eaves: 18" Wood Fascia
Building Height: 27'-4"
Stucco, Siding, Stone Exterior



Left Elevation

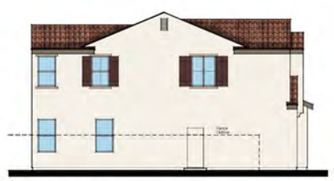
Rear Elevation

Right Elevation

Cottage
Scale: 1/8" = 1'-0"

Front Elevation
Scheme 2

MATERIAL NOTES
Roof: Concrete 'S' Tile
Roof Pitch: 5 : 12
Rakes: Flush
Eaves: 12" Wood Fascia
Building Height: 26'-2"
Stucco Exterior



Left Elevation

Rear Elevation

Right Elevation

Spanish
Scale: 1/8" = 1'-0"

SWEETWATER VILLAGE
COUNTY OF SAN DIEGO, CA
BUILDING PLAN #1

JANUARY 20, 2015
SHEET 5 OF 6

RBF CONSULTING
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Sweetwater Village

SITE PLAN - ARCHITECTURAL DETAILS

Figure 3B

COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1

Living Area:

First Floor	743
Second Floor	1,025
Total Living Area =	1,768 sq. ft.
Garage	441

First Floor Plan

Second Floor Plan

0 4 8 16
Scale: 1/8"=1'-0"

Front Elevation
Scheme 7

MATERIAL NOTES
Roof: Concrete 'Flat' Tile
Roof Pitch: 5 : 12
Rakes: 12" Wood Barge
Eaves: 18" Wood Fascia
Building Height: 25'-10"
Stucco, Siding, Brick Exterior

Left Elevation

Rear Elevation

Right Elevation

Traditional
Scale: 1/8" = 1'-0"

MATERIAL AND COLOR SCHEDULE
ROOF TILE: EAGLE ROOF TILE
PAINT: SHERWIN WILLIAMS
STUCCO: OMEGA (15/20 FINISH)
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ROOF TILE: 'S' TILE PROFILE: 3636 PIEDMONT BLEND
STUCCO: OMEGA 14 - CREAM
FASCIA/EAVES/GARAGE/WOOD: SW0038 LIBRARY PEWTER
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WINDOW & DOOR TRIM: SW6157 FAVORITE TAN
ENTRY DOOR / SHUTTERS: SW6167 GARDEN GATE
CLAY PIPES: SW6061 TAN BARK

ELEVATION B - COTTAGE
SCHEME 4
ROOF TILE: FLAT TILE PROFILE: 4671 VILLAGE BLEND
STUCCO: OMEGA 236 - ANTIQUE GREEN
GABLE INSET: SW7025 BACKDROP
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6154 NACRE
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ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE
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SCHEME 6
ROOF TILE: FLAT TILE PROFILE: 4687 BROWN GRAY RANGE
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STONE: TUSCAN VILLA - PRAIRIE MOSS

ELEVATION C - TRADITIONAL
SCHEME 7
ROOF TILE: FLAT TILE PROFILE: 4503 SIERRA MADRE
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BRICK: SPECIAL USED BRICK: EAGLE BUFF

Front Elevation
Scheme 4

MATERIAL NOTES
Roof: Concrete 'Flat' Tile
Roof Pitch: 6 : 12
Rakes: 12" Wood Barge
Eaves: 18" Wood Fascia
Building Height: 28'-10"
Stucco, Siding, Stone Exterior

Left Elevation

Rear Elevation

Right Elevation

Cottage
Scale: 1/8" = 1'-0"

Front Elevation
Scheme 1

MATERIAL NOTES
Roof: Concrete 'S' Tile
Roof Pitch: 5 : 12
Rakes: Flush
Eaves: 12" Wood Fascia
Building Height: 25'-10"
Stucco Exterior

Left Elevation

Rear Elevation

Right Elevation

Spanish
Scale: 1/8" = 1'-0"

SWEETWATER VILLAGE
COUNTY OF SAN DIEGO, CA
BUILDING PLAN #2

JANUARY 20, 2015
SHEET 6 OF 6

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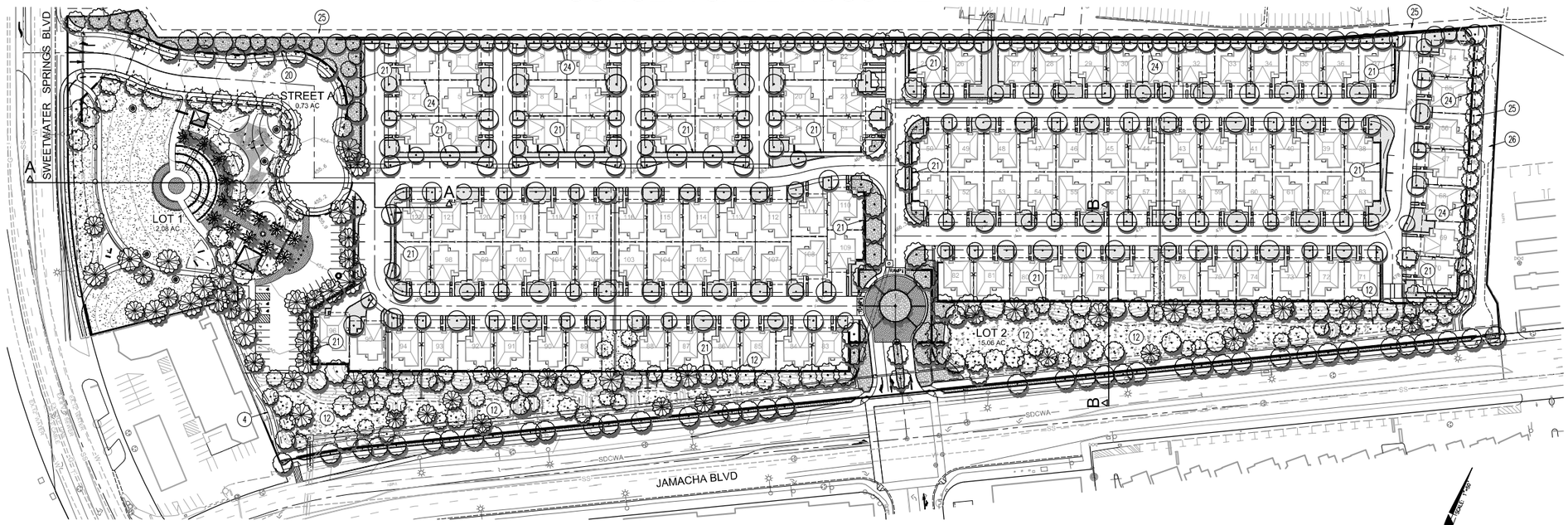
Sweetwater Village

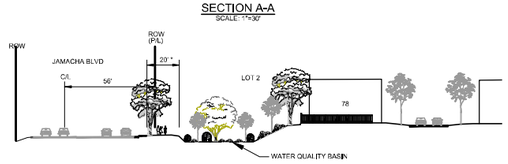
SITE PLAN - ARCHITECTURAL DETAILS

Figure 3C

COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1
CONCEPTUAL LANDSCAPE PLAN



SECTION A-A
SCALE: 1"=30'



SECTION B-B
SCALE: 1"=30'

* 20' STREET-FACING LANDSCAPE ZONE PER THE SPRING VALLEY DESIGN GUIDELINES.

PLANT PALETTE

MAJOR PROJECT ENTRY AND NEIGHBORHOOD PARK
ACCENT TREES, SUCH AS;
ARCHONTOPHOENIX - CUNNINGHAMIANA - KING PALM
JACARANDA MIMOSIFOLIA - JACARANDA
LAGERSTROEMIA INDICA - CRAPE MYRTLE
QUERCUS ENGLEMANII - ENGLEMAN OAK
ARECASTRUM ROMANZOFFIANUM - QUEEN PALM
TIPUANA TIPU - TIPU
15 GALLON AND 24" BOX SIZES

SHADE TREES, SUCH AS;
KOELREUTERIA PANICULATA - GOLDENRAIN TREE
PLATANUS RACEMOSA - CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA - COAST LIVE OAK
SCHINUS MOLLE - CALIFORNIA PEPPER
ULMUS PARVIFOLIA - EVERGREEN ELM
15 GALLON AND 24" BOX SIZES

ACCENT SHRUBS, SUCH AS;
AGAVE SPECIES - AGAVE
BOUGAINVILLEA SPP. - BOUGAINVILLEA
DASYLIRION LONGISSIMUM - MEXICAN GRASS TREE
ROSA "CARPET ROSE" - CARPET ROSE
ROSA "ICEBERG ROSE" - ICEBERG ROSE
1 AND 5 GALLON CONTAINER SIZES

SHRUBS, SUCH AS;
ARBUTUS UNEDO 'COMPACTA' - DWARF STRAWBERRY TREE
CALLISTEMON CITRINUS 'LITTLE JOHN' - DWARF BOTTLEBRUSH
GREVILLEA NOELLII - GRVILLEA
LAURUS NOBILIS 'SARATOGA' - SWEET BAY
RHAPHIOLEPIS INDICA - INDIA HAWTHORN
1 AND 5 GALLON CONTAINER SIZES

GROUND COVER, SUCH AS;
LONICERA JAPONICA - JAPANESE HONEYSUCKLE
MYOPORUM PARVIFOLIUM - MYOPORUM
ROOTED CUTTINGS FROM FLATS AND 1 GALLON CONTAINER SIZES

TURF GRASS - DROUGHT TOLERANT VARIETIES

RESIDENTIAL NEIGHBORHOODS
SHADE TREES, SUCH AS;
LAURUS NOBILIS 'SARATOGA' - SWEET BAY
LIGUSTRUM LUCIDUM - GLOSSY PRIVET
MAGNOLIA GRANDIFLORA 'LITTLE GEM' - LITTLE GEM MAGNOLIA
OLEA EUROPEAEA - OLIVE
PHOTINIA FRASERI - NCN
PYRUS CALLERYANA 'ARISTOCRAT' - EVERGREEN PEAR
SAPIUM SABIFERUM - CHINESE TALLOW TREE
15 GALLON AND 24" BOX SIZES

SHRUBS, SUCH AS;
ARBUTUS UNEDO 'COMPACTA' - DWARF STRAWBERRY TREE
CALLISTEMON CITRINUS 'LITTLE JOHN' - DWARF BOTTLEBRUSH
CARISSA MACROCARPA 'BOXWOOD BEAUTY' - NATAL PLUM
GREVILLEA NOELLII - GRVILLEA
LAURUS NOBILIS 'SARATOGA' - SWEET BAY
MYRTUS COMMUNIS 'COMPACTA' - DWARF MYRTLE
PITTOSPORUM TOBIRA - TOBIRA
RHAPHIOLEPIS INDICA - INDIA HAWTHORN
TRACHELOSPERMUM JASMINOIDES - STAR JASMINE
1 AND 5 GALLON CONTAINER SIZES

GROUND COVER, SUCH AS;
LONICERA JAPONICA - JAPANESE HONEYSUCKLE
MYOPORUM PARVIFOLIUM - MYOPORUM
ROSMARINUS OFFICINALIS - ROSEMARY
ROOTED CUTTINGS FROM FLATS AND 1 & 5 GALLON CONTAINER SIZES

JAMACHA BOULEVARD STREETSCAPE, AND ADJACENT STORM WATER BASINS
TREES, SUCH AS;
LOPHOSTEMON CONFERTUS - BRISBANE BOX
PLATANUS RACEMOSA - CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA - COAST LIVE OAK
QUERCUS CHRYSOLEPIS - CANYOU LIVE OAK
PINUS HALEPENSIS - ALEPPO PINE
EUCALYPTUS SPECIES - EUCALYPTUS
15 GALLON AND 24" BOX SIZES

SHRUBS, SUCH AS;
HETEROMELES ARBUTIFOLIA - TOYON
LONICERA JAPONICA - JAPANESE HONEYSUCKLE
MUHLENBERGIA RIGENS - DEER GRASS
RHUS OVATA - SUGAR BUSH
1 AND 5 GALLON CONTAINER SIZES

GROUND COVER, SUCH AS:
BACCHARIS PILULARIS - DWARF COYOTE BRUSH
COTONEASTER SPECIES - COTONEASTER
JUNIPERUS SPECIES - JUNIPER
ROOTED CUTTINGS FROM FLATS AND 1 GALLON CONTAINER SIZES

NATIVE HYDROSEED

DECOMPOSED GRANITE
CRUSHED ROCK
COBBLE

LANDSCAPE NOTES

(12) WATER QUALITY BASIN
(20) RETAINING WALL PER SITE PLAN
(21) SOUND / PRIVACY WALL PER SITE / LANDSCAPE PLAN
(24) SIDE YARD FENCE
(25) TRAIL EASEMENT
(26) STORM DRAIN EASEMENT

GENERAL NOTES

1. ALL LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH COUNTY OF SAN DIEGO LANDSCAPE STANDARDS, SPRING VALLEY COMMUNITY PLANNING AREA - COMMUNITY DESIGN GUIDELINES AND IN ACCORDANCE WITH AB 1881 - STATE WATER CONSERVATION REQUIREMENTS.

2. NATIVE AND DROUGHT TOLERANT PLANTS THAT MINIMIZE WATER USE AND MAINTENANCE WILL BE UTILIZED. ALL PLANT MATERIALS WILL BE APPROPRIATE FOR THE SAN DIEGO CLIMATE AND FIT IN WITH THE ADJACENT NEIGHBORHOOD.

3. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH STATE OF THE ART AUTOMATIC IRRIGATION SYSTEM. IRRIGATION WATER TO BE PROVIDED VIA EXISTING ON SITE WELL AND /OR EXISTING DOMESTIC WATER METER.

4. OWNER/HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE AND RELATED IMPROVEMENTS DURING THE LIFE OF THE PERMIT. ALL DEAD, DYING, OR DISEASED PLANTS WILL BE REPLACED IN KIND. OPERATIONS AND MAINTENANCE OF THE PUBLIC PARK WILL BE THE RESPONSIBILITY OF THE COUNTY OF SAN DIEGO.

5. THE 20 FOOT STREET-FACING LANDSCAPE ZONE* - THE MINIMUM TREE PLANT RATIO SHALL BE ONE TREE PER 300 SQUARE FEET OF AREA. THE TREE SHOULD BE MINIMUM 15 GAL. IN SIZE.

6. THE EASTERN SIDEYARD LANDSCAPE ZONE - THE MINIMUM TREE PLANT RATIO SHALL BE ONE TREE PER 100 SQUARE FEET OF AREA. TREE SHOULD BE MINIMUM 15 GAL. IN SIZE.

