Part XXVIII
Spring Valley Community Plan
San Diego County General Plan

Adopted
May 15, 1989
Amended
January 12, 2005
GPA 04-010

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CERTIFICATE OF ADOPTION

I hereby certify that this is the text, of the **Spring Valley Community Plan**, Section II, Part XXVIII, of the San Diego County General Plan, as amended by General Plan Amendment (GPA) 04-010, and that it was considered by the San Diego County Planning Commission on the 15th day of October 2004 and approved the San Diego County Board of Supervisors on the 12th day of January 2005.

Attest: Gary L. Pryor, Director
Department of Planning and Land Use

Text
Adopted May 15, 1989, as part of GPA 89-01.
Latest Amendment January 12, 2005, as part of GPA 04-010

A complete history of the amendments to this Plan, both, map and text, is available at the Department of Planning and Land Use.

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SPRING VALLEY
COMMUNITY PLAN

STATEMENT OF INTENT

A goal is a purpose or ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless.

A policy is a principle which guides the allocation of County resources towards prescribed outcomes consistent with the goals.

The goals which follow reflect a thoughtful analysis of the Spring Valley area and are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved. These goals are not a plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

It is recognized that legal and economic limitations that presently exist may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

There are eleven elements of the General Plan: Regional Land Use, Housing, Circulation, Safety, Seismic Safety, Scenic Highways, Open Space, Recreation, Noise, Conservation and Energy. These subject areas provide the basic structure by which this community plan is organized.

Each chapter of the plan represents a subject area which coincides with an adopted element of the General Plan. The purpose of addressing these elements within this plan is to ensure that the goals and policies formulated by the Community will be compatible with those found in the General Plan, or, if conflicts exist, they can be readily identified and reconciled. In addition, some policies found in the General Plan elements can be more relevant for one community than for others, and further elaboration or refinement may be appropriate in one case while in another the existing policies might be adequate.

The policies contained in this community plan should be regarded as applications of broad General Plan policies which are designed to fit the specific or unique circumstances existing in the individual communities. Where the existing element adequately addresses an individual community's situation, the subject area may be omitted or a notation to reference the element may be included so that the adopted goals and policies relating to the subject area may be taken into account.

INTRODUCTION

The Spring Valley Community Planning Area encompasses approximately eleven square miles of the unincorporated portion of the County of San Diego. The Planning Area is located to the east of the cities of San Diego, and Lemon Grove. Several neighborhoods are located within Spring Valley. Those include: Bancroft, Brookside, Spring Valley, La Presa, Dictionary Hill, and Sweetwater Village.

Prior to its creation in 1989, the Spring Valley Planning Area was part of the Valle de Oro Community Plan. The first community meeting to organize the planning program for this area was held on November 3, 1971. After a series of public meetings with County staff in 1971 and 1972, an organized community group called the Valle de Oro Planning Association was accepted by the Board of Supervisors on June 14, 1972 and work officially began on a community plan. Monthly meetings were held acquiring a data base upon which to develop a plan.

Although the Board of Supervisors suspended staff involvement in the community planning program for the period from August 30, 1973 to March 18, 1975, the Valle de Oro Community Planning Association continued to hold public meetings and to discuss goals and objectives for the planning area. For example, in December 1973, questionnaires were mailed to 35,000 residents and property owners in Valle de Oro. Under County sponsorship, to reorganize the planning process, a special election was held on November 20, 1974. As a result of this election the Valle de Oro Planning Association was replaced by a Citizens' Executive Committee composed of 25 members elected at-large from the community and representatives from 16 viable community organizations. The Board of Supervisors formally approved the Citizens' Executive Committee on March 18, 1975.

By September 1975, a Basic Data Report had been completed by County staff and work continued on the formulation of community goals and objectives. On Saturday, September 6, 1975, a community-wide meeting was held to discuss these preliminary steps in the planning program. After further public meetings, the Executive Committee voted to transmit these goals and objectives to the Planning Commission and Board of Supervisors for review and acceptance.

In January 1976, the Planning Commission and the Board of Supervisors voted to accept the goals and objectives. The Citizens Executive Committee, working with County staff, spent the next eighteen months preparing a community plan.

The Valle de Oro Community Plan was adopted by the Board of Supervisors on August 25, 1977. The Citizens' Executive Committee monitored the plan in an advisory position until March, 1978. At that time an election was held to replace the Executive Committee with the Valle de Oro Community Planning group.

In General Plan Amendment 89-01, the Valle de Oro Community Plan Area was divided and a separate planning area for Spring Valley was established. The 15 member planning group currently advises the Board of Supervisors, the Planning Commission and the Planning and Environmental Review Board on all items affecting the Spring Valley Community Plan.

1. COMMUNITY CHARACTER

GOAL

ENCOURAGE DEVELOPMENT WHICH WILL LEAD TO A COMMUNITY WITH A BALANCE OF LAND USES, WHICH WILL CONSERVE NATURAL AND MAN-MADE RESOURCES, AND WHICH WILL PROVIDE A PLEASANT, SAFE ENVIRONMENT FOR PRESENT AND FUTURE RESIDENTS OF SPRING VALLEY.

BACKGROUND

The Spring Valley area generally is an older suburban community with a wide range of construction due to the fragmented ownership and subsequent development of the area. The range goes from older semi-rural development in the northern area near Bancroft Drive, upper-income housing on Dictionary Hill and adjacent slopes, tract housing development west of Spring Valley Creek, and areas of newly constructed apartment development. This diversity provides the potential for healthy community, but care must be taken to ensure that previous patterns of poor infrastructure and inadequate amenities in development are not repeated.

POLICIES AND RECOMMENDATIONS

1. Seek to eliminate existing uses which are nonconforming and are detrimental to surrounding uses by employing an amortization period. [I]

2. Verify the existence of adequate public facilities prior to development approvals. [R]

3. Support capital improvements to public facilities within Spring Valley which will sustain a gradual growth rate and orderly growth pattern and which will not drastically alter the community character. [F]

4. The Department of Planning and Land Use should coordinate public facility capital improvement programs to ensure that all necessary services and facilities are provided in keeping with approved land use patterns and projected growth rates. [F]

5. Require the preservation of historic buildings and sites in the community. [R]

6. Require landscaping, including trees, along all circulation element roads. [R]

7. Ensure that provisions for recreational facilities shall be concurrent with planned growth. [R]

2. LAND USE

RESIDENTIAL

GOAL

PROVIDE FOR GRADUAL RESIDENTIAL GROWTH AND ENCOURAGE DEVELOPMENT ONLY IN AREAS WHERE NECESSARY PUBLIC SERVICES AND FACILITIES ARE EASILY PROVIDED.

BACKGROUND

Existing residential development varies widely in the Spring Valley Community Plan Area. The Spring Valley Area is a mixture of virtually every type of housing the County has to offer, including small-scale tract housing, older rural-type homes, upper-income custom homes, condominiums, lower income rental units, senior housing projects, and the unique nature of the Dictionary Hill small-lot subdivision.

POLICIES AND PROCEDURES

1. Promote planned residential developments and planned mobilehome developments where compatible with surrounding development. [R]

2. Encourage flexibility of building type in all residential development through parcel zoning and planned residential development review. [P]

3. Encourage medium and high density residential development only in areas where necessary public services and facilities are easily provided and surrounding land uses are compatible (refer to Land Use Map). [P]

4. Require medium to high density residential development to provide open space and recreational areas for residents. [R]

5. Apply low density land use designations to areas with steep slopes. [P]

6. Set height limits on hillside development which will prevent obtrusive structures from blocking nearby residential views. [P]

7. Require development in areas with plan densities of one-half acre or greater which are on steep slopes to preserve significant portion of each lot in its natural state (with allowances for fire safety purposes) through application of open space easements. [P]

8. The area on the north slopes of Dictionary Hill (along Helix Street, Montemar Drive) shall be set aside for very low density (one acre or greater) residential development with agricultural activities allowed (by zoning) for the residents (See Agricultural Policies #5 and #6). [R]

9. Support the preservation of existing semi-rural residential neighborhoods and encourage the establishment of additional rural residential neighborhoods (refer to Land Use Map). [P]

10. Encourage the use of innovative development to avoid the monotony of tract developments. [GE]

11. The Department of Planning and Land Use shall study and recommend appropriate off-street parking requirements for multi-family developments. [I]

12. Require an absolute one-acre minimum parcel size for development, in areas which are outside of the Current Urban Development Area boundary, except for Specific Plans over 500 acres in size designated as such on the Spring Valley Community Plan Map; such Specific Plans shall have specific lot size limitations based on language in the Spring Valley Community Plan regulating the Specific Plan area. [P,R]

13. Require clustered projects throughout the Spring Valley Community Plan Area to be of similar scale and intensity to surrounding development, or surrounding development potential under the General Plan and Zoning. [R]

COMMERCIAL

GOAL

PROVIDE FOR THE ORDERLY GROWTH OF WELL DESIGNED AND LOCATED COMMERCIAL AREAS WHICH ARE NECESSARY AND CONVENIENT FOR SHOPPING NEEDS AND COMPATIBLE WITH THE CHARACTER OF THE COMMUNITY.

BACKGROUND

The Spring Valley Community Planning Area contains the following commercially designated areas:

A. Neighborhood convenience shopping area at the corners of Paradise Valley Road and Worthington Street, serving the needs of the area with a variety of shops and offices in generally attractive, landscaped modern developments.

B. Spring Valley Shopping Center, at the northeast corner of Jamacha Boulevard and Sweetwater Road. This is a large-scale neighborhood center, in good condition.

C. Jamacha Road to the west of Sweetwater Lane. This commercial center is anchored by two major tenants, and is a healthy shopping area.

D. Southeast corner of Jamacha Road and Elketon Street. This is an older neighborhood shopping center, not landscaped.

E. Grand Avenue-Jamacha Boulevard Strip. This is an area of strip commercial zoning, divided into small lots, with marginal existing commercial development and a significant number of small apartment structures built during the 1970s when County zoning allowed principal residential uses in commercial zones.

F. Troy Street Strip. This area consists of small parcels, most of which are not currently developed in commercial uses. This area has unrealized potential as a neighborhood and specialty shopping area for the surrounding residences.

G. Bancroft Drive Strip. This area consists of small lots, and all existing commercial uses are generally older and heavily impactive in nature. This area is plagued with flooding problems from Spring Valley Creek, which runs in an substandard culvert along the side of Bancroft Drive.

H. Small neighborhood center, fully developed, on Campo Road at its intersection with Spring Street.

I. Shopping center at the southeast corner of Highway 94 and Sweetwater Springs Boulevard.

J. Neighborhood shopping center at the southwest corner of Sweetwater Springs Boulevard and Austin Drive. The new center serves the neighborhood needs of the Sweetwater-Avocado Specific Plan Area.

K. Small convenience shopping area on Jamacha Boulevard near Calavo Drive. This small area is completely developed.

L. Commercial facilities, as yet undeveloped, associated with the Hansen's Ranch Specific Plan along Jamacha Boulevard, southwest of Sweetwater Springs Boulevard, along with a small neighborhood commercial center at the corner of Jamacha and Sweetwater Springs.