7. ALL PROPOSED STREET TREES LOCATED WITHIN THE PUBLIC RIGHT-OF WAY SHALL REQUIRE ISSUANCE OF AN ENCROACHMENT PERMIT THROUGH THE DEPARTMENT OF PUBLIC WORKS.

REGISTERED LANDSCAPE ARCHITECT
STEVEN HOKE
NO. 2513
SEP. 30, 2015
RENEW DATE
STATE OF CALIFORNIA

SWEETWATER VILLAGE
COUNTY OF SAN DIEGO, CA
CONCEPTUAL LANDSCAPE PLAN

JANUARY 20, 2015
SHEET 3 OF 6

RBF CONSULTING
PLANNERS • ENGINEERS • ARCHITECTS • LANDSCAPE ARCHITECTS
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Michael Baker INTERNATIONAL

Source:
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Sweetwater Village
CONCEPTUAL LANDSCAPE PLAN
Figure 3D

Photo 1: View looking north to proposed amphitheater within public community park.

Photo 2: View looking northwest from proposed parking area to public community park.

Michael Baker INTERNATIONAL

Source: RBF Consulting, a company of Michael Baker International
134978Exhibits.indd

Sweetwater Village

PROPOSED PUBLIC COMMUNITY PARK - VISUAL SIMULATIONS

Figure 3E

Michael Baker INTERNATIONAL

Source: Eagle Aerial.
134978Exhibits.indd

Project Site

1 Photo Location

Sweetwater Village

PHOTO LOCATION MAP

Figure 4

Photo 1: View from Sweetwater Springs Boulevard looking northeast across Project site.

Photo 2: View from Jamacha Boulevard looking northwest/north across western portion of Project site.

Photo 3: View from Jamacha Boulevard looking north/northeast across western portion of Project site.

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Sweetwater Village

SITE PHOTOGRAPHS - EXISTING CONDITIONS

Figure 5

Photo 4: View from across Jamacha Boulevard looking northwest/northeast across central portion of Project site.

Photo 5: View from Jamacha Boulevard looking northwest across eastern portion of Project site.

Michael Baker
INTERNATIONAL

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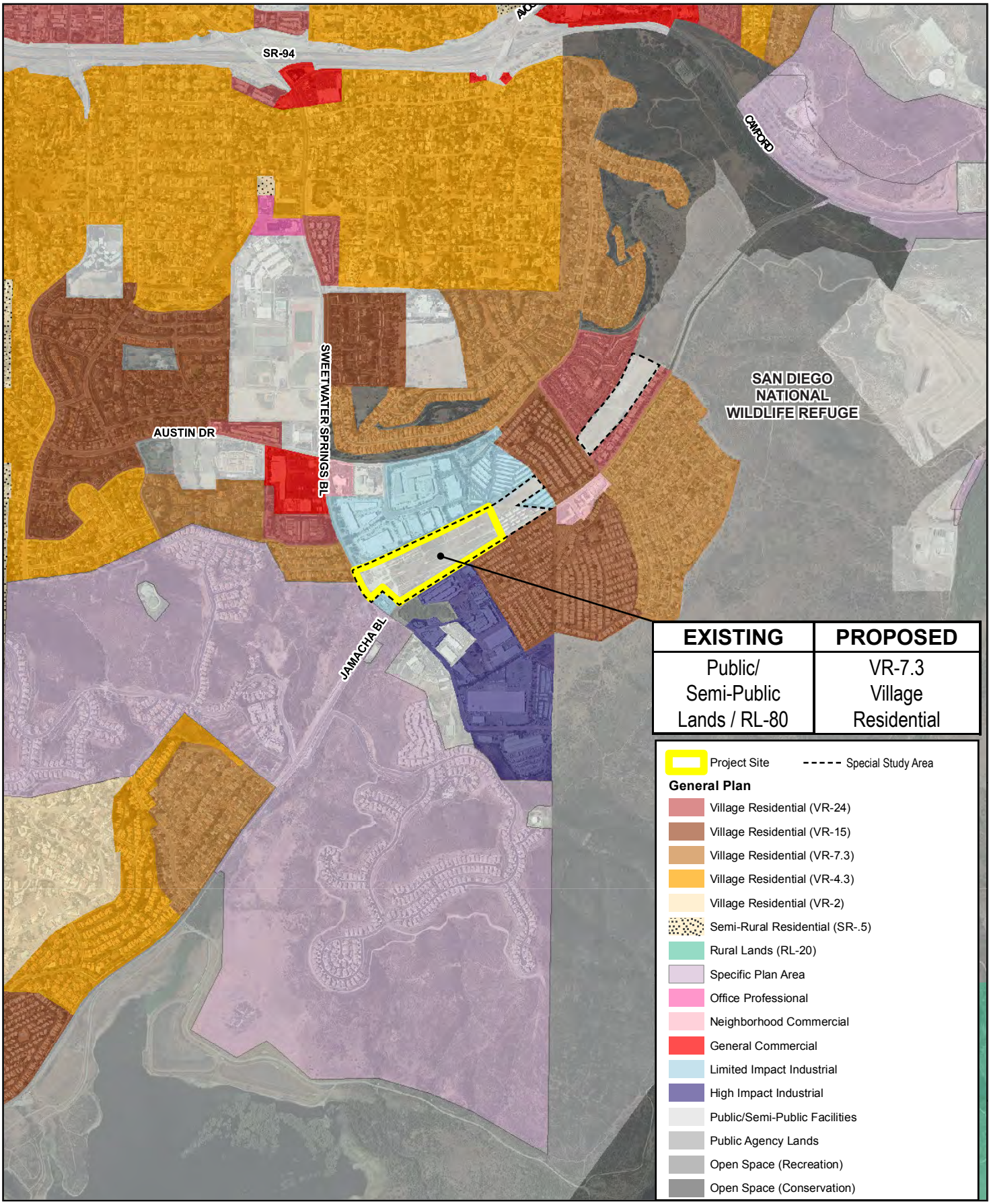
Sweetwater Village

SITE PHOTOGRAPHS - EXISTING CONDITIONS

Figure 6



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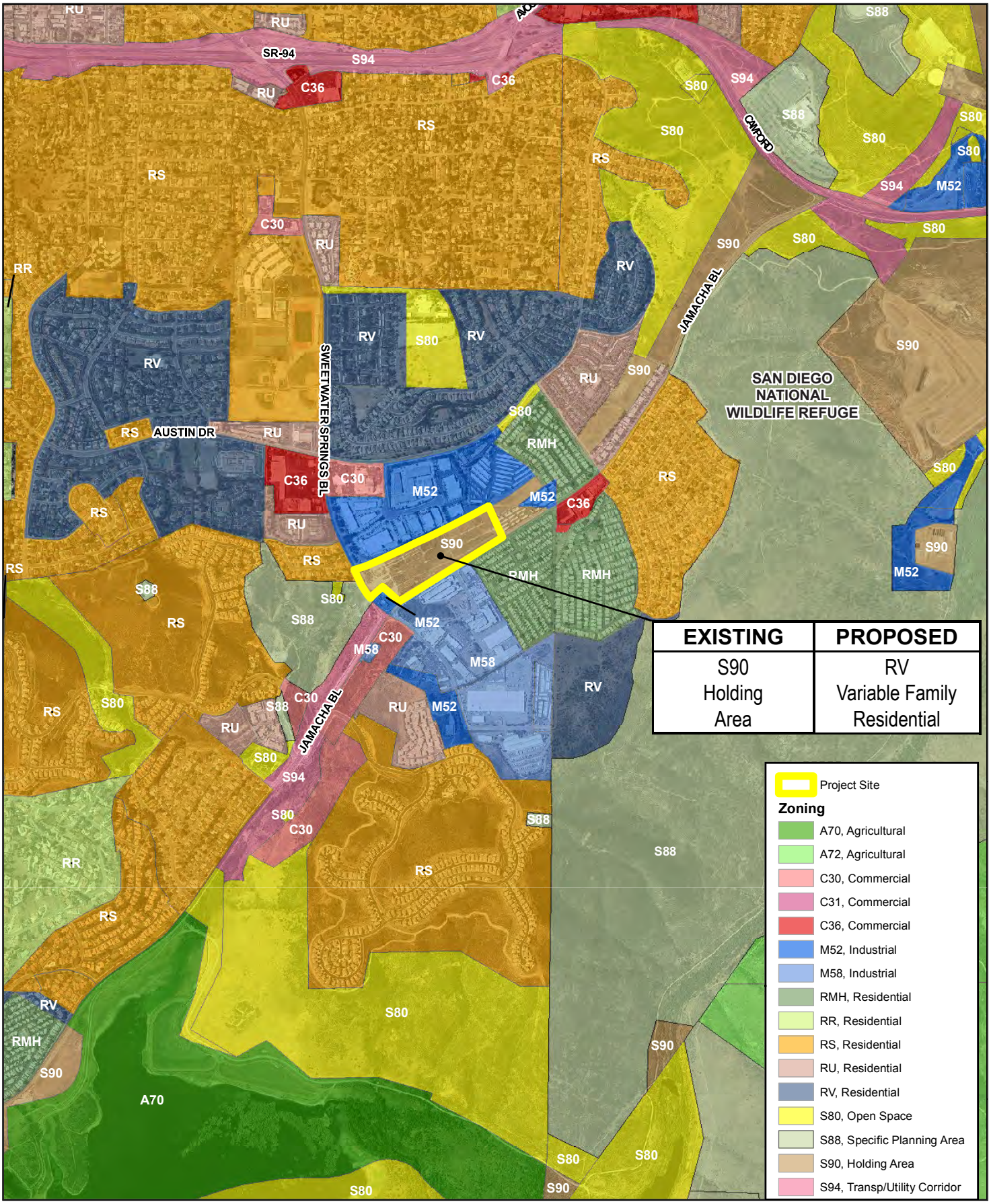
0 0.125 0.25 0.5 Miles

Source: Eagle Aerial, SanGIS
134978Exhibits.indd

Sweetwater Village

GENERAL PLAN LAND USE

Figure 7



Michael Baker INTERNATIONAL

0 0.125 0.25 0.5 Miles

Source: Eagle Aerial, SanGIS
134978Exhibits.indd

Sweetwater Village

ZONING

Figure 8

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3.0 Plan Consistency Analysis

The future growth of Sweetwater Place and the surrounding area will rely on successful, well-planned development. A significant issue that will ensure prosperous growth is the provision of compatible land uses that conform to and compliment the desired vision for the study area, as detailed by the goals and policies outlined in the General Plan and Spring Valley Community Plan.

A Land Use Study is required to provide additional assessment for the Sweetwater Place Project as part of the SSA designation and implementation. The purpose of the Land Use Study is to determine if the proposed land use plan conforms to the goals and policies of the General Plan and Spring Valley Community Plan and that the proposed land uses can be accommodated while maintaining the rural community character. Several components will be evaluated as part of this process, including: existing and proposed land use patterns, preservation of the community character, diversity of residential neighborhoods, availability of infrastructure and public facilities/services, the circulation network, and preservation of protected resources.

3.1 General and Community Plan Consistency

Several adopted plan policies support and promote the development of the Project at its proposed location. The Project is found to be consistent with the following adopted or proposed plans: the existing County General Plan and the Spring Valley Community Plan.

3.1.1 San Diego County General Plan (Adopted August 3, 2011)

The County of San Diego General Plan is intended to provide guidance for the long-term development of San Diego County. The General Plan includes various Elements that address different aspects of growth, including accommodating population growth and housing needs, while influencing the distribution of development in order to protect scarce resources wisely; preserving the natural environment; providing adequate public facilities and services efficiently and equitably; assisting the private sector in the provision of adequate, affordable housing; and, promoting the economic and social welfare of the region. Goals, policies and objectives are provided within each of the Elements to guide future land development and ensure consistency with the County's intended vision for the future of San Diego County.

As stated previously, the Project site was originally designated as future right-of-way for the SR 54 extension. Caltrans has since abandoned the SR 54 extension and sold the property at auction as excess right-of-way.

The County of San Diego General Plan Land Use Element designates the Project site as Public/Semi-Public Lands, with a Regional Category of Village. Pursuant to Land Use Policy 1.6 of the Land Use Element, sites with a Public/Semi-Public land use designation have an underlying land use designation of Rural Lands (RL-80). When the site becomes privately owned (which the subject site is now under private ownership), the RL-80 land use designation is applied until a GPA and rezone applications are approved by the County to change the land use designation and zoning to accommodate the anticipated development.

A GPA is required to change the current General Plan designator from the current RL-80 to a Village Residential designator to appropriately fit the characteristics of the proposed Project. The Regional Category will remain as Village. Refer to Figure 7, General Plan Land Use.

An evaluation of the Project's consistency with applicable goals and policies of the General Plan is provided in Table 3 of this document.

3.1.2 Spring Valley Community Plan (Adopted August 3, 2011)

The Spring Valley Community Plan is supplemental to the County General Plan and provides goals and policies to guide development of this area of southwestern San Diego County. Applicable goals and policies of the Spring Valley Community Plan, along with a discussion of Project consistency, are provided in Table 3 of this document.

Special Study Area (SSA)

As stated in the Spring Valley Community Plan, the Spring Valley currently has no downtown area, and it is recognized that a town center in Spring Valley would be a positive amenity that would enhance the community identity, character and economic vibrancy. Further, the Community Plan states:

> "The following vision, goals and policies should guide the preparation of a development plan on this site.
>
> An approximately 34-acre area, consisting of two non-contiguous sites at the northeast corner of Sweetwater Springs and Jamacha Boulevards, has been designated as a Special Study Area (SSA). The SSA is within the former right-of-way of an unbuilt segment of SR-54, which is no longer planned to be built. This large undeveloped area offers a unique opportunity for the community of Spring Valley.
>
> The study area should be developed with a mixture of uses, where the most encouraged uses are identified below:
>
> - A community forum, which could include a small amount of open space, walkways with paving stones with a view of the Sweetwater

Reservoir, desert landscape, benches, public art, and a small amphitheater

- Condominiums or loft type housing
- Restaurants
- Retail stores
- Shared parking facility to promote a walkable land use plan
- Pedestrian connectivity to a community park and the County Trails network
- Boutique Wineries
- Micro Breweries

Uses that would not be allowed in this town center would be non-pedestrian-oriented activities with negative impacts that would be inconsistent with the community's vision of a community-wide amenity and gathering point. Typical inconsistent uses include industrial uses such as processing activities with visual and noise impacts, recycling facilities, car repair facilities, used car lots, storage facilities, or medical marijuana dispensaries."

The Project site is identified in the Spring Valley Community Plan as a "Special Study Area - Sweetwater Springs Boulevard and Jamacha Boulevard." The Sweetwater Springs Boulevard and Jamacha Boulevard SSA totals approximately 34 acres, extending northward of the Project site across Calavo Drive (two non-contiguous sites); however, the proposed Project site represents approximately 20.35 acres of the overall SSA. The remaining land within the SSA is not part of the proposed Project. The remaining land will not be affected by Project implementation and will remain unchanged in its present state.

3.1.3 Wildland Urban Interface Ordinance

The Project site is located within an area affected by the County's Wildland Urban Interface Ordinance. The Ordinance applies to lands with a high potential for the risk of wildfire, and therefore, such lands are subject to additional preventative design measures to reduce the occurrence or spread of wildfire.

A Fire Protection Plan (FPP) Letter Report (dated January 2015, available under separate cover) has been prepared by the Project applicant, consistent with County requirements, to address such issues as water supply, access, building ignition and fire resistance, fire protection systems and equipment, and vegetation management. The County Fire Marshal and San Miguel Consolidated Fire Protection District (SMCFPD) has reviewed the Project as designed to determine if the Project meets applicable fire protection requirements and that adequate facilities and personnel are available to serve the Project site. Recommendations

made by the SMCFPD have been incorporated into the Project design and are amended to the FPP Letter Report.

3.1.4 South County Multiple Species Conservation Program Subarea Plan

The Multiple Species Conservation Program (MSCP) is a comprehensive, long-term habitat conservation plan which addresses the needs of multiple species and the preservation of natural vegetation communities in San Diego County. The MSCP is aimed at maintaining or improving the status of threatened and endangered species and reducing the need for future listings of species under the federal and State endangered species acts.

The MSCP addresses the potential impacts of urban growth, natural habitat loss and species endangerment and creates a plan to mitigate for the potential loss of Covered Species and their habitat due to the direct impacts of future development of both public and private lands within the MSCP area. The total study area encompasses 12 jurisdictions and consists of 582,243 acres, of which 43% (252,132 acres) is in unincorporated areas under the jurisdiction of San Diego County.

The MSCP is a subregional plan under the Natural Communities Conservation Program (NCCP), which is implemented through local subarea plans. The County's Subarea Plan and its associated Implementing Agreement establish conditions under which the County, for its benefit and the benefit of public and private landowners and other land development project proponents within its Subarea boundaries, will receive from the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife certain long-term Take Authorizations (and acknowledgment that the MSCP satisfies conditions established in the Section 4(d) Special Rule for the coastal California gnatcatcher) which allows for the taking of specific covered Species incidental to land development and other lawful land uses authorized by the County.

The Project site is located within the boundaries of the County of San Diego's adopted South County Multiple Species Conservation Program (MSCP) Subarea Plan. The San Diego MSCP Plan for the southwestern portion of San Diego County was approved in 1997 and covers 85 species. The City of San Diego, portions of the unincorporated County and ten additional city jurisdictions comprise the San Diego MSCP Plan area. The County Subarea Plan was adopted by the County Board of Supervisors in March 1998.

The South County Plan provides for conservation while accommodating continued economic growth. The South County Plan is a cooperative effort among the County, U.S. Fish and Wildlife Service, and California Department of Fish and Wildlife. Authority for this process comes from the California NCCP Act and Section 10(a) of the federal Endangered Species Act that addresses habitat conservation plans. Implementation of the program allows for issuance of a permit to the County for incidental take of threatened and endangered species.

As authorized, the County can provide third-party beneficiary status to applicants for projects that conform to the standards of the Plan. As a result, the overall effect of the MSCP is creation of a large, connected preserve that addresses the regional habitat needs for multiple species.

The Project site is not located within a Focused Conservation Area or Pre-Approved Mitigation Area (PAMA) of the County's MSCP Subarea Plan. The Project would not conflict with any local policies and ordinances pertaining to the protection of biological resources, and all Project impacts would be reduced to a level of less than significant through implementation of mitigation measures.

3.1.5 Spring Valley Community Trails Master Plan

The County of San Diego Trails Program and the Community Trails Master Plan (CTMP) were adopted by the San Diego County Board of Supervisors on January 12, 2005. The County Trails Program is intended to provide a guide for development of a system of interconnected regional and community trails and pathways. Such trails and pathways are meant to address public need for recreation and transportation; however, such amenities will also provide public health and quality of life benefits relative to opportunities for hiking, mountain biking, and horseback riding throughout the County's biologically diverse physical environments. The County's Trails Program focuses on the development and management of trails on public, semi-public, and private lands. The Community Trails Master Plan is the implementing document for the trails program and contains the trails and pathways plans adopted by individual communities within the unincorporated County.

According to the Spring Valley Community Trails Master Plan, two trails are planned within the Project vicinity. The Jamacha Boulevard Trail is proposed as an approximately 0.39-mile pathway having a Trail Priority of "1" (on a scale of 1 to 3). The pathway would be constructed to provide connectivity to five other planned pathways or trails within the area.

The Sweetwater Springs Boulevard Pathway is planned as an approximately 0.04-mile trail and has a Trail Priority of "1." The pathway is intended to provide connectivity to two other planned trails within the area.

Additionally, the Community Trails Master Plan shows an existing trail/pathway easement running along the northern boundary of the Project site (on the adjacent property). No trails or pathways have been constructed within this easement to date. The Project as proposed would not obstruct or otherwise interfere with this easement or any trail/pathway construction that may occur in the future within the easement.

3.1.6 Dark Skies Ordinance

The County's Dark Skies Ordinance (Light Pollution Code) is intended to reduce potential adverse lighting effects on astronomical research at the Palomar and Mount Laguna Observatories in San Diego County. The Dark Skies Ordinance identifies lands within 15 miles of either observatory as being within Zone A, and lands outside of the 15-mile radius, but within the unincorporated portion of the County of San Diego, as within Zone B. Stringent lighting regulations are provided for Zone A to minimize or avoid adverse impacts on dark skies, with particular consideration for operation of the observatories.

The Project site is located approximately 44 miles to the southwest of the Palomar Observatory and approximately 32 miles to the southwest of the Mount Laguna Observatory. The Project site is therefore located within Zone B of the two observatories.

3.2 Conformance Analysis

The proposed Project would be subject to the goals, policies, and objectives of the County of San Diego General Plan and the Sweetwater Place Community Plan. In addition, development of the site would be subject to the County's Wildland Urban Interface Ordinance, Zoning Ordinance, South County MSCP Subarea Plan, Spring Valley Community Trails Master Plan, and Dark Skies Ordinance. Project conformance with these plans and policies is discussed in detail below in Table 3, Project Conformance with Applicable Plans and Policies, and subsequent discussion.

TABLE 3. PROJECT CONFORMANCE WITH APPLICABLE PLANS AND POLICIES

County of San Diego General Plan	
Chapter 3 - Land Use Element	
GOAL: LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	The community of Spring Valley is located within the unincorporated portion of San Diego County. As stated in the Community Plan, the community is a heavily populated suburban environment. The majority of land is in single-family residential use, but since the 1970's denser housing areas developed, causing degradation of the community with rising crime rates, gangs, and drug use. There are over 1,000 businesses in the community from small, family-owned enterprises to heavy industry. Due to the lack of proper planning before the establishment of zoning and oversight of construction through the years, heavy industrial uses are located adjacent to single-family residential. According to the Community Plan, high-density, low-income properties have proliferated in the decade. Existing land uses surrounding the Project site include undeveloped land to the west/southwest across Sweetwater Springs Boulevard, which is planned for residential development; a commercial strip mall anchored by a gas station adjacent to the southeast; a storage facility, Mardi Gras Café and Market building, and Sweetwater Lodge mobile-home park to the south across Jamacha Boulevard; another self-storage facility adjacent to the southwest; a vacant lot adjacent to northwest; and, a business park adjacent to the northern property boundary. Refer also to Figure 4, Photo Location Map, and Figures 5 and 6, Site Photographs - Existing Conditions, which show existing conditions on the Project site. The proposed Project is intended to provide a development that respects current and anticipated market conditions while providing quality residential housing opportunities and recreational open space for residents of the surrounding community and of the proposed development. Various architectural designs have been prepared that respect the local character and would enhance the existing setting. Additionally, landscaping and entry improvements would visually enhance the character of the site. The proposed public park would also provide additional opportunities for County residents to access public recreational amenities..

	Through sensitive planning and design, the proposed Project would enhance the unique environment while providing compatible land uses. Although the Project proposes a change to the existing General Plan land use and zoning, the intent of doing so is to allow for the application of appropriate design measures that would result in a development respective of the surrounding community character and would not conflict with the existing setting within the Sweetwater Springs setting.
POLICY: LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Refer to Goal LU-2, above. As designed, the Project proposes 122 residential condominium units with an overall density of 7.12 dwelling units per acre (du/ac) (17.1 acres net divided by 122 units = 7.12 du/ac). The Project proposes a total of two separate legal lots; however, one lot would include the public park and associated parking and would be dedicated to the County for public use. As stated above, various land uses are present in the vicinity of the Project site and include commercial, light industrial, and residential uses. To the west/southwest across Sweetwater Springs Boulevard, the Pointe residential community is planned (and/or partially built), and which is planned for a residential development known as "The Pointe;" Sweetwater Lodge mobile-home park is located to the south across Jamacha Boulevard. Single-family residential uses are also present further to the north, adjacent to Austin Drive and to the northeast/east across Calavo Drive. Although the Project includes a General Plan Amendment and rezone to allow for the Project as designed, the Project as designed has considered the surrounding community character and economic environment and proposes a residential development that would be compatible with surrounding land uses. Various architectural designs are proposed that respect the existing visual setting and provide future homeowners with a selection of housing styles to choose from.
POLICY: LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan	Refer to Goal LU-2 and Policy LU-2.3, above.

Guiding Principles.	
GOAL: LU-3 Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.	Conceptual architectural design for the proposed Project has been prepared, offering various housing styles and sizes. The different housing designs considered would provide new homeownership opportunities within the community for people of varied income levels and family lifestyles. The proposed residential units have the potential to provide rental or ownership opportunities for singles, small families, and/or retirees who want to live in a condominium-type setting without the cost or maintenance effort of a single-family residence. The Project would be consistent with the goals and policies of the General Plan by providing a variety of residential housing types and offering a range of housing options to the residents of San Diego County, thereby contributing to the diversity of the housing stock.
POLICY: LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	See Goal LU-3, above.
POLICY: LU-3.2 Mix of Housing Units in Large Projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes.	See Goal LU-3, above.
GOAL: LU-4 Inter-jurisdictional Coordination Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the	The Project applicant has addressed potential issues of environmental concern with regard to Project implementation and mitigation measures are proposed, as appropriate, to reduce all Project impacts to less than significant or to the extent feasible. The Project applicant continues to coordinate with the County and other affected agencies (e.g. sewer, water, fire protection, etc.) to ensure that potential effects of the Project are minimized or avoided. No tribal lands would be affected by the proposed development.

unincorporated County and the region.	
GOAL: LU-6 Development – Environmental Balance A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.	Refer also to the response for Goal LU-2, above. The Project has been designed to respect and enhance the local community character. The Project would be required to submit a Storm Water Management Plan (SWMP) in conformance with the County's Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO). In addition, the Project would implement an authorized Storm Water Pollution Prevention Plan (SWPPP) pursuant to requirements under the National Pollutant Discharge Elimination System (NPDES) for the establishment and maintenance of Best Management Practices (BMPs). The Project site is highly disturbed and located within an urban setting. As indicated in the Biological Technical Report prepared for the Project (January 2015), all impacts on biological resources would be reduced to a level of less than significant with implementation of mitigation measures. No designated scenic resources are present onsite, and the property has not historically been utilized for agricultural purposes. No steep slopes, known seismic fault lines, or areas susceptible to landslides are present onsite.
POLICY: LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying storm water to the maximum extent practicable	The subject property slopes upward from Sweetwater Springs Boulevard along its easterly boundary, with the majority of the site leveling off and being generally flat. Onsite elevations range from approximately 492 feet above mean sea level (amsl) near the northeast corner of the property to approximately 441 feet amsl near the southwest corner of the property. No steep slopes or areas subject to landslides are present onsite. As designed, the Grading Plan for the Project indicates minor grading (50,000 c.y.) of balanced cut and fill will be required. A significant increase in storm water runoff or treatment needs from the areas affected by the Project is not anticipated to occur. Storm water runoff in areas where improvements would be installed would remain generally unchanged following construction. The Project proposes improvements to convey storm water flows from offsite properties that currently flow aboveground across the site within a proposed underground 54-inch pipe for outflow to an existing storm drain at the southwest corner of the site near Jamacha Boulevard. Additionally, onsite storm water flows will be captured and treated via proposed onsite bioretention basins.