POLICIES AND RECOMMENDATIONS

1. Encourage commercial development which will serve the needs of the individual communities within the planning area. [GEN]

2. Encourage the development of commercial business in compact configurations and discourage "strip" commercial developments. [P]

3. Support the elimination of isolated commercial activities. [P]

4. Allow additional commercial development only in areas which are easily accessible to the community. [P]

5. Require all commercial uses to have aesthetically pleasing and functionally adequate operations with appropriate off-street parking, internal circulation, setbacks and landscaping, through application of Site Plan review. [R]

6. Require neighborhood clustered shopping areas to provide pedestrian orientation and meet strict design controls. [R]

7. The County of San Diego shall adopt a business licensing program for commercial businesses. [I]

AGRICULTURAL

GOAL

PROVIDE FOR THE PRESERVATION OF AGRICULTURAL LAND USES WHILE MAINTAINING THEIR COMPATIBILITY WITH OTHER NON-RURAL USE. PRESERVE THOSE AREAS IN SPRING VALLEY WHERE NEIGHBORHOOD CHARACTER AND LAND USE HAVE CONSISTENTLY SUSTAINED AN AGRICULTURAL AND RURAL PATTERN OF LIFE.

BACKGROUND

The largest concentration of agricultural uses in the Spring Valley Plan Area is located adjacent to the northern and western slopes of Dictionary Hill. The boundaries that characterize this location can be located on the Spring Valley Community Plan Map with reference to Montemar Drive, Ivy Street, the Bancroft School, Avocado Street, Valencia Street, and Crest Drive. The area constitutes approximately 129 acres and consists primarily of two canyons and related ridges with single-family residences on parcels of one acre or more. The area is serviced by narrow and winding rural roads. Much of the terrain contains steep slopes with percentages of 40% or more. The surface rock outcrops and the underlying geological strata indicate the potential for severe problems in trenching and grading. Access to sewer is both restrictive and limited. Much of the area does not pass percolation tests. The rural/estate/agricultural style of the neighborhood is indicative of the land use preference of the residents.

POLICIES AND RECOMMENDATIONS

1. Encourage the preservation of all active and productive crop bearing agricultural lands by appropriate means. [GEN]

2. Encourage additional light agricultural development in appropriate areas. [P]

3. The northern slopes of Dictionary Hill designated Residential #1 and Residential #3 on the Community Plan Map shall retain existing agricultural zoning designations and other appropriate land use designations. [P]

INDUSTRIAL

GOAL

PROVIDE FOR THE KIND OF INDUSTRIAL DEVELOPMENT THAT DOES NOT DETRACT FROM THE EXISTING CHARACTER OF THE COMMUNITY.

BACKGROUND

The Spring Valley Community Planning Area contains the following industrially-designated areas:

A. Area along Olive Drive between Bancroft Drive and Helix Street. This area consists of small industrial, warehousing, and trucking operations. Existing uses are unenclosed, and the area bounded on three sides by medium and high density residential uses.

B. Area north of Jamacha Road along Birch Street and Harness Street. This area consists of small industrial, warehousing, and storage operations. Existing uses are generally unenclosed. The area is bounded to a large extent by high density residential.

C. Area on both sides of the South Bay Freeway, south of Paradise Valley Road and Spring Valley Park. This area consists of a swap meet and several small industrial uses to the east of the freeway, and low-intensity enclosed industrial uses to the west. It is at the southern "gateway" to Spring Valley.

D. Area east of Sweetwater Springs Boulevard between Jamacha Boulevard and Austin Drive. This area is designated for light industrial uses on the Sweetwater Avocado Specific Plan (with the exception of the corner lot at Austin and Sweetwater Springs, which is designated office professional).

E. Area south of Jamacha Boulevard along Elevator Road. This area is mostly developed with both heavy and light industrial uses.

POLICIES AND RECOMMENDATIONS

1. New industrial areas shall be compatible with light industrial activities. [P]

2. Industrial areas as identified on the Land Use Map shall be (1) of sufficient size to allow adequate internal circulation, (2) located in areas which are served by an adequate transportation system, and (3) adequately buffered from surrounding uses. [P]

3. All industrial activities shall provide buffering or screening when located adjacent to residential areas. [R]

4. Require strict regulation of all extraction industries to minimize dust, noise, traffic, unsightly views, undesirable accumulation of water, and safety and health hazards. [R]

5. The Department of Planning and Land Use shall consider as part of the special use permit process specific guidelines for extraction operations and rehabilitation of the landscape. [R]

6. The County of San Diego shall adopt a business licensing program for industrial businesses. [I]

7. Support strict regulation of all extraction industries to ensure proper rehabilitation of the landscape. [R]

OPEN SPACE

GOAL

PRESERVE AND REGULATE THE AMOUNT OF OPEN SPACE WITHIN THE COMMUNITY INCLUDING STEEP SLOPES, CANYONS, FLOODPLAINS, AND AGRICULTURAL LANDS.

BACKGROUND

Large areas of open space within the Spring Valley Planning Area include the Sweetwater Reservoir and surrounding lands, Dictionary Hill, Hansen's Ranch, and portions of the Sweetwater River floodplain. Many of these large open areas are planned for development, but significant portions of them will remain in open space. In addition, numerous smaller open space areas exist through the plan area, most the result of steep or rough terrain which has made development infeasible.