	Onsite storm water flows will discharge from the Project site in two locations. The majority of the site will discharge to the existing storm drain system within Jamacha Boulevard, consistent with pre-development conditions. The westerly portion of the site will discharge to Sweetwater Springs Boulevard, and flows will continue southwesterly via curb and gutter, consistent with pre-development conditions. No comingling of flows from offsite properties with those from the Project site will occur. Additionally, the Project would retain an existing aboveground drainage channel that runs along the eastern boundary of the property and carries storm water flows from properties to the north through the site to an existing storm drain located in Jamacha Boulevard.
GOAL: LU-10 Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	Refer also to Goals LU-2 and LU-6, above. The existing County of San Diego General Plan land use designation is Public/Semi-Public with an underlying land use designation of RL-80 (Rural Lands). A General Plan Amendment (GPA) is required to change the current General Plan designator from RL-80 to a Village Residential (VR-7.3) designator. Additionally, the SSA designation has been applied to the property, as shown in the Spring Valley Community Plan, to allow for additional evaluation to determine the most compatible and consistent land uses for the property. Identifying the property as a Special Study Area provides direction to the applicant to conduct additional study to allow for appropriate development of the site. As former excess ROW of SR54 and previous nursery site, the site is highly disturbed and does not support significant natural resources, agricultural uses, or unique visual characteristics. Mitigation is proposed to reduce impacts to onsite biological resources to a level of less than significant.
POLICY: LU-10.2 Development - Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character and avoid sensitive or intact environmental resources and hazard areas.	Refer to Goals LU-2 and LU-10, and Policy LU-6.9, above.
GOAL: LU-12 Infrastructure and Services	The affected service agencies (school, fire, water, sewer) have indicated that they

Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.	are able to provide service to the Project site and have provided signed Project Service Availability Letters to the Project applicant. The Project site would be served by the Grossmont Union High School District (grades 9-12) and the La Mesa-Spring Valley School District (K-8). Both schools have adequate capacity to serve the proposed development. No new school facilities are proposed as a result of the proposed Project; however, applicable school fees would be paid for mitigation of potential effects on school facilities, in accordance with California Education Code 17620. With these measures, school facilities would be adequate to serve the Project. The site will be served by the Otay Water District for public water service; the San Diego County (Spring Valley) Sanitation District will provide public sewer service. Minor improvements are proposed to allow for connection to the existing public infrastructure systems for water and sewer, as shown on the Tentative Map. The San Miguel Consolidated Fire Protection District (SMCFPD) would provide fire protection services to the site. The SMCFPD has provided a Project Facility Availability Letter to the Project applicant indicating that it is available to provide adequate service to the site and indicating specific design measures to be implemented for the Project to reduce potential risk and damage caused by fire. The Project has been designed to incorporate all such measures to ensure that fire risk is minimized to the extent feasible. The Project has been closely coordinated with all service provider agencies and utility companies to ensure the availability of services and facilities concurrent with need. The Project applicant has coordinated with all other appropriate districts to ensure that the level of service and location of facilities necessary would be provided in a timely manner. Additionally, the Resolution of Approval and the implementing permits and maps will be conditioned to ensure the provision of services in a timely, efficient, and economical way to successfully execute the Project.
POLICY: LU-12.3 Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated	Refer to Goal LU-12, above. Within the Project boundaries, all utility lines would be undergrounded to reduce potential effects on the existing visual setting. All utilities would be undergrounded consistent with applicable County design requirements.

communities. Encourage the collocation of infrastructure facilities, where appropriate.	
POLICY: LU-12.4 Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.	Refer to Goal LU-2 and Policy LU-12.3, above. The County of San Diego General Plan Mobility Element classifies Jamacha Boulevard and Sweetwater Springs Boulevard as Major Roads with a bike lane. The Project proposes to improve Jamacha Boulevard and Sweetwater Springs Boulevard to a 55-foot half-width with curb, gutter, and sidewalks, a bike lane, and turn lanes. The proposed onsite circulation system would include a combination of public roads and private access drives. All improvements are intended to be integrated into the natural terrain to the extent possible to maintain the character of the community. All roads would be designed to accommodate daily Project traffic and to provide interconnected emergency access ways. The design for the proposed onsite roadway system would adhere to County roadway design standard. Design details for the proposed public and private road improvements are shown on the Tentative Map.
GOAL: LU-13 Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.	Refer to response for Goal LU-12, above. Potable water service can be adequately provided to the site by the OWD.
POLICY: LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	Refer to Goal LU-12, above. As the Project proposes 122 new residential units, the Project is not subject to SB 610, which requires preparation of a Water Supply Assessment to evaluate the adequacy of available water supplies to serve a development (if greater than 500 units are proposed). The OWD can adequately provide potable water for the Project as designed. The construction of new water supply facilities is not required or proposed as part of the Project.
GOAL: LU-14 Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human	Refer to Goal LU-12, above. Wastewater disposal services can be adequately provided to the proposed development by the San Diego County (Spring Valley) Sanitation District. The construction of new wastewater facilities (e.g. wastewater

health and the environment.	treatment plant) is not required or proposed to serve the site.
POLICY: LU-14.2 Wastewater Disposal. Require development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonable expected demands.	Refer to Goal LU-14, above. Construction of the Project would not be phased, and all improvements would occur during a single period.
Chapter 4 – Mobility Element	
Policy M-2.1: Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.	A Traffic Impact Analysis (TIA) was prepared for the Project by LLG (January 2015). The TIA determined that no significant direct impacts would occur with the Project; however, the Project would contribute to significant cumulative impacts at the intersection of Jamacha Boulevard/Campo Road and Campo Road/Jamacha Road. Mitigation measures in the form of payment of County Transportation Impact Fees (TIF) to reduce the Project's contribution to such impacts to a level of less than significant; refer to the Traffic Impact Analysis for additional details (available under separate cover).
Policy M-2.2: Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity	The Project site is located at the intersection of Jamacha Boulevard and Sweetwater Springs Boulevard, both of which are Mobility Element roads. The Project would necessarily take primary access from Jamacha Boulevard at the current intersection of Jamacha Boulevard and Folex Court, and secondary access from Sweetwater Springs Boulevard (to ensure two points of access from the development). All improvements would be designed consistent with County

and improve traffic operations.	roadway design standards.
Policy M-2.4: Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.	The Noise Analysis prepared by Ldn Consulting, Inc. (January 2015), prepared in conformance with County Noise Compatibility Guidelines and County Noise Standards, determined that significant noise impacts would occur as a result of traffic-generated noise from Jamacha Boulevard. The Project design incorporates a series of sound walls 6 feet in height (as measured from the ground surface) along a portion of the boundary of the proposed residential development area to reduce potential impacts to less than significant. As a residential land use, and with consideration for the existing land uses within the surrounding setting, the Project is considered to be compatible with the existing land uses and would generate only a limited amount of noise, characteristic of residential uses.
Policy M-3.3: Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.	Refer to Policy M-2.2, above.
Policy M-4.4: Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	Private internal drives will be improved to 24 feet in width to support internal circulation and fire protection services. The maximum length of the dead-end drives will be 150 feet. No cul-de-sacs at these locations are being provided. Portions of several onsite private access drives will be constructed to accommodate limited on-street parking stalls. All onsite access drives proposed will be designed to maintain a 24-foot width at all times, including those roadways where on-street parking will be accommodated. All recommendations identified by the San Miguel Consolidated Fire District have been integrated into the Project design to ensure adequate emergency access at all times.
Policy M-4.5: Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it	All Project roadways would be improved consistent with County roadway design standards to ensure compatibility with the existing character of the surrounding area roadway network and the County's intended character of such land use types (residential). As the Project site is generally flat, limited grading would be required, and site topography would not be substantially changed with Project implementation. No wildlife corridors or crossings occur onsite or within the site vicinity, and therefore, no Project effects relative to such movements are

would minimize impacts in wildlife corridors.	anticipated.
GOAL M-4: Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context.	Safe and adequate ingress/egress would be provided to/from the Project site. All roadway improvements would be in conformance with County design standards.
Policy M-10.1: Parking Capacity. Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity Require new development to: ▪ Provide parking facilities for motorcycles and bicycles ▪ Provide staging areas for regional and community trails	Parking for the condominium units (attached two-car garage), guest parking (on private access drives), and parking for recreational open space (public park) will be provided at ratios consistent with or exceeding County parking requirements for each use type. Portions of several onsite private access drives will be constructed to accommodate limited on-street parking stalls. All onsite access drives proposed will be designed to maintain a 24-foot width at all times, including those roadways where on-street parking will be accommodated. The CC&R's to be adopted for the Project shall specify that the Homeowners Association (HOA) will have the authority to tow any cars that are parked in areas where on-street parking is not allowed. Additionally, all onsite roadways/access drives (public and private) shall be posted with signage indicating that cars parked in areas where on-street parking is prohibited shall be towed at the owner's expense without notice. Additionally, all street curbs shall be painted with a red line eight inches tall with "NO PARKING FIRE LANE" stenciled in white letters six inches tall. The stencil shall be placed every 50 feet.
Policy M-10.6: On-Street Parking. Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character.	Refer to Policy M-10.1, above.
GOAL M-11: Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and	The County of San Diego General Plan Mobility Element classifies Jamacha Boulevard and Sweetwater Springs Boulevard as Major Roads with a bike lane. The Project proposes to improve Jamacha Boulevard and Sweetwater Springs

attractive mobility options as well as recreational opportunities for County residents.	Boulevard to a 55-foot half-width with curb, gutter, and sidewalks and a bike lane. Consistent with the County Trails Network (and Spring Valley Community Plan), the Project proposes provision of an 8-foot wide public riding and hiking trail (within a 12-foot wide graded easement) along the northern side of Jamacha Boulevard to enhance the existing public pedestrian network. A series of pedestrian pathways are proposed within the Project boundaries to enhance connectivity and circulation throughout the site and provide linkage to the public park. Access from the Jamacha Road public trail to the residential portion of the Project and public park has been provided. Additionally, a 10-foot wide (cleared) trail easement is proposed along the eastern Project boundary for future construction of a public trail by others; no physical trail improvements are proposed with the Project along this easement.
Policy M-11.3: Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.	Refer to Goal M-11, above.
Policy M-11.8: Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.	Refer to Goal M-11, above.
GOAL M-12: County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails	Refer to Policy M-11.8, above.

Program, Regional Trails Plan, and the Community Trails Master Plan.	
Policy M-12.2: Trail Variety. Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.	Refer to Goal M-12, above.
Policy M-12.4: Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.	Refer to Goal M-12, above.
Policy M-12.8: Trails on Private Lands. Maximize opportunities that are fair and reasonable to secure trail routes across private property, agricultural and grazing lands, from willing property owners.	Refer to Goal M-12, above.
Chapter 5 – Conservation and Open Space Element	
GOAL: COS-11 Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.	The Project site was formally Caltrans ROW for planned SR 54. The property is highly disturbed and supports very limited sensitive habitat. No rock outcroppings, mountains, ridgelines, other scenic features, or other resources affected by the County's RPO are present onsite. No regionally significant vistas or reservoirs are present on the Project site. Additionally, no regionally significant natural features or points of regional historic or cultural interest occur onsite. The County General Plan Conservation and Open Space Element does not identify Jamacha Boulevard or Sweetwater Springs Boulevard as designated County Scenic Highways.

	The Project has been designed to minimize grading and generally buffers views into the site by distancing the residential development from adjacent roadways. Additionally, the Project proposes landscaping to buffer views of the Project components within the visual landscape and to maintain and visually enhance the character of the site and its surroundings. As such, the Project is not anticipated to adversely affect vistas of important natural or unique features, scenic highways, corridors, regionally significant scenic vistas, or other natural features.
POLICY: COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	Refer to Goal COS-11, above.
POLICY: COS-11.2 Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.	Refer to Goal COS-11, above. The Project site would not be visible from any designated County scenic highways or regional trails. No historical landmarks are present onsite, and no points of regional historic, visual, or cultural interest occur onsite or in the Project vicinity. Although views from surrounding roadways and/or trails located at a distance may afford views of the Project site, such views would not be adversely affected by the proposed Project, due to distance, intervening development or topography, and/or similar development patterns on surrounding lands. Refer to Goal M-11, above. Consistent with the County Trails Network and Spring Valley Community Plan, trail improvements would be provided as part of the Project. These trails are intended to ultimately provide connection to other similar trails within the County's trails system to enhance regional connectivity.
POLICY: COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the	Refer to Goal LU-2 and Policy COS-11.1, above. The Project is located within an urbanized area and is highly disturbed. The site and its surroundings do not represent visually sensitive areas, and no designated scenic resources or unique or special visual features are located within the vicinity of the Project site. Minimal grading (50,000 c.y. balanced cut and fill over approximately 20 acres) is required to allow for development of the site as proposed, thereby allowing the

following: ▪ Creative site planning ▪ Integration of natural features into the project ▪ Appropriate scale, materials, and design to complement the surrounding natural landscape ▪ Minimal disturbance of topography ▪ Clustering of development so as to preserve a balance of open space vistas, natural features, and community character ▪ Creation of contiguous open space networks	topography of the site to generally remain in its existing condition. A Site Plan and conceptual architectural design have been prepared for the proposed Project to ensure visual compatibility with surrounding land uses and the existing setting. The Project would be subject to design review by County staff in order to ensure that the Project design is consistent with the intended character of the Spring Valley community and Spring Valley Design Guidelines. Project landscaping would be required to be consistent with that shown on the approved Conceptual Landscape Plan and would complement the surrounding natural landscape. The Project proposes both private and public onsite open space, as well as trail improvements to allow for ultimate future connection to the County's regional trail system.
POLICY: COS-11.4 Collaboration with Agencies and Jurisdictions. Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.	Refer to Goal LU-2 and Policy COS-11.1, above. The Project applicant has been in coordination with the County and other potentially affected agencies, as appropriate, to identify potential impacts of the Project on the community and to avoid or reduce such impacts to a less than significant level. The Project site is located within a semi-urbanized setting within the community of Spring Valley and is highly disturbed. No designated scenic resources or corridors are present onsite or in the vicinity of the property, and therefore, no such resources would affected by the proposed development.
GOAL: COS-12 Preservation of Ridgelines and Hillsides. Ridgelines and steep hillside that are preserved for their character and scenic value. POLICY: COS-12.2 Development Location on Ridges Require development to preserve the physical features by being located down	Refer to Goal COS-11, above. The property quickly slopes upward from Sweetwater Springs Boulevard along its easterly boundary, with the majority of the site leveling off and being generally flat. Onsite elevations range from approximately 492 feet above mean sea level (amsl) near the northeast corner of the property to approximately 441 feet amsl near the southwest corner of the property. No steep slopes (as defined by the County) or ridgelines are present onsite.

and away from ridgelines so that structures are not silhouetted against the sky.	
GOAL: COS-13 Dark Skies. Preserved dark skies that contribute to rural character and are necessary for the local observatories. POLICY: COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	The Project includes design measures intended to control Project lighting in order to minimize adverse effects on dark skies and/or community character. The height, materials, colors, and configuration of proposed exterior lighting fixtures would be designed to blend with the natural backdrop to the extent practical and to avoid potential lighting impacts on adjacent land uses. All exterior lighting would be energy-efficient, shielded, and screened to avoid glare or light spillover onto adjacent properties and/or any undeveloped open space lands. Minimum exterior lighting would be provided only to enhance the safety and security of motorists and pedestrians onsite, as applicable, and would be consistent with applicable County outdoor lighting standards to ensure that the Project contributes to the long-term protection of dark skies. Unique lighting features may be used to accentuate architectural elements, landscaping, entrances, or pedestrian areas; however, if proposed within visually sensitive areas, such treatments would be minimized to the extent possible. No nighttime lighting is proposed for the public park, with exception of lighting required for public safety and circulation. In addition, street lighting along private access drives is not proposed, and therefore, would not contribute to impacts on the County's dark skies. Roadway lighting at entryways and/or along the public street to be dedicated to the County would be confined and specific to such areas where it can be demonstrated that adverse impacts to public health and safety would otherwise result. Where required, road lighting fixtures would be shielded to reduce light ray emissions into the "night sky" and/or onto surrounding residential properties. All Project lighting would be subject to review by the Spring Valley Design Review Committee and the County for appropriateness and compliance with applicable lighting requirements.
POLICY: COS-13.2 Palomar and Mount Laguna. Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class	Refer to Goal COS-13, above. The Project site is located approximately 44 miles to the south of the Palomar Observatory and approximately 32 miles to the southwest of the Mount Laguna Observatory. The County's Light Pollution Code designates all areas within a 15-mile radius of each observatory as Zone A, with all other areas of the County designated as Zone B. Stringent lighting regulations are provided for Zone A to minimize or avoid adverse impacts on dark skies, with particular

observatories by restricting exterior light sources within the impact areas of the observatories.	consideration for operation of the observatories. The Project site is located within Zone B of the two observatories.
POLICY: COS-13.3 Collaboration to Retain Night Skies. Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.	Refer to Goal COS-13, above. The Project site is not located adjacent to or within the vicinity of any federally- or State-owned lands, or tribal lands.
Chapter 6 – Housing Element	
GOAL: HN-1 Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.	The Project would be consistent with the goals and policies of the General Plan Housing Element by allowing for a variety of future housing types and offering a range of housing options to the residents of San Diego County, thereby contributing to the community's jobs/housing balance. The different residential types would provide a rural living opportunity for people of varied income levels and family lifestyles. The proposed housing would provide potential rental or ownership opportunities for singles, small families, and/or retirees who want to live in a rural village community without the cost or maintenance effort of a single-family residence.
Policy H-1.3: Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	Refer to Goal HN-1, above.
GOAL H-2: Neighborhoods that Respect Local Character. Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.	Refer to Goal HN-1, above.

Chapter 8 – Noise Element	
GOAL N-1: Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.	As a residential land use, and with consideration for the existing land uses within the surrounding setting, the Project is considered to be compatible with the existing land uses and would generate only a limited amount of noise, characteristic of residential uses. Measures are proposed to reduce potential onsite noise levels from offsite land uses and/or adjacent roadways to a level of less than significant. The Noise Analysis prepared by Ldn Consulting, Inc. (January 2015), prepared in conformance with County Noise Compatibility Guidelines and County Noise Standards, determined that significant noise impacts would occur as a result of traffic-generated noise from Jamacha Boulevard. The Project design incorporates a series of noise walls 6 feet in height along a portion of the boundary of the proposed residential development area to reduce potential impacts to less than significant. Landscaping is proposed to enhance the walls, as appropriate, and to reduce the visibility of the walls from surrounding offsite public vantage points.
Policy N-1.1: Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.	Refer to Goal N-1, above.
Policy N-1.2: Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: ▪ Avoid placement of noise sensitive uses within noisy areas; ▪ Increase setbacks between noise generators and noise sensitive uses; ▪ Orient buildings such that the noise sensitive portions of a project are	Refer to Goal N-1, above. Mitigation is proposed to reduce potential traffic noise impacts to a level of less than significance. The residential uses would be distanced from Jamacha Boulevard by onsite drainage basins, sound walls, the public park and associated parking, and landscaping to further reduce potential noise impacts from the adjacent roadway.

shielded from noise sources; ▪ Use sound-attenuating architectural design and building features; and, ▪ Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways).	
Policy N-1.3: Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.	Refer to Goal N-1, above.
GOAL N-2: Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.	Refer to Goal N-1, above.
Policy N-2.1: Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	Refer to Goal N-1, above. Noise impacts would be reduced to a level of less than significant with implementation of the proposed mitigation measures.
GOAL N-4: Transportation-Related Noise Generators.	Refer to Goal N-1, above. The Project site is not located within the near vicinity of a railroad or airport, and therefore, such uses are not anticipated to result in

A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.	significant noise levels at the Project site.
Policy N-4.1: Traffic Noise. Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to offsite noise sensitive land uses beyond acceptable levels.	Refer to Goal N-1, above. As determined in the Noise Analysis (January 2015), traffic generated by the Project is not anticipated to contribute to a cumulatively considerable noise impact or to adversely impact noise sensitive land uses within the vicinity.
GOAL N-5: Non-transportation-Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.	Refer to Goal N-1, above. The Noise Analysis evaluated potential noise impacts onsite from surrounding land uses. Mitigation is proposed to reduce traffic noise impacts to a level of less than significant. No other non-transportation related land uses in the area are anticipated to result in significant noise impacts on the proposed residential uses.
SPRING VALLEY COMMUNITY PLAN	
APPLICABLE GOALS AND POLICIES	
Chapter 1. Land Use	
1.1 Community Character	
Issue LU 1.1 Spring Valley's appropriate development has been seriously impaired by its County history. San Diego County Department of Planning and Land Use did not come into application in Spring Valley until late in the 1980's. Much development has happened without adherence to zoning and building codes. Codes and ordinances were not adequately enforced, which	Refer to Goal HN-1. Refer also to the discussion herein for Project compatibility with surrounding land uses and for evaluation of the proposed development of the site with residential condominium uses versus creation of a "town center" for the community of Spring Valley. Through in-depth analysis of the local and regional economic setting and community characteristics, the proposed residential use has been determined to be appropriate for the subject property.

allowed many undesirable and illegal businesses and/or processes to exist in Spring Valley. As a result, many low rent developments and businesses require a heightened need for enforcement. The high degree of business, industrial, high density, power lines and roadways give the community a dowdy and decaying look. Only light or medium non-hazardous industrial processes or businesses shall be allowed in Spring Valley.	
GOAL	
Goal LU 1.1 Residential, commercial, and industrial development that enhances Spring Valley's community character, are consistent with Zoning and Design Review Criteria, and improve the quality of life of its citizens. The gradual transformation and improvement of existing uses that negatively impact community character. Pro-active enforcement that diminishes existing businesses and development that are inappropriate for a suburb of over 59,324 residents (per U.S. census 2000).	Refer to Goals LU-2, LU-3, and HN-1 and Policy LU-2.3, above. The Project would result in the development of condominium residential uses on the subject site, and therefore, does not propose any land uses that would generate or involve commercial or industrial uses, or any uses that would require the use of or generate hazardous materials. Although the Project proposes a GPA and rezone in support of the Project as designed, the Project would not result in an inappropriate land use or one that would conflict with existing surrounding land uses. The proposed development has been designed in conformance with the Spring Valley Design Guidelines and would be subject to design review by the County. The Project would offer new residential housing opportunities within the Spring Valley community. Design measures, including varied architectural styles, landscape enhancements, and distancing the development areas from Jamacha Boulevard would enhance the existing community character and the environment provided by the Project. Furthermore, an approximately 2.08-acre public park would also enhance opportunities for public recreation within the community.
Goal LU 1.2 A Spring Valley where residential uses are not located adjacent to hazardous industries or other uses not compatible with residences.	Refer to Goal LU-1.1, above. The proposed Project site is not located adjacent to sites that currently support hazardous industries or other uses not compatible with residential uses.

POLICY	
Policy LU 1.2.1 Apply appropriate land use and use designations in the Spring Valley Community that take into account adjacent properties and that over time phase out inappropriate and hazardous industries.	Refer to Goal LU-1.1, above.
1.2 Community Growth Policy	
GOAL	
Goal LU 2.1 Residential development that is not higher than 15 dwelling units per acre to allow for moderate development that compliments and improves the character of Spring Valley.	Refer to Goal LU-2 and Policy LU-2.3, above. The Project proposes a density of 7.12 du/ac. Additionally, the Project proposes a GPA is required to change the current General Plan designator from RL-80 to a Village Residential (VR-7.3) designator.
Recommendation	
Recommendation LU 2.1.1 The Spring Valley CPG recommends that the land use maps reflect smaller densities to reduce density allowances for the community altogether. The heaviest density suggested is no more than 15 dwelling units per acre.	Refer to Goal LU 2.1, above.
GOAL	
Goal LU 2.4 Residential development that incorporates design guidelines and improves upon the community character of Spring Valley.	A Site Plan is required to implement the site's architectural component, as well as a mechanism to comply with the Spring Valley Town Center Special Study Area requirements. The Site Plan is required to implement the proposed "V" designator for setbacks and the "B" designator (Special Area Regulations) to ensure consistency with the Spring Valley Design Review Guidelines. Conceptual architectural design for the Project has been prepared, offering various housing styles and sizes. Additionally, landscaping is proposed for the common areas to enhance the visual appearance of the development and blend it into the existing setting within the community.

POLICY	
Policy LU 2.4.1 Require all new development and remodeling of multi-unit residential uses to: ▪ Screen trash containers ▪ Utilize building colors that are subdued in density and saturation ▪ Provide signs in conformance with Spring Valley sign requirements ▪ Be constructed to be as energy efficient as possible, including but not limited to, solar, recycled water, use of native vegetation or xeriscaping ▪ Provide parking at a minimum of two spaces per unit in addition to handicapped and required visitors' parking. Parking for multi-family units shall be covered and/or garaged ▪ Provide landscaped open space for at least 75% of the front yard ▪ Provide minimum front yard setbacks of 15 feet from right-of-way ▪ Provide all parking onsite, within the property of the proposed project ▪ Provide screening for all parking, which may consist of landscape materials, decorative wood or fencing ▪ Provide screening from adjacent properties using either wood,	The proposed Project would be subject to design review by County staff to ensure that the Project is consistent with the character intended for the community. Building design, Project signage, landscaping, lighting, and parking would be provided consistent with County requirements. Setbacks would be consistent with the proposed "V" designator to allow for varied setbacks. All structures would be constructed in conformance with Title 24 requirements to ensure energy efficiency. Parking for the condominium units (attached two-car garage), guest parking (on private access drives), and parking for recreational open space (public park) will be provided at ratios consistent with or exceeding County parking requirements for each use type. Each condo unit will have a driveway 19 feet in length (minimum) to accommodate parked vehicles. Portions of several onsite private access drives will be constructed to accommodate limited on-street parking stalls. All onsite access drives proposed will be designed to maintain a 24-foot width at all times, including those roadways where on-street parking will be accommodated. The CC&R's to be adopted for the Project shall specify that the Homeowners Association (HOA) will have the authority to tow any cars that are parked in areas where on-street parking is not allowed. Additionally, all onsite roadways/access drives shall be posted with signage indicating that cars parked in areas where on-street parking is prohibited shall be towed at the owner's expense without notice. All structures would be constructed in conformance with Title 24 requirements to ensure energy efficiency. A Noise Analysis was performed by Ldn Consulting, Inc. in January 2015 for the Project. The Project would integrate a series of sound walls along a portion of the boundary of the proposed residential development area to reduce potential noise impacts to a less than significant level. The Project proposes a 2.08-acre public onsite active park for use by both Sweetwater Place residents and the general public to satisfy County park land dedication requirements. The park will also accommodate 29 parking spaces. Additionally, as stated above, private useable open space and group useable

masonry or stucco, at least six feet in height ▪ Conduct appropriate studies for noise ▪ Provide a multi-use area with open space and play areas for children as well as adults of at least 100 square feet per individual unit ▪ Use paint colors of a neutral, subdued tone	open space will also be provided onsite for residents.
GOAL	
Goal LU 2.6 A high percentage of compliance with the Spring Valley Sign Ordinance.	A Site Plan is required to implement the site's architectural component, as well as a mechanism to comply with the Spring Valley Town Center SSA requirements. The Site Plan is required to implement the "B" designator (Special Area Regulations) to ensure consistency with the Spring Valley Design Review Guidelines. All signage proposed would be consistent with the Spring Valley Sign Ordinance, as well as the Spring Valley Design Guidelines. The Project would be subject to review by the Design Review Committee to ensure Project consistency with the overall signage characteristics intended for the Spring Valley community.
POLICY	
Policy LU 2.6.1 Develop and require compliance with the Spring Valley Sign Ordinance.	Refer to Goal LU 2.6, above.
1.3 Community Conservation and Protection	
No specific issues to address; refer to goals and policies in the General Plan.	The Project would comply with all required mitigation measures identified to reduce potential impacts on the environment to a level of less than significant. Refer to the individual technical analyses prepared for the Project for an in-depth analysis (available under separate cover).

1.4 Areas of Change: Development Infill and Intensification	
POLICY	
1.5 Community Facilities	
No specific issues to address; refer to goals and policies in the General Plan.	The Project proposes a 2.08-acre public onsite active park for use by both Sweetwater Village residents and the general public to satisfy County park land dedication requirements. The park area will also accommodate 29 parking spaces. Additionally, as stated above, private useable open space and group useable open space will also be provided onsite for residents. The payment of park fees (required by the County's park land development ordinance) is therefore not required. Consistent with the County Trails Network (and Spring Valley Community Plan), the Project proposes provision of an 8-foot wide public riding and hiking trail (within a 12-foot wide graded easement) along the northern side of Jamacha Boulevard to enhance the existing public pedestrian network. Additionally, a 10-foot wide (cleared) trail easement is proposed along the eastern Project boundary for future construction of a public trail by others; no physical trail improvements are proposed with the Project along this easement.
Chapter 2. Circulation and Mobility	
2.3 Fire Access/Egress Routes	
GOAL	
Goal CM 3.1 Adequate emergency access and egress for emergency fire/rescue equipment.	Refer to Policy M-4.4, above.
POLICY	
Policy CM 3.1.1 All new developments shall contain more than one route to gain access and provide egress from the development.	Ingress/egress for the Project site is proposed from Jamacha Boulevard and Sweetwater Springs Boulevard. All onsite private access drives would be designed and constructed consistent with County roadway design standards to ensure adequate emergency access is provided.