POLICIES AND RECOMMENDATIONS

1. Require proper open space areas for moderate and higher density housing. R]

2. Incorporate public and semi-public owned land unsuitable for intense development into the open space/recreation system. [DPR]

3. Limit development of steep slopes to agriculture and very low residential densities and promote clustering in flatter areas. [P]

4. Limit land uses in areas where natural hazards exist to very low residential densities, agriculture and recreation. [P]

5. Encourage the utilization of open space as a buffer between incompatible land uses. [R]

6. Properly buffer industrial land uses from surrounding residential uses. [R]

7. The Department of Planning and Land Use shall, in the review of private residential development, require open space dedications, which coincide or link with established or functional open space corridors, recreation locations, and conservation areas, as identified within this community plan. [R]

8. Open space areas in private residential developments shall be utilized to preserve sensitive habitat or viewshed, or may be reserved for the use of the residents, or available for use by the general public. Developments that include open space areas shall provide for future control and maintenance of all open space areas. [R]

9. Encourage the preservation of open space areas in which potential natural hazards exist (flood plains, fault lines, mudslides). [R]

10. Encourage the planning and preservation of open space in public and private projects. [R]

COMMUNITY DESIGN

GOAL

PRESERVE, MAINTAIN, AND ENHANCE DISTINCT COMMUNITY IDENTITIES WITHIN THE SPRING VALLEY PLANNING AREA BY ENCOURAGING QUALITY DESIGN AND APPROPRIATE LAND USE PATTERNS.

BACKGROUND

None

POLICIES AND RECOMMENDATIONS

1. Encourage the utilization of local parks as one focus of community activity and the provision of open space between communities. [DPR]

2. Mature trees, shrubs, and significant land forms should be conserved in all public and private development projects. [R]

3. Encourage the elimination of roadside billboards and the strict regulation of on-site and off-site advertising signs, which should complement the aesthetic value and unique character of the community. [B]

4. Billboards and on-site advertising signs should complement the aesthetic value and unique character of the community. [B]

5. Encourage the provision of adequate, appropriate, off-street parking for all types of vehicles in all new developments. [R]

6. Encourage the maintenance of all private property, including prompt disposal of trash and abandoned vehicles. [GEN]

7. Limit the construction of street lights, sidewalks, curbs and gutters in rural areas (densities two dwelling units per acre or less) in keeping with surrounding character and public safety requirements. [DPW]

8. The following site design criteria shall be used for all multi-family (three or more units) development in the plan area. [R]

    a. At least 75% of the front yard shall consist of landscaped open space. The front yard shall be a minimum 15 foot depth from the street right-of-way.

b. At least one-half of all parking spaces shall be either garaged or covered overhead.

c. All multi-family developments of seven units or more shall have all parking spaces screened from public streets by either structures, or a combination of landscaping and decorative "gateways" of wood, masonry, or stucco material. Development of six units or less shall be exempted from this requirement. [R]

d. Appropriate screening from adjacent properties zoned for lesser residential densities shall consist either of a six-foot high fence made of wood, masonry, or stucco material, or a minimum five-foot wide strip of dense landscaping.

e. Adequate noise mitigation measures as identified by the Department of Planning and Land Use shall be included.

f. Family residential developments shall include appropriate play areas for children.

g. Trash collection and storage areas must be screened from public view.

9. The following site design criteria shall be used for all commercial development in the plan area. [R]

a. Use of roof top equipment is discouraged. All roof top equipment must be screened from public view.

b. Trash collection and storage areas must be screened from public view.

c. Sites shall include a minimum of 20% of the area devoted to open space (non-parking).

d. Multi-building commercial developments shall include exclusively pedestrian walkways and spaces connecting the buildings, and such pedestrian walkways shall be separated from auto and parking areas.

e. A minimum ten-foot landscaped strip shall be provided along all public roads (except for permitted entryways).

f. All parking areas shall be landscaped.

g. Curb openings shall be regulated according to street frontage of a site.

h. Additions to commercial buildings involving an increase of less than 100% of the existing floor area shall be exempted from the above requirements if a finding is made that such improvements are not physically feasible on the site without demolition of existing structures.

i. Properties bounded by residentially-zoned areas shall be screened from such areas with either a six-foot high fence made of wood, masonry, or stucco material, or a minimum five-foot wide strip of dense landscaping. [R]

10. The following site design criteria shall be used for all industrial development in the plan area. [R]

a. Use of rooftop equipment is discouraged. All rooftop equipment must be screened from public view.

b. Trash collection and storage areas must be screened from public view.

c. Appropriate screening from adjacent properties zoned for non-industrial uses shall consist of either a six-foot high fence made of wood, masonry, or stucco material, or a minimum five-foot wide strip of dense landscaping.

d. Parking located in the front of industrial sites shall be separated from any public or private road by a minimum five-foot landscaped strip (except for entryways).

e. All industrial uses shall provide curb, gutter, and sidewalk improvements for parcel frontage along public and private streets.

f. Additions to industrial buildings involving an increase of less than 100% of the existing floor area shall be exempted from the above requirements if a finding is made that such improvements are not physically feasible on the site without the demolition of existing structures.

SLOPE DEVELOPMENT

GOAL

PROVIDE RESIDENTIAL DEVELOPMENT IN AREAS CONSTRAINED BY SLOPE OF SOIL CHARACTERISTICS WHICH OFFER SITE SENSITIVE DESIGN TO MITIGATE ON-SITE IMPACTS AND PROTECT COMMUNITY CHARACTER

BACKGROUND

The following policies shall govern all discretionary permit applications involving residential development within the Spring Valley Community Plan. The intent of these policies is to set a minimum baseline for residential projects within the Plan area in terms of community character and visual impacts, and these policies shall not effect the normal regulatory review procedures concerning other aspects of the County General Plan, the Spring Valley Community Plan, requirements of the California Environmental Quality Act, and zoning regulations. In many cases, requirements in addition to those set forward shall be necessary and applicable on a site-specific basis.

Each policy addresses a characteristic of slope or soil type which acts as a constraint to development. For each constraint that a particular project site contains, the project must offer a compensating benefit, designed to ameliorate the immediate impacts of the project and provide overall benefits to the community. These benefits are of two types; limitations on grading for residential pads, and dedications of natural open space easements over certain areas on the site. Limitations on pad grading provide benefits in terms of visual impacts, reduced storm runoff, and reduced removal of soil in rocky areas which are difficult to revegetate. Dedications of natural open space easement provide benefits in terms of fewer visual impacts, reduced storm runoff, and a reduction in erosion caused by denuding of vegetation.