2.5 Pedestrian	
GOAL	
GOAL CM 5.1 A contiguous, safe, efficient, and attractive pedestrian network for Spring Valley that provides an alternative to vehicle trips.	Refer to Goal M-11, above.
2.6 Bicycles and Trails	
Bicycle lanes are provided on major roads, and bicycle paths are in the planning stages. Pedestrian and equestrian paths are either existing or planned. No specific issues to address; refer to goals and policies in the General Plan.	Refer to Goal M-11, above. Bike lanes and pedestrian trails are proposed as part of the Project, and consistent with County requirements.
2.8 Transportation System Management	
GOAL	
Goal CM 8.1 Provide the best possible traffic flow within and through Spring Valley.	A Traffic Impact Analysis was prepared by LLG for the Project (January 2015). The Project design includes mitigation measures to reduce (cumulative) traffic impacts to a level of less than significant. Main access to the site will occur off of Jamacha Boulevard at the intersection of Folex Court. The intersection will be signalized to ensure adequate public safety and circulation. A public road will be constructed to extend into the site from the intersection with Jamacha Boulevard. An exclusive eastbound left-turn lane is proposed on Jamacha Boulevard, and the existing exclusive northbound left-turn lane will be restriped to a shared thru/left-turn lane. A secondary access is proposed off of Sweetwater Springs Boulevard. The public road will be constructed to extend into the site to provide access to the public park and associated parking area and will terminate in a cul-de-sac. The Project proposes right in and right out (northbound) movements along Sweetwater Springs Boulevard. Additionally, an exclusive southbound left-turn pocket will be constructed on Sweetwater Springs Boulevard. Outbound left-turn movements

	exiting the driveway from the site will be prohibited by construction of a median on Sweetwater Springs Boulevard. The intersection will be unsignalized and will be controlled by a stop sign. The County of San Diego General Plan Mobility Element classifies Jamacha Boulevard and Sweetwater Springs Boulevard as Major Roads with a bike lane. The Project proposes to improve Jamacha Boulevard and Sweetwater Springs Boulevard to a 55-foot half-width with curb, gutter, and sidewalks and a bike lane.
2.9 Parking	
GOAL	
Goal CM 9.1 Off-street parking that satisfies the needs of the community and does not adversely affect the community.	Parking for the condominium units (attached two-car garage), guest parking (on private access drives), and parking for recreational open space (public park) will be provided at ratios consistent with or exceeding County parking requirements for each use type. Each condo unit will have a driveway 19 feet in length (minimum) to accommodate parked vehicles. A total of 280 residential parking spaces are required; the Project proposes a total of 513 residential parking spaces (244 garage, 244 driveway, and 25 spaces along private access drives).
POLICY	
Policy CM 9.1.1 Require off-street parking for all vehicles at a rate of two vehicles per unit in addition to visitor and handicapped parking for multi-family residential.	Refer to Goal CM- 9.1, above.
Policy CM 9.1.2 Prohibit counting on-street parking for multi-use residential. Encourage shared parking in commercial or mixed-use areas.	Refer to Goal CM-9.1, above. No commercial or mixed-use development is proposed.
Chapter 3. Conservation and Open Space (COS)	
3.1 Resource Conservation and Management	
No specific issues to address; refer to goals	The Project would comply with all required mitigation measures identified to

and policies in the General Plan.	reduce potential impacts on the environment to a level of less than significant. Refer to the individual technical analyses prepared for the Project for an in-depth analysis (available under separate cover).
3.3 Community Open Space Plan	
GOAL	
Goal COS 3.1 Maintain and improve the trails in Spring Valley.	Consistent with the County Trails Network (and Spring Valley Community Plan), the Project proposes provision of an 8-foot wide public riding and hiking trail (within a 12-foot wide graded easement) along the northern side of Jamacha Boulevard to enhance the existing public pedestrian network. Additionally, a 10-foot wide (cleared) trail easement is proposed along the eastern Project boundary for future construction of a public trail by others; no physical trail improvements are proposed with the Project along this easement. A series of pedestrian pathways are proposed within the Project boundaries to enhance connectivity and circulation throughout the site and provide linkage to the public park. Access from the Jamacha Road public trail to the residential portion of the Project and public park has been provided. Refer to the Tentative Map/Condominium and Site Plan for trail locations.
POLICY	
Policy COS 3.1.1 Enforce the current requirements for trails. Submitted plans from developers will be reviewed by the CSA. Even though some of these trail pieces may be fragmented, they will all be eventually linked into one continuous trail for Spring Valley.	Refer to Goal CO 3.1, above. The Project would comply with County requirements for the provision of public trails.
Chapter 4. Safety	
4.1 Hazards/Risk Avoidance and Mitigation	
c. Wildland Fire/Urban Fire Much of Spring Valley is built out, but there are numerous pockets of wildland growth	A Fire Protection Plan was prepared by RBF Consulting (January 2015). The San Miguel Consolidated Fire District has signed a Service Availability Form, indicating that it is able to provide fire protection services for the Project site. The Project has

within and among residential tracts. Dictionary Hill and The Pointe projects have pockets that need to be managed. The San Miguel Fire District maintains its weed and hazard management ordinance to provide optimum wildland fire safety. Refer to General Plan goals and policies.	been designed to incorporate all recommendations made by the District with regard to adequate emergency access (e.g. roadway design, on-street parking, turning radii, vegetation management, etc.).
Chapter 5. Noise	
5.2 Noise Standards and Mitigation	
GOAL	
Goal N 2.1 Enact relevant noise regulation regarding adjacency to residential dwellings of occupancies that produce noise, i.e.: repair garages and other associated processes.	A Noise Analysis was prepared for the Project by Ldn Consulting, Inc. (January 2015). The proposed land use is residential, and therefore, uses that would produce substantial new levels of noise are not anticipated. Further, the Project design includes construction of noise walls along a portion of the boundary of the proposed residential development area in order to reduce noise levels to that below the County's established significance thresholds.
POLICY	
Policy N 2.1.1 Require site design and building design controls to minimize noise emissions.	Refer to Goal N2.1, above. Design measures are proposed to minimize onsite noise impacts resulting from traffic on Jamacha Boulevard to a level of less than significant.
Chapter 6. Specific Plans and Special Study Areas	
Special Study Area – Sweetwater Springs and Jamacha Boulevards	
Issue SP 1.1 Spring Valley currently has no downtown area, and it is recognized that a town center in Spring Valley would be a positive amenity that would enhance the community identity, character and economic vibrancy. The following vision, goals and policies should	A Market Overview and Land Optimization Study was prepared by John Burns in March 2013. The study was intended to assess the current economic health of the San Diego Metropolitan Statistical Area (MSA) with regard to supply and demand; identify demographic and consumer trends; summarize the future home and apartment supply in the Project area; identify comparable neighborhoods in the submarket and provide a forecast of new home prices and absorptions over the next five years; provide a rental competitive analysis; evaluate the current environment for retail to determine the viability of such uses on the Project site;

guide the preparation of a development plan on this site. An approximately 34-acre area, consisting of two non-contiguous sites at the northeast corner of Sweetwater Springs and Jamacha Boulevards, has been designated as a Special Study Area (see Figure 5). This Special Study Area is within the former right-of-way of an unbuilt segment of SR- 54, which is no longer planned to be built. This large undeveloped area offers a unique opportunity for the community of Spring Valley. This community plan would encourage the development of the two sites as a town center and parklands for the Spring Valley CPA should it become available for private development. The development of this site would require a comprehensive master site plan prior to approval of any single development proposals. This site plan is expected to create a community-wide amenity to enhance the community of Spring Valley. The study area should be developed with a mixture of uses, where the most encouraged uses are identified below: ▪ A community forum, which could include a small amount of open space, walkways with paving stones with a view of the Sweetwater Reservoir, desert landscape, benches, public art, and a small	and, analyze several residential housing types for the subject site. Overall, the study concluded that, due to existing economic conditions, existing retail establishments in the local and regional areas, and current and anticipated market demands, that retail use on the Project site was not the highest and best use for the property. Subsequently, a Market Viability of Mixed-Use Development Study was prepared by John Burns Real Estate Consulting in January 2015 to assess the suitability of the site for mixed-use development. Additionally, a Site Retail Analysis was prepared by Stoffel & Associates in February 2014 to determine the optimal land use for the property. The study was intended to evaluate the overall viability of retail development on the site, and if viable, what type of retail tenants would be preferable. Refer also to Section 3.3, Market Evaluation/Land Use Optimization, of this Land Use Analysis, the Market Overview and Land Optimization Study (available under separate cover), and the Market Viability of Mixed-Use Development Study (available under separate cover) for additional discussion. The Project site represents an approximately 20-acre portion of the overall 34-acre area designated as SSA. The SSA is comprised of two non-contiguous properties; the 20 acres proposed for development with the Project is under the private ownership of the Project applicant. A Master Plan for the 34-acre site is therefore not proposed. A Tentative Map/Condominium is required to allow for future development of the site with 122 condominium units. The development will include private access drives, exclusive use areas for each unit, passive recreational area, and a series of internal walkways to provide a "walkable" development and provide connectivity to the proposed onsite public park. Consistent with the County Trails Network (and Spring Valley Community Plan), the Project proposes provision of an 8-foot wide public riding and hiking trail (within a 12-foot wide graded easement) along the northern side of Jamacha Boulevard to enhance the existing public pedestrian network. Additionally, a 10-foot wide (cleared) trail easement is proposed along the eastern Project boundary for future construction of a public trail by others; no physical trail improvements are proposed with the Project along this easement.The overall property will be subdivided into two separate legal lots. One lot will support the proposed onsite public park and associated parking area. The lot will be dedicated to the County for long-term maintenance. The other lot will support the residential development, private drives, exclusive use areas for each unit, common

amphitheater ▪ Condominiums or loft type housing ▪ Restaurants ▪ Retail stores ▪ Shared parking facility to promote a walkable land use plan ▪ Pedestrian connectivity to a community park and the County Trails network ▪ Boutique Wineries ▪ Micro Breweries ▪ Uses that would not be allowed in this town center would be non-pedestrian-oriented activities with negative impacts that would be inconsistent with the community's vision of a community-wide amenity and gathering point. Typical inconsistent uses include industrial uses such as processing activities with visual and noise impacts, recycling facilities, car repair facilities, used car lots, storage facilities, or medical marijuana dispensaries.	areas, water quality basins, noise walls, and site entries (does not include public road right-of-way for entry drive off of Jamacha Boulevard or Sweetwater Springs Boulevard). Additionally, a Site Plan is required to implement the site's architectural component, as well as a mechanism to comply with the Spring Valley Town Center Special Study Area requirements. The Site Plan is required to implement the proposed "V" designator for setbacks and the "B" designator (Special Area Regulations) to ensure consistency with the Spring Valley Design Review Guidelines. The Project would offer new housing opportunities to the residents of Spring Valley, unincorporated San Diego County, and other communities. A variety of housing styles would be made available to provide various options to new homebuyers.
GOAL	
Goal SSA 1.1 A Spring Valley town center that provides a unique positive identity and serves as a gathering place for the community while generating economic development for the greater community.	Refer to Goal LU-2, Policy LU-2.3, and Issue SP 1.1, above. As stated previously, the Project site is designated as an SSA which requires additional study to determine if changes to the General Plan land use can enhance the economic and social visibility of the Spring Valley community. The Project proposes a revision to the existing General Plan land use and zoning designations that apply to the property to allow for identification of specific design requirements that would ensure a

	quality development that would be consistent with land uses that would respect and enhance the existing community character of Spring Valley. The proposed Project provides the opportunity to fulfill the County's goals by providing land for a new 2.08-acre public park and a variety of housing opportunities that meet the community's needs for choices in market rate homes. The design of the Project is intended to be compatible with the scale and character of similar residential uses in the surrounding area. Furthermore, the proposed site is considered to be an ideal location for the type and character of the uses proposed, and the Project would not conflict with the existing quality of the surrounding community.
POLICIES	
Policy SSA 1.1.1 Encourage compatible mixed-use development of the Special Study Area with lands uses such as passive recreation, retail commercial, dining and entertainment, office, and multi-family residential.	Refer to Goal SSA 1.1, above.
Policy SSA 1.1.2 Require a comprehensive master development plan, to be prepared with extensive community outreach, of the entire property before any development is approved. The master development plan is to identify types of land use; form, massing and scale, vehicular, bicycle, and pedestrian circulation patterns, parking plan, open space areas, viewsheds, and development phasing.	Refer to Issue SP 1.1 and Goal SSA 1.1, above. A Tentative Map/Condominium and Site Plan have been prepared for the proposed development. The approximately 20-acre Project site is only a portion of the overall 34-acre SSA area and is under private ownership. Preparation of a Master Plan for the SSA area has therefore not been undertaken. Throughout the Project design process, the Project applicant has continued to meet with County staff, the Spring Valley Community Planning Group, and other interested community members. The proposed product type has been refined several times, based on such discussions and input received; however, as determined by the Market Overview and Land Optimization Study, Market Viability of Mixed-Use Development Study, and the Site Retail Analysis prepared for the site, the proposed residential product is considered to be the optimum land use for the site, due to existing market demands, economic conditions, and location and characteristics of the subject property.

Policy SSA 1.1.3 Require all development in the Special Study Area to be scaled and oriented for the pedestrian, as well as the development to consider methods to supplement a pedestrian connection to other commercial and civic centers along Sweetwater Springs Road.	The Project has been designed with an internal mobility network for both pedestrians and vehicles. Private internal access drives will be improved to 24 feet in width to support internal circulation and fire protection services. A five-foot wide sidewalk will be provided along one side of the main interior roadway, ultimately providing internal pedestrian linkage between Jamacha Boulevard and Sweetwater Springs Boulevard. Consistent with the County Trails Network (and Spring Valley Community Plan), the Project proposes provision of an 8-foot wide public trail (within a 12-foot wide graded easement) along the northern side of Jamacha Boulevard to enhance the existing public pedestrian network. Additionally, a 10-foot wide (cleared) trail easement is proposed along the eastern Project boundary for future construction of a public trail by others; no physical trail improvements are proposed with the Project along this easement. Such trails will allow for connection to other trails existing and/or future trails within the surrounding community.
Policy SSA 1.1.4 Provide a sufficient amount of on-site parking, while minimizing the surface parking lots through other means, such as by accommodating the parking requirements with shared parking facilities, parking garages or underground.	Refer to Goal CM 9.1, above. Parking for the condominium units (attached two-car garage), guest parking (on private access drives), and parking for recreational open space (public park) will be provided at ratios consistent with or exceeding County parking requirements for each use type.

3.2.1 Wildland Urban Interface Ordinance

As stated above, the Project site is located within an area affected by the County's Wildland Urban Interface Ordinance. The Ordinance applies to lands with a high potential for the risk of wildfire, and therefore, such lands are subject to additional preventative design measures to reduce the occurrence or spread of wildfire.

A Fire Protection Plan (FPP) Letter Report (dated January 2015, available under separate cover) has been prepared by RBF Consulting, consistent with County requirements, to address such issues as water supply, access, building ignition and fire resistance, fire protection systems and equipment, and vegetation management. The County Fire Marshal and SMCFPD has reviewed the Project as designed to determine if the Project meets applicable fire protection requirements and that adequate facilities and personnel are available to serve the Project site. Recommendations made by the SMCFPD have been incorporated into the Project design and are amended to the FPP Letter Report. As such, the Project would be consistent with the requirements of the Wildland Urban Interface Ordinance, and no land use conflicts would occur.

3.2.2 South County Multiple Species Conservation Program Subarea Plan

The Project site is located within the boundaries of the County of San Diego's adopted South County Multiple Species Conservation Program (MSCP) Subarea Plan. The Project site is not located within a Focused Conservation Area or Pre-Approved Mitigation Area (PAMA) of the County's MSCP Subarea Plan. The Project would not conflict with any local policies and ordinances pertaining to the protection of biological resources, and all Project impacts would be reduced to a level of less than significant through implementation of mitigation measures.

3.2.3 Spring Valley Community Trails Master Plan

According to the Spring Valley Community Trails Master Plan, two trails are planned within the Project vicinity. The Jamacha Boulevard Pathway is proposed as an approximately 0.39-mile pathway having a Trail Priority of "1" (on a scale of 1 to 3). The pathway would be constructed to provide connectivity to five other planned pathways or trails within the area. The Sweetwater Springs Boulevard Pathway is planned as an approximately 0.04-mile trail and has a Trail Priority of "1." The pathway is intended to provide connectivity to two other planned trails within the area.

Additionally, the Community Trails Master Plan shows an existing trail/pathway easement running along the northern boundary of the Project site (on the adjacent property). No trails

or pathways have been constructed within this easement to date. The Project as proposed would not obstruct or otherwise interfere with this easement or any trail/pathway construction that may occur in the future within the easement.

As stated above, consistent with the County Trails Network (and Spring Valley Community Plan), the Project proposes provision of an 8-foot wide public riding and hiking trail (within a 12-foot wide graded easement) along the northern side of Jamacha Boulevard to enhance the existing public pedestrian network. Although the Project relocates the planned trail from the northern property boundary to the southern property boundary (inconsistent with that shown on the Trails Master Plan), by locating the trail in its proposed location, the Project would enable a connection to other future trails to the west and east of the Project site along Jamacha Boulevard, enhancing pedestrian mobility, and providing a safer more active environment for users of the trail. Conversely, by constructing the trail in its originally proposed alignment along the northern property boundary, trail users would be removed from the activity and amenities found along Jamacha Boulevard, and would be walking through a less "pedestrian unfriendly" setting that would include the proposed residential uses to the south and the rear exterior of existing retail commercial uses facilities to the north.

Additionally, a 10-foot wide (cleared) trail easement is proposed along the eastern Project boundary for future construction of a public trail by others. No physical trail improvements are proposed with the Project along this easement.

A series of pedestrian pathways are proposed within the Project boundaries to enhance connectivity and circulation throughout the site and provide linkage to the public park. Access from the Jamacha Road public trail to the residential portion of the Project and public park will be provided.

As such, the Project as designed would ensure the provision of public trails consistent with such recreational amenities identified in the Spring Valley Community Trails Master Plan. No land use or other such conflicts with this Plan would occur with regard to trails.

3.2.4 Dark Skies Ordinance

The Dark Skies Ordinance identifies lands within 15 miles of either observatory as being within Zone A, and lands outside of the 15-mile radius, but within the unincorporated portion of the County of San Diego, as within Zone B. Stringent lighting regulations are provided for Zone A to minimize or avoid adverse impacts on dark skies, with particular consideration for operation of the observatories.

As stated above, the Project site is located approximately 44 miles to the southwest of the Palomar Observatory and approximately 32 miles to the southwest of the Mount Laguna Observatory. The Project site is therefore located within Zone B of the two observatories. Zone B requirements for lamp source and shielding of emissions are provided below in Table 4, below.

TABLE 4. ZONE B – LAMP TYPE AND SHIELDING REQUIREMENTS PER FIXTURE

Lamp Type	Zone B
Class I – Color Rendition Important	
Low Pressure Sodium	Fully Shielded
Others Above 4050 Lumens[1]	Fully Shielded
Other 4050 Lumens & Below[1]	Allowed[2]
Class II – Parking Lots, Security, Etc.	
Low Pressure Sodium	Fully Shielded
Others Above 4050 Lumens[1]	Prohibited
Other 4050 Lumens & Below[1]	Allowed[2]
Class III – Decorative	
Low Pressure Sodium	Fully Shielded
Others Above 4050 Lumens[1]	Prohibited
Other 4050 Lumens & Below[1]	Allowed[2]
Luminous Tube	Allowed[2]

[1] Examples of lamp types of 4550 lumens and below (the acceptability of a particular light is decided by its lumen output, not wattage; check manufactures specifications):

- 200 Watt Standard Incandescent and less
- 150 Watt Tungsten-Halogen (quartz) and less
- 75 Watt Mercury Vapor and less
- 50 Watt High-pressure Sodium and less
- 40 Watt Fluorescent and less

Not allowed in Zone A, Class I

[2] Lights shall be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties,
[3] Maximum of 8,100 total lumens per acre or per parcel, if under one acre.

Source: San Diego County Code. [(Title 5, Div.9, Sections 59.101-59.113 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155 and April 20, 2005 by Ordinance No. 9716.].

All outdoor lighting proposed with the Project would be energy-efficient, shielded, and screened to prevent direct rays from reaching adjacent properties. The height, materials, colors, and configuration of any proposed lighting fixtures would be designed to blend with the natural backdrop to the extent practical and to avoid potential lighting impacts on adjacent land uses. Unique lighting features may be used to accentuate architectural elements, landscaping, entrances, or pedestrian areas; however, if proposed within visually sensitive areas or adjacent to open space, such treatments would be minimized to the extent possible. All Project lighting would be shielded and directed downward to minimize the potential for glare or spillover onto adjacent ownerships and/or any designated open space

lands. All outdoor lighting for the Project would be consistent with the requirements of the County of San Diego General Plan, Spring Valley Community Plan, County Zoning Ordinance, County of San Diego Light Pollution Code, and other federal, State, and local statutes or regulations related to dark skies and outdoor lighting, subject to review and approval by the County.

3.3 Evaluation of Site Suitability for Proposed Land Use

As mentioned above, the proposed residential use of the subject site differs from that indicated in the Spring Valley Community Plan for the 34-acre SSA. The Community Plan identifies a mixture of potential land uses that would result in development of a "town center" on the lands designated as SSA, under preparation of an overall Master Plan. Based on discussions with the County, the Project applicant has prepared several additional studies to evaluate the current market in the Spring Valley community and surrounding region in order to determine appropriate land uses for the subject property. These studies and the findings of each are discussed in brief below. A Market Overview/Land Use Optimization Study (March 2013) and a Market Viability of Mixed-Use Development Study (January 2015) were prepared by John Burns Real Estate Consulting for the Project. Additionally, a Site Retail Analysis was prepared by Stoffel & Associates in February 2014. A brief summary of the key issues addressed in these studies is provided below; refer to the independent technical reports for a more in-depth analysis (available under separate cover).

Market Overview/Land Use Optimization Study (March 2013)

The Market Overview/Land Use Optimization Study was prepared by John Burns Real Estate Consulting to identify specific challenges and opportunities relative to the Project site in developing the property and to evaluate current and anticipated conditions that may support and/or favor certain types of land uses. The following issues were addressed as part of the study:

- Market Health: Summary of San Diego Metropolitan Statistical Area (MSA) economic health, evaluating demand and supply factors and their effect on historical and current pricing within the MSA and Rancho San Diego submarket.
- Geographic, Demographic & Consumer Trends: Analysis of the current demographic and geographic positioning within the competitive market area to understand the potential buyers and/or tenants.
- Supply: Summary of the future home and apartment supply in the area surrounding the subject site.

- For-Sale Competitive Analysis: Identification of comparable neighborhoods in the submarket, pricing and absorption rates for a variety of product types in the subject location. The report includes a five-year forecast of new home price changes and absorptions.
- Rental Competitive Analysis: Recommendations made as to the appropriate product array for a potential rental component of this development, including unit sizes, mix, and achievable rental rates.
- Retail Analysis: Evaluation of the current environment for retail to determine the viability of building on the site.
- Land Use Analysis: Analysis conducted with specific consideration for the following product types:
    - Small-Lot Attached
    - Small-Lot Detached
    - Active Adult For-Sale
    - Apartment
    - Retail

The analysis included a summary of San Diego Metropolitan Statistical Area (MSA) economic health, evaluating demand and supply factors and their effect on historical and current pricing within the MSA and Rancho San Diego submarket. The following represents a brief summary of the findings of the Market Analysis.

- The housing market fundamentals for San Diego County are notably improved from the 2008 lows. Thanks to rising levels of job growth, high levels of housing affordability, and a low supply of new housing product on the market, new home market conditions have been rapidly improving in San Diego County over the last 12 to 18 months, leading to increasing project-by-project sales rates, rising prices, and declining incentives.
- There is a limited amount of new home competition in the Rancho San Diego/Spring Valley submarket. With exception of a small infill project in La Mesa and the final phase of the LakeView Homes at The Pointe, there is no new home construction.
- Resale listings are in limited supply, with only 2.5 months of supply in the market. A normal and healthy market typically has six months of resale supply.
- Through personal interviews with developers in the area, the study noted that supply constraints are making new homes a more viable choice for the homebuyers as they are frustrated dealing with the resale market. Others noted very low resale and new home inventory conditions, with good potential for job growth, a growing volume of shoppers, and a high concentration of realtors due to lack of inventory.

- Due to the unique infill nature of the site, there is limited land supply in the Rancho San Diego/Spring Valley submarket. There are no pending entitlements with the County of San Diego in the submarket, and most surrounding cities are focused on redevelopment of existing downtown and retail districts.
- A large homebuilder recently closed on a land transaction for 36 lots in the City of La Mesa. This is a strong indication of the lack of land supply in the market and the size of land transactions from public builders. In many markets, large public builders would not entertain purchasing fewer than 50 lots.
- Demand for homes in San Diego County is forecasted to increase in the coming years, growing as the economy expands, job growth improves, and incomes rise.
- The majority of apartment complexes require decent freeway accessibility. Apartment complexes receive a premium if it is convenient for residents to get to and from a major freeway without having to be inconvenienced by the noise and congestion (e.g. the Spring Villas and Oakbrook Ridge communities in Spring Valley).
- Retail in the submarket requires freeway accessibility and, in some cases, desires freeway visibility.
- It takes approximately 8 to 10 minutes, depending on the route, to get onto the 125 freeway with minimal traffic conditions. This is less convenient than other apartment and retail closer to the freeway. La Mesa is also more desirable from both a retail and apartment perspective, due to its orientation along Interstate 8.
- Based on sales transactions within the last three months, Spring Valley homes sell for approximately 20% less than the neighboring community of La Mesa. Further east of the Project in Jamul, there are large equestrian properties of higher value and individuals with higher net worth.
- Due to the older housing stock and retail, there are parts of the submarket that are rundown and contribute to the lower perceived value.
- The subject site does not have a good marketing window with industrial to the north, a mobile home park across Jamacha Boulevard, and storage facilities to the east. If accessing the site from Sweetwater Springs Boulevard, a prospective buyer would need to pass a dilapidated retail center.
- The Pointe development is located across Sweetwater Springs Boulevard from the subject property. The development status is still undetermined and will impact the housing supply availability if new homes are added to the market. This would result in competition for the subject property, depending the timing and segmentation.
- A large homebuilder is currently trying to secure financing to construct the final 88 condominiums at LakeView at The Pointe. Plans call to re-entitle the project to allow for apartments, condominiums, large lots and an age-restricted community.

Further, the study evaluated for-sale residential, active-adult, apartment and retail uses. Based on the analysis, it was determined that the best use for the property would be for-sale residential. Additionally, several housing prototypes were evaluated for the subject location in order to compare value per product. Based on this evaluation, the following products were recommended for the subject site location:

- Flats/Townhomes
- Row Townhomes with Small Yard
- Detached Auto-Court

The study determined that a detached alley product would do well in the existing market; however, detached auto-court homes would produce a better finished lot value. The products listed above also create better segmentation and would allow for higher community absorption. Additionally, the density does not account for common area, streets, and perimeter landscaping. While the density listed is higher than the maximum allowed density, once designed and amortized over the three products, it would be lower than 15 dwelling units per acre.

The study also determined that a critical aspect of the site planning will be to create a feeling of community and shield the community from some of the perimeter challenges, such as the mobile home park, industrial uses, and gas station at the corner. Additionally, the study found that apartment land residuals would be competitive, although there appears to be less demand that could be captured at this location; however, the study determine that there is likely a greater potential in residential uses (versus apartments) as rent rates are projected to slowly increase and for-sale housing has considerable appreciation.

Furthermore, based on the analysis, a number of challenges to development of retail at the subject site were also identified. The following bullets highlight reasons that retail uses is not considered to be desirable at the subject property:

- The site is not well-located near a major freeway or highly traveled road. With marginal exposure, an anchor tenant will not likely be interested. Unanchored retail is nearly impossible to secure financing for development and makes attracting smaller tenants challenging.
- Interviews with local commercial brokers revealed that attracting tenants to such a site would be a challenge, and an anchor tenant would not likely be interested in this location. As the site is not near a freeway, the site would not be attractive to a big box retailer.
- While vacancy rates are relatively stable at 4.6%, rents in the immediate area are low. The lease rents necessary to support new development are higher ($3.00 to $3.30 per square foot) than what the market can currently support, which is $1.45 per square

foot for the submarket average in 2012. Additionally, there is existing retail near the Project site that is run-down and currently rents for $1.10.

- Absorption in 4th quarter of 2012 was 12,112 square feet. Absorption is the net difference between space available for lease between two dates. Positive, low absorption in a submarket such as this indicates limited activity within the retail space and demonstrates that the retail market is not growing and not desirable for new construction. This is attributable to challenges associated with securing financing for new development, and market rents that are too low to support new development.
- There is already considerable retail within proximity of the Project site. Less than two miles from the site is the Rancho San Diego Town Center, built in 1999, with 382,600 gross leasable acres. It includes 34 stores and is anchored by Target, Edwards Theaters, Albertson's/Sav-On, and Staples. Rancho San Diego T&C was constructed in 1990 and is 2.6 miles east of the Project site. It includes 25 stores, anchored by Rite Aid, Ross, and Kohl's. Within a 15-minure drive of the site, there are 28 major shopping centers with 1,970 stores and 16,180,579 gross acres.

For the above reasons, retail development of the site was not recommended. The study concluded that development of the site with residential uses, including high-density development up to 20 du/ac, was a more appropriate land use. Refer also to the Market Overview/Land Use Optimization Study for a more in-depth discussion.