Policies #1 through #5 shall be used on a cumulative basis. The percentages included shall be added together to determine overall requirements for a particular parcel. For instance, if a parcel has both severe drainage problems and severe erosion hazard, the percentage of area required to be dedicated in open space shall be 10% for drainage limitation, plus 10% for erosion hazard; so a total of 20% of the site would be required to remain in natural open space.

All characteristics of soils are documented in the Soil Survey complied by the U.S. Department of Agriculture, the San Diego County Planning Department, and the Comprehensive Planning Organization of San Diego in June of 1975. The document contains detailed soil information for all land within San Diego County.

POLICIES

1. The following minimum development standards shall be used in site development for areas depending upon average slope.

SLOPE %	REQUIRED % OF LOTS WITHOUT PADS	REQUIRED % OF AREA IN NATURAL OPEN SPACE
0-15	0	0
15-25	30	50
Over 25	50	70

2. The following minimum development standards shall be used in site development for areas depending upon drainage limitations as documented in the 1975 Soil Survey:

TO WP: DOUBLE-CHECK THIS TABLE WITH PLANNER, TITLE MAY BE WRONG

DRAINAGE LIMITATION	MIN. REQUIRED %	MIN. REQUIRED % OF CLASSIFICATION OF LOTS W/O PADS AREA IN NATURAL OPEN SPACE
Slight	0	0
Moderate	0	0
Severe	10	10

NOTE: The above requirements shall be reduced proportionally to the area of the site which does not have a "severe" drainage limitation.

3. If the erosion hazard for any portion of a site is rated "severe' as documented in the 1975 Soil Survey, then at least 10% of that portion of the site with an erosion hazard rating of "severe" shall remain in natural open space.

4. If the rockiness limitation for any portion of a site is rated "severe" as documented in the 1975 Soil Survey, then at least 50% of all lots created within that portion of the site with a rockiness rating of "severe" shall not be graded for pads.

5. The pad grading restrictions shall be diminished proportionally to that percentage of the site which has a shrink-swell limitation of "severe" or "very severe" as documented by the 1975 Soil Survey.

6. The pad grading restrictions shall be considered met if either the lots created shall not require a grading permit for development, or the lots created may not be issued a grading permit for development by use of restrictive easement.

7. Cut and fill grading for roads and accessways shall be kept at an absolute minimum necessary.

8. The pad grading restrictions shall be diminished proportionally to that percentage of the number of dwelling units which consist of airspace-only stacked housing.

9. The percentage requirements set forth in Policies 1 through 5 may be diminished if both of the following findings can be made:

    a. The proposed development consists of five acres or less of undeveloped land in an area which is almost fully urbanized.

    b. The site is completely or almost completely flat.

10. The percentage requirements set forth in Policies 1 through 5 may be diminished if a finding can be made that reduction of the percentages would result in the protection of environmental resources which could not be protected if the full percentage requirements were adhered to.

11. Policies #1 through #5 set minimum guidelines for residential developments, and shall not be used to replace requirements set forward on a site-specific basis during the regulatory planning process.

12. Specific Plan Areas designated as such on the Spring Valley Community Plan Map are exempt from the above requirements if they contain slope development criteria as a part of development guidelines in the Spring Valley Community Plan Text, or have an adopted Specific Plan as of July 1, 1987.

SPECIFIC PLAN AREAS

PANORAMA RIDGE

Description of the Area

Specific Plan Area 1.95 includes approximately 182 acres located at the top and along the northern slope of Dictionary Hill (see Land Use Map). The Specific Plan Area is located just to the north of La Presa and to the east of Rancho San Diego. The land is predominately in steep slopes with an extended view of southwestern San Diego County.

Project Background

The area was originally subdivided into 5,000 square foot lots in 1911 as part of East San Diego Villa Heights. This area was later to become known as Dictionary Hill when individual lots were given away as part of a sales promotion by the Millar Publishing Company. In 1964, the Dictionary Hill Avocado Groves partnership improved the south part of the Hill with sewer and water facilities and streets. The 200 acres at the top of the hill are still undeveloped.

The proposed Specific Plan for the 182 acres would be primarily single-family residential in character. The design would emphasize environmental sensitivity resulting in an overall estate density.

Conditions

The Specific Plan area shall be developed under the following conditions.

A. General

1. Maximum overall average residential density will be 1.95 dwelling units per acre.

2. All goals, objectives, and policies of the Spring Valley Community Plan shall apply.

3. Design should be compatible with the surrounding area.

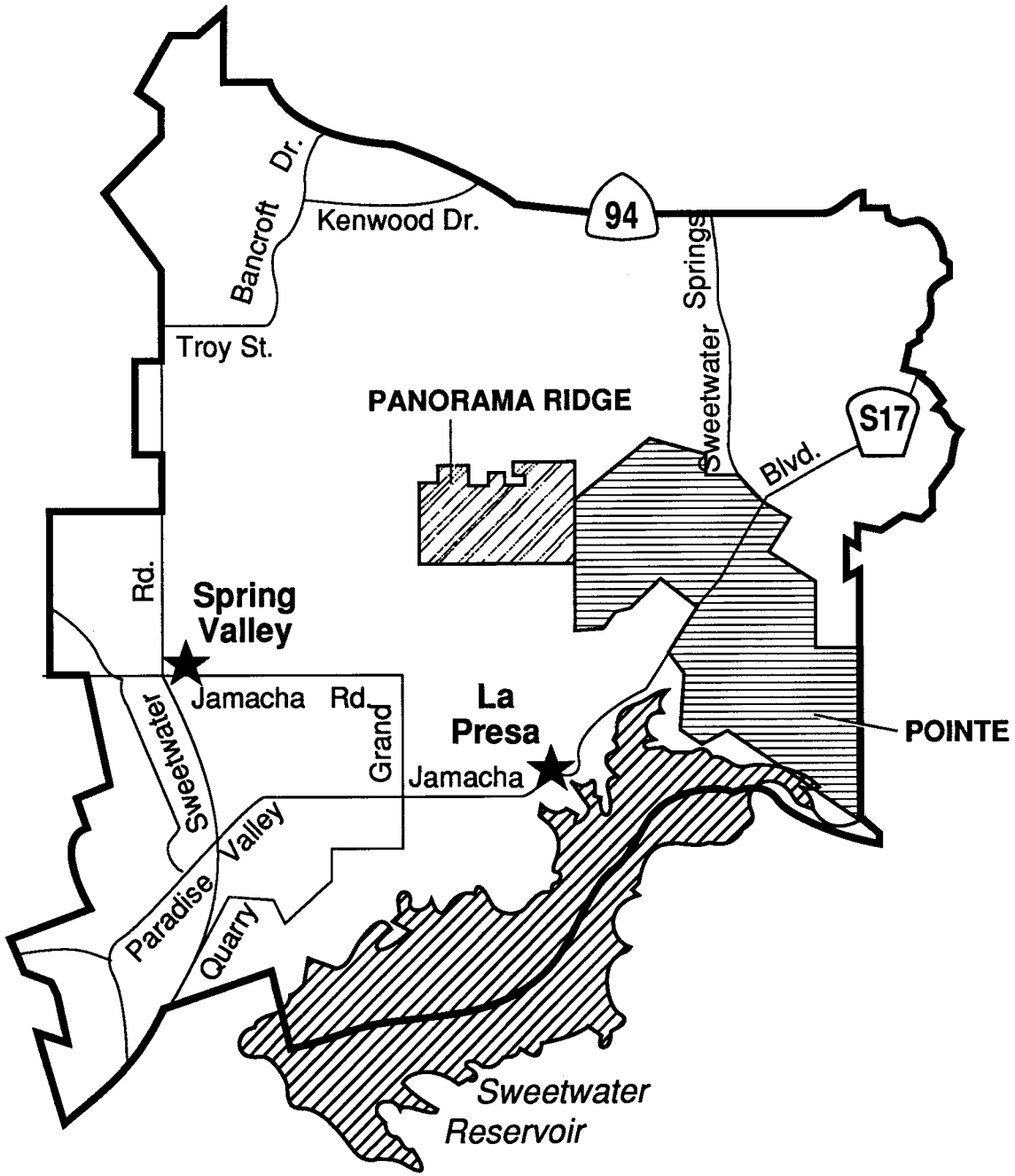
B. Residential

1. Single-family residential uses only.

2. Minimum lot size will be 5,000 square foot lots.

SPECIFIC PLAN AREAS

SPRING VALLEY
COMMUNITY PLAN



C. Conservation

1. Conservation of resources as identified in RCA (see Conservation Element) through open space or recreation dedication or by any other appropriate means.

D. Public Facilities

1. Design shall be such that implementation of public facilities including roads, sewers, water, etc., should be provided with a minimum of grading.

2. Provision of the means by which all necessary public facilities shall be financed and provided including:

   a. transportation access, including roads;

   b. sewage and wastewater treatment aid disposal;

   c. public schools;

   d. fire protection;

   e. parks; and

   f. any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan.

POINTE SPRING VALLEY SPECIFIC PLAN AREA (1.5)

Description of the Area

Specific Plan Area 1.5 includes 653 acres located south and west of the intersection of Sweetwater Springs Boulevard and Jamacha Boulevard adjacent to the Sweetwater Reservoir (see Land Use Map). The westerly boundary of the Specific Plan Area abuts Dictionary Hill (Specific Plan Area No. 2) whereas the easterly boundary abuts Rancho San Diego (Specific Plan Area No. 1). The land is predominantly in steep slopes with two small ponds (Hansen's Ponds) located near the intersection of Jamacha and Sweetwater Springs Boulevard.

Project Background

This area was originally part of Rancho Jamacha and was purchased by Fred Hansen in 1926 (for whom the Ranch is presently named). The area has remained undeveloped and unsubdivided until now.

On February 27, 1980, a Specific Plan over 573.8 acres of the ranch which had been submitted by the Hansen's Trust, owners of the property, was approved by the County Board of Supervisors. This plan did not include 69.4 acres adjacent to Sweetwater Reservoir lying westerly of the southern portion of Hansen's Ranch.

In 1990, the areas designated (21) Specific Plan Area (1.5) were increased to 653.3 acres by adding several isolated areas into the Specific Plan Designation. A new Specific Plan was approved which provides for a destination resort community including a resort with convention center, restaurants, office buildings, apartments and detached residential houses. 5.6 acres of undeveloped industrial land under different ownership was not a part of the plan.

Conditions

The Specific Plan Area shall be developed under the following conditions:

A. General

1. Maximum overall residential density will be 1.5 dwelling units per acre.

2. All goals, objectives, and policies of the Spring Valley Community Plan shall apply.

3. Design should be compatible with the surrounding area.

B. Residential

1. Single-family residential uses will have a minimum lot size of 10,000 square feet, or be designed as a planned residential development.

2. Lot sizes will be minimized in order to preserve the maximum amount of open space.

3. High density apartments shall be located in areas of less than 25% slope, adjacent to prime arterials or major roads and subject to Site Plan review as established by a "D" designator Design Review Standards. Development criteria shall address bulk, scale, and setbacks.

C. Commercial, Professional, Industrial and Resort.

1. The gross acreage used for commercial, professional, industrial and resort shall not exceed 20% of the Specific Plan area.