Market Viability of Mixed-Use Development Study (January 2015)

The Market Viability of Mixed-Use Development Study was prepared by John Burns Real Estate Consulting to evaluate the potential for the successful development of the site as a mixed-use project with a combination of for-sale single family residential and retail components. Typical subjective elements of success for mixed-use projects (national perspective) were considered, and case studies were prepared for seven existing mixed-use projects in San Diego County to determine commonalities and differences between subjective and quantifiable attributes of successful and unsuccessful projects. Prior market studies and evaluations prepared for the Sweetwater Place Project were reviewed for insights regarding market supply and demand conditions and implications relative to the development of the site as a mixed-use development.

The study evaluated the Project site using a number of criteria supportive of indicating whether or not a mixed-use development is generally successful or unsuccessful. Many successful mixed-use developments share common aspects that typically differentiate them from unsuccessful projects. Based on research regarding mixed-use projects nationwide, and through evaluation of the seven mixed-use case studies in San Diego County considered, in general, more successful mixed-use developments tend to:

- Be designed to satisfy existing unmet demand for the various uses at the site;

- Be located in areas that are under-supplied, and without precedence for failure for the subject uses;
- Be highly visible, be located less than one mile from a freeway, and provide convenience for consumers;
- Be compatible with, or complementary to, surrounding land uses, often in areas with above-average home prices;
- Have relatively "high" residential densities (most typically over at least 28 residential dwelling units per acre);
- Have growing population or income levels, and/or above-average total incomes within one mile of the site;
- Be able to attract demand at the site from outside of the immediate trade area;
- Be pedestrian-oriented while still accounting for parking for all of the uses at the site; and,
- Be of sufficient scale to create their own "sense of place," and creating a "destination."

More successful mixed-use projects tend to be a better match with the above elements than less successful projects. Among the seven existing mixed-use projects reviewed in San Diego County, only three were deemed to be "successful" (and had more correlation with the factors above), and four were determined to be "unsuccessful" (and had less correlation with the items listed above).

Through evaluation of the Project site using the above criteria, the site was determined to have a very low chance of success as a mixed-use development (residential and retail [or office] uses). As such, the study concluded that future development of the Project site for retail or office use is not recommended. Refer also to the Market Viability of Mixed-Use Development Study for a more in-depth discussion.

Site Retail Analysis (February 2014)

The Site Retail Analysis was to evaluate the site-specific development potential for a retail center to be located on the Project site. The analysis was prepared by Stoffel & Associates to determine the viability of retail development, and if so, what types of tenants would populate the site and what rents such development could command. The report assessed how potential retailers and restaurants would evaluate the subject site. The report was intended to provide the most realistic assessment of the site from a retail development standpoint; if a site cannot attract quality retailers and restaurants, it should not, and could not, economically be developed as retail.

The following summarizes key findings of the report in support the report's primary conclusions that retail is not a viable land use for the Project site.

Site Characteristics

The Project site lacks the fundamentals necessary to be a good destination or local-serving retail site. The site suffers several "fatal flaws" that restrict or limit its potential to attract a meaningful representation of quality retail and dining tenants. Key among these "fatal flaws" is the site's non freeway and geographically constrained location. The site is not located in a place that would typically be thought of as containing (or attracting) quality retail and dining uses. Because of this, most quality retailers and restaurants would not seriously consider a location at this site, The site could not attract the necessary number of quality operators to establish the site as a viable town center type of development with quality retail and dining at the present time.

The proximity of the existing retail center located one half block to the north along Sweetwater Springs Boulevard has had its difficulties supporting and retaining quality tenants. It would be easy to attribute this center's long-term decline only to poor management and/or to conflicting objectives of multiple owners, but there is no disputing that the primary woes of the center are directly attributable to the center's less-than-optimal location when compared to other retail located in the nearby market area. This nearly vacant center is the most poorly located center within at least three miles. Unfortunately, the Project site is similar in that it suffers from the same poor site characteristics. This center serves to illustrate the local area's lack of viability and bankability.

The topography surrounding the site tends to make it feel isolated and out of the mainstream in terms of retail patronage. Hillsides surround the site in three directions, and the Sweetwater Reservoir to the south makes the site a 180 degree trade area for all intents and purposes. This orients the potential trade area to neighborhoods that are already well-served in retail goods and services. Therefore, the subject site cannot compete with the better-located retail-oriented competition.

The local inventory area has approximately 625 retail-oriented uses, most of which are located in established retail districts and better able to draw from a larger market area.

The proposed Project site is not a suitable retail site because of the collective site characteristics (visibility, accessibility, regional competition, local competition, etc.). There is virtually no opportunity to create destination appeal at the site, as site characteristics are not supportive of a project that aspires to attract retail customers from the surrounding area.

Demographics

Quality retailers generally prefer to locate within or near areas that offer productive demographic characteristics. Although demographics are important in attracting quality retailers they are not the most important factor in retailers' site decisions.

Although the demographic characteristics in the Spring Valley area appear to be generally favorable for retail-oriented businesses, and may partially explain the presence of approximately 625 retail-oriented uses in the local inventory area, demographics alone cannot compensate for other factors that serve to diminish the retail development potential of the Project site.

The site characteristics discussed elsewhere in this report represent a significant barrier to develop quality retail at the subject site. These include site characteristics, local rental rates, extent and location of local competitive retail, etc. Demographics cannot make a retail site perform at acceptable sales volumes necessary to support rents needed to develop a center.

Local Employment

The Spring Valley site provides a minimal employment base from which to attract quality restaurant and retail concepts. Centers that have a good selection of restaurants and quality retail tend to have more than double the local employment of the subject site. The presence of 34,200 employees within a ten minute drive time cannot attract or support quality restaurants.

At realistic capture rates within eight and ten minute drive time areas, the subject site would have minimal potential to attract local employee dining and retail sales. Because restaurants in suburban areas typically require employee sales to bolster their lunch sales, the prospects of attracting even one quality restaurant at the site are minimal.

Local Area Retail Inventory

A retail-oriented inventory was conducted in the local market area, within an approximate 2.5 to 3.0 mile distance from the Project site. The inventory accounted for approximately 625 uses. The presence of 625 uses within the nearby area indicates the local area is well supplied in retail goods and services. Most every local-serving and regional retail category is well provided within a short drive.

This inventory counts spaces and not square footage. Nevertheless, the 44 vacant spaces inventoried approximate a 7% vacancy rate which is slightly higher than the estimated 5% vacancy of total space in the region. There are enough vacancies in the area to populate a large local-serving town center. Other than the immediate area near the subject site, vacancies are generally spread throughout the inventory area. This vacancy condition has contributed to lower lease rates.

Asking Rental Rates

Asking rental rates for existing retail space in the Spring Valley, Casa De Oro and Rancho San Diego market areas generally range from approximately $16.20 per square foot annually up to $21.00 per square foot annually triple net (NNN). Lease rates have been declining during the past five years.

By comparison, areas that have the ability to generate higher sales (such as Mission Valley and the coastal areas) can command from around $36.00 per square foot up to $66.00 per square foot (NNN). The difference is based on the desirability of the market area, the presence of other quality retail/dining concepts and the retailers' and restaurateurs' desire and willingness to locate in areas that produce higher sales volumes.

Rental rates are ultimately dependent upon a location's ability to generate sales volume. The lower the expected sales, the lower the potential rents and vice versa. For most retail-oriented uses, a space's rent cannot exceed 8-10 percent of sales or the location becomes too expensive to efficiently operate. The lower end of the rental range like that in the Spring Valley area is insufficient to secure financing for a new retail center. Rental rates would have to rise to at least double this level ($36.00 to $48.00 per square foot (NNN) annually at a minimum) for a developer to secure construction financing and get a fair return on its investment.

The upper end of rental rates in the Spring Valley ($21.000 per square foot NNN) would yield an approximate $8.9 million loss if the hypothetical center was developed. A rental rate of $37.20 per square foot (NNN) yields a profit of almost $39,000 (for all intents a break-even scenario). A developer would require much more than a breakeven scenario in order to develop the center.

Nearby Regional Shopping Centers

There are four major regional shopping centers located within an approximate seven mile radius of the subject site. Two are located approximately five miles or less. The presence of four centers within seven miles creates outflow of discretionary expenditures away from the Spring Valley area. This presents a problem not only for town center type developments but also for local-serving uses as local residents leave to shop for most of their discretionary purchases.

It is easier to create a project in close proximity to an existing regional or sub-regional shopping center than it is to "pioneer" a location that is out of the mainstream of everyday retail patronage. The same holds true for the Project site. The lack of adjacent successful retail makes development of the subject site as retail nearly impossible.

Presence of Larger Concept Retail Stores

The Spring Valley market area is well represented by most desirable regional retailers. There are very few retailers who are not located within five miles (generally considered to be the minimal trade area size for regional retailers). Stores such as Target, Kohl's, Kmart, Walmart, Costco, Sam's Club, Home Depot and Lowe's are all located within an approximate five mile radius of the Project site.

The ability to create a "town center" type of project is dependent upon the ability to attract quality anchor tenants. In the case of the subject site, most significant regional retailers are

already represented in the nearby area in better locations that provide patronage from a larger trade area than the subject site can provide. The Project site lacks fundamental site characteristics needed to attract any concentration of quality restaurants and eateries.

Grocery and Drug Store Potential

The local market area is well provided with sufficient grocery stores and drug stores. Within two miles of the subject site, there are six existing grocery stores and one vacant store that formerly housed Family Foods Market.

With a population of approximately 36,777 within two miles, there is an average of approximately 6,130 residents per grocery store and 2,025 households per store. If the former Family Foods space were to attract another grocer, the average population per store would decrease to approximately 5,250. This is less than half of what grocery operators look for when considering a new store location. Therefore, this population is insufficient to support an additional store and indicates a possible reason Family Foods failed at the location near the Project site. In addition, the presence of almost 30 local convenience markets and liquor stores within the local inventory area serves to reduce the average available patronage per store. Based on these market factors, it would be difficult to attract a grocery anchor to the Project site.

As such, the submarket suffers from an oversupply of retail-oriented businesses and a lack of sufficient new household growth needed to support additional retail space. A mixed-use "town center" development consistent with the goals and policies of the SSA would therefore not be viable.

Through preparation of the study, the following conclusions were reached: 1) the local market area surrounding the site suffers from an oversupply of retail-oriented businesses; 2) the lack of households in the local market area is a deterrent to both existing retailer sales and any new retail developments; 3) the low and declining retail/commercial lease rates make the probability of securing construction financing for the retail element of the site highly unlikely; and, 4) the site lacks the fundamentals necessary to create a good destination or local-serving retail site either as a mixed-use development or a freestanding retail development. As such, the site offers a number of characteristics that restrict or limit its potential to attract quality retail and dining tenants. Therefore, through the analysis provided, development of the Project site as a mixed-use “town center” or for commercial retail uses is not supported. Rather, development of the site with residential uses, consistent with that proposed with the Project, was determined to be a more viable use. Refer also to the Site Retail Analysis (February 2014) for a more in-depth discussion (available under separate cover).

Although the residential land use proposed with the Project may differ from intended land uses identified in the Spring Valley Community Plan for the subject site, and for the overall 34-acre SSA, the technical analyses prepared provide support to the viability of the site to

provide new residential housing opportunities for residents of Spring Valley and surrounding communities. Further, development of the site as proposed would allow for contribution of new recreational amenities including a 2.08-acre public park with adequate user parking and development of several recreational trails that would ultimately improve pedestrian mobility within the community while contributing to the County's intended development of a local and regional trail system to improve connectivity and mobility within the unincorporated area.

4.0 Findings and Conclusions

The Sweetwater Village Subdivision site is designated as a SSA which requires additional study to determine if changes to the County General Plan land use could enhance the economic and social visibility of the site within the Spring Valley community. The Project proposes a revision to the existing General Plan land use designation and zoning classification that apply to the property to allow for specific design requirements that would ensure a quality development that would be an appropriate land use with consideration for the existing character of the Spring Valley community and current and future market and economic conditions of the local area and surrounding region.

As determined in this Land Use Compatibility Analysis, the Project is generally considered to be consistent with applicable goals, policies, and objectives contained within the General Plan, Spring Valley Community Plan, and other such documents, such as the County Wildland Urban Interface Ordinance and County Dark Skies Ordinance. The proposed General Plan amendment would ensure that the Project meets its potential to serve current and future residents and the surrounding community in a manner that will enhance the character of the property and the overall Spring Valley community, and provide for the efficient and economic use of the land and its resources. In addition, operational aspects of the Project would be compatible with the surrounding community. Operation of the proposed onsite public park would not result in activities that would disrupt adjacent land uses. Additionally, activities at the park would be buffered by the proposed development and Project landscaping, thereby distancing such activities from offsite land uses. Operation of the proposed residential uses would be typical of similar residential uses found within the Spring Valley area. No significant increases in traffic along community roadways (e.g. Jamacha Boulevard or Sweetwater Springs Boulevard) are anticipated with development of the proposed residential uses, and substantial new sources of noise that may affect offsite land uses would not result.

Although the residential land use proposed with the Project may differ from intended land uses identified in the Spring Valley Community Plan for the subject site, and for the overall 34-acre SSA, the technical analyses prepared provide support to the viability of the site to provide new residential housing opportunities for residents of Spring Valley and surrounding communities. Further, development of the site as proposed would allow for contribution of new recreational amenities including a 2.08-acre public park with adequate user parking and development of several recreational trails that would ultimately improve pedestrian mobility within the community while contributing to the County's intended development of a local and regional trail system to improve connectivity and mobility within the unincorporated area.

Additionally, a Market Overview/Land Use Optimization Study, Market Viability of Mixed-Use Development Study, and a Site Retail Analysis were prepared to evaluate the current and

future market conditions in the area and evaluate the appropriateness of development of the Project site with retail uses, as intended by the Spring Valley Community Plan. The studies determined that development of the Project site as a mixed-use “town center” or for commercial retail uses is not supported. Rather, development of the site with residential uses, consistent with that proposed with the Project, was determined to be a more viable use as the submarket suffers from an oversupply of retail-oriented businesses and a lack of sufficient new household growth needed to support additional retail space. A mixed-use "town center" development consistent with the goals and policies of the SSA would therefore not be viable.

Therefore, the Project would not result in substantial land use conflicts or development that would be incompatible with other surrounding land uses within the Spring Valley community. The Project as designed would offer new housing opportunities and visually enhancing the existing setting, while also expanding and enhancing recreational amenities for residents of the area and surrounding communities.

5.0 References

County of San Diego General Plan. Adopted August 3, 2011.

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