2. Industrial uses shall be adjacent to existing industrial areas.

3. Intense uses shall be adjacent to prime arterial and major roads.

D. Conservation

1. Conservation of significant natural resources as identified in the community plan (see Conservation Element) through open space, relocation and/or isolation, enhancement, resource conservation area (RCA) designation, or passive recreation dedications or other appropriate means.

2. Provide a system of open space recreation areas providing linkages and buffers with surrounding areas with and emphasis being given to providing large contiguous blocks of natural open space.

3. Protection of the Sweetwater Reservoir and the Sweetwater River floodplain from urban development such as urban wastewater and runoff.

4. AREA TO REMAIN UNDISTURBED. Based on the slope analysis submitted, a fixed percentage of the land within each slope category shall remain undisturbed. The percentage of undisturbed area required shall not be transferred from one category of slope to another, and areas devoted to roads, driveways, parking lots, patios or paved play areas shall not be included in the undisturbed area. The installation of a leach system, and underground utilities may be included in the undisturbed area.
The minimum requirements for undisturbed areas are as follows:

Slope Categories	Minimum Percent of Undisturbed Area

10-20% slope	35%
20-30% slope	55%
30-40% slope	85%
40%+ slope and above	95%

These percentages shall not apply to those isolated parcels of a slope category which are less than 500 square feet in size. Where an area of a slope category is less than 500 square feet, said area shall be included in the surrounding slope category; or, where bordered by more than one slope category, the steepest category shall apply.

The project may exceed the disturbance criteria allowed by the table above, if compensating off-site areas are purchased and permanently preserved by dedication to the County of San Diego, or a non-profit land conservancy organization.

E. Public Facilities

1. Provision of the means by which all necessary public facilities shall be financed and provided including:

   a. Transportation access, including roads, bridges on/off-site;

   b. sewage and wastewater treatment aid disposal;

   c. public schools;

   d. fire protection;

   e. parks; and

   f. any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan.

3. HOUSING

GOAL

SUPPORT A DISTRIBUTION OF HOUSING BY STRUCTURE TYPE, COST, DESIGN AND TENURE TO ENSURE THAT HOUSEHOLDS OF ALL SOCIO-ECONOMIC GROUPS ARE ABLE TO OBTAIN HOUSING WITHIN AN ADEQUATE LIVING ENVIRONMENT.

BACKGROUND

The Spring Valley Plan Area is not (1987) close to completion of two-thirds of the initial residential development potential, and residential redevelopment (replacement of existing improvements with more intense development) is occurring in many of the older neighborhoods.

This initial residential development has resulted in a balanced stock of practically every housing type within the plan area. Housing types include everything from congregate care and high density apartments to large estate residences with a full range of rental and ownership units in between.

There has been an imbalance, though, in the large portion of this housing that provides shelter for families in a low socio-economic status. Most of this housing evolved through inappropriate moderate and high density development occurring in areas with inadequate supporting infrastructure, flood prone areas, and residential areas adjacent to poorly controlled industrial and commercial uses. Low- and moderate-income housing opportunities dominate the La Presa and South Spring Valley areas and prevail throughout the flatter regions of northern Spring Valley up to Kenwood Drive where there are higher rents and ownership prices. These three large areas have established a major concentration of housing for low-income families in the Spring Valley Plan Area.

POLICES AND RECOMMENDATIONS

1. Development of additional low income housing projects in the areas of established low-income concentration (La Presa, South and North Spring Valley) shall be discouraged. [R]

2. Allow only the construction of new units that are compatible with or an improvement to the immediate residential neighborhood character. [R]

3. Monitoring of low- and moderate-income housing stocks in the Spring Valley Plan Area shall include all housing filling that need and shall not be restricted to "assisted" housing and density bonus units. [I]

4. New Senior Citizen bonus density projects authorized under the Housing Element and Board Policy shall be limited to and encouraged only in areas where adequate infrastructure and support systems exist, and where neighborhood compatibility can be shown. Development of Senior Citizen bonus density projects shall conform with the guidelines of Appendix B. [R]

5. Provide low- and moderate-income families with home ownership assistance as well as rental assistance. [I]

4. CIRCULATION

GOAL

PROVIDE A BALANCED, COORDINATED TRANSPORTATION SYSTEM WHICH WILL PROVIDE SAFE, EFFICIENT CIRCULATION WITHIN AND THROUGH THE COMMUNITY, THAT WILL EFFECTIVELY CONNECT SPRING VALLEY TO NEIGHBORING COMMUNITIES, AND WHICH WILL COMPLEMENT EXISTING AND FUTURE LAND USE PATTERNS.

BACKGROUND

The Spring Valley Community Plan Area has one existing Freeway, Route 94. The freeway portion of this road will be extended from its current end at Avocado Boulevard, easterly to the Sweetwater River. East of the river, the existing two-lane road is planned to be a six-lane prime arterial into Jamul.

A second freeway to be built is Route 125, from the South Bay Freeway north to Route 94, where it would connect with the existing Route 125, known as the Casa de Oro Connector. In addition, Route 54, from the South Bay Freeway, north to Highway 94, and then to the City of El Cajon, may need to have portions of it expanded beyond the existing prime arterial status to that of a full freeway or limited access expressway. This route was once on the State's future freeway map, but was dropped in the late 1970s.

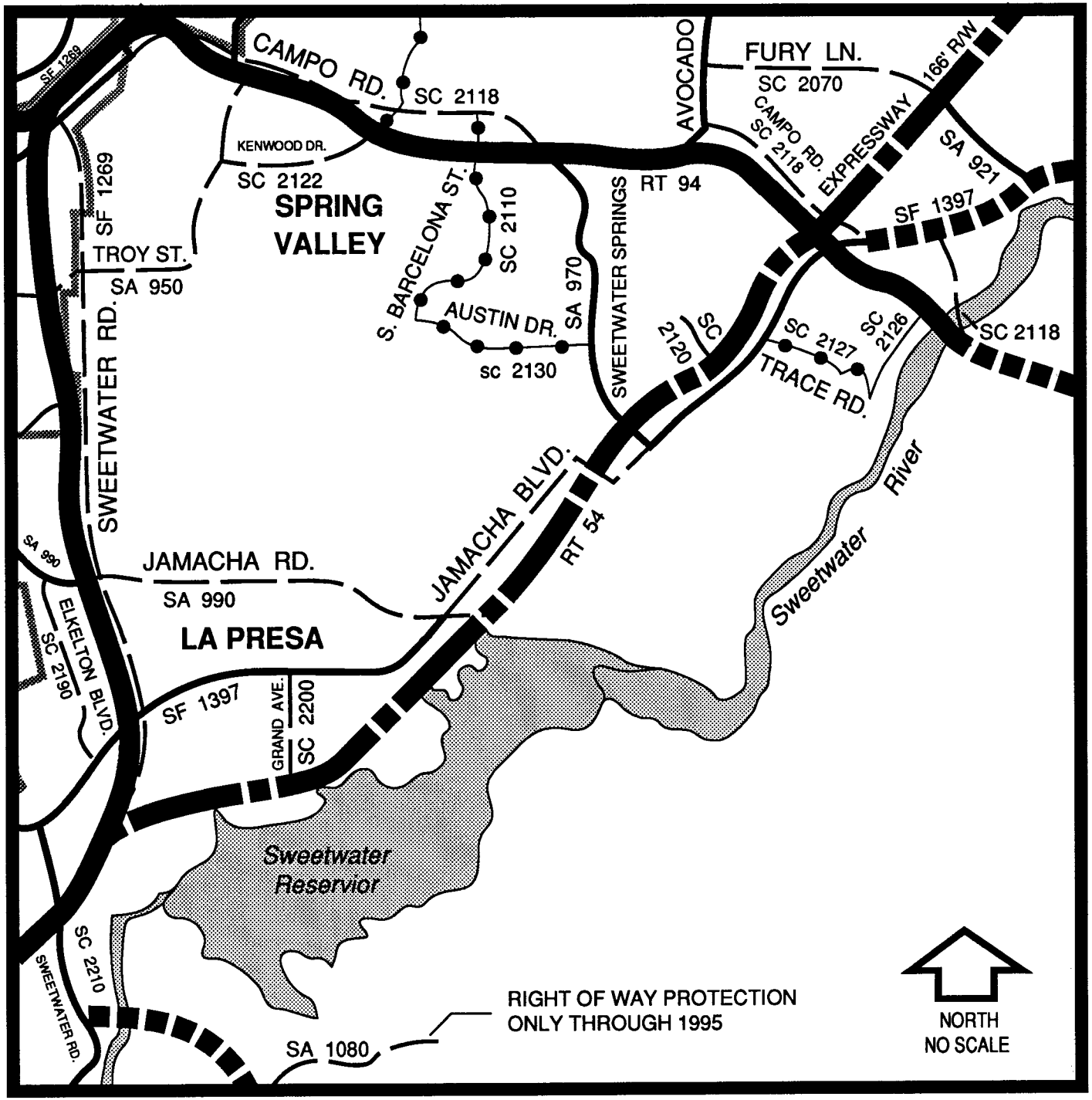
Roads which are planned as four-lane divided or four-lane undivided roads include: 1) Paradise Valley-Jamacha Boulevard, 2) Jamacha Road in the south Spring Valley area, 3) Grand Avenue, 4) Sweetwater Road, 5) Elkelton Boulevard, 6) Worthington Street, 7) Troy Street-Bancroft Drive, 8) Kenwood Drive, 9) Sweetwater Springs Boulevard.

POLICIES AND RECOMMENDATIONS

1. Require the construction of a local road-network which is designed to service the adopted land use pattern. [T]

2. The County Circulation Element shall reflect the road system as identified in the Spring Valley Community Plan. [T]

3. Require road design within the community which is compatible with the topography and landscape and minimizes grading. [DP]



THE POINTE PROPOSED CIRCULATION ELEMENT

(PORTION OF SHEET SEVEN)

GPA 90-02 ITEM 3
SPRING VALLEY
COMMUNITY PLAN
SP88-001
STAFF EXHIBIT

LEGEND

- FREEWAYS
- EXPRESSWAYS
- PRIME ARTERIALS
- MAJOR ROADS
- COLLECTOR ROADS
- LIGHT COLLECTORS
- JURISDICTIONAL BOUNDARIES

4. Require design of all road improvements that maximizes environmental and aesthetic considerations consistent with safety needs. [DP]

5. Where practical, landscaping shall be provided within the right-of-way of roads and prime arterials. [DP]

6. Require landscaping, including trees, along private property frontage of all circulation element roads wherever possible. [DP]

7. Encourage the location of future freeways and prime arterials where they will bypass rather than divide residential neighborhoods. [T]

8. Encourage the separation of facilities for pedestrian, bicycle and motor vehicle traffic in order to minimize conflict and to insure safe movement throughout the community. [T]

9. The Bicycle Sub-element of the Circulation Element shall reflect the bicycle system as identified in the Spring Valley Community Plan. [T]

10. Curb, gutter, sidewalk, and streetlights shall be provided in new subdivisions along streets and highways where adjacent lots average less than one-third acre each or where commercial, industrial, or educational land uses are located. [DP]

11. Eliminate safety hazards caused by direct access of traffic onto major arterial or collector streets when reviewing projects along such streets. [DP]

12. Require the design of commercial and industrial developments to minimize the need for automobiles to cross pedestrian walkways and to avoid backing into streets or highways. [DP]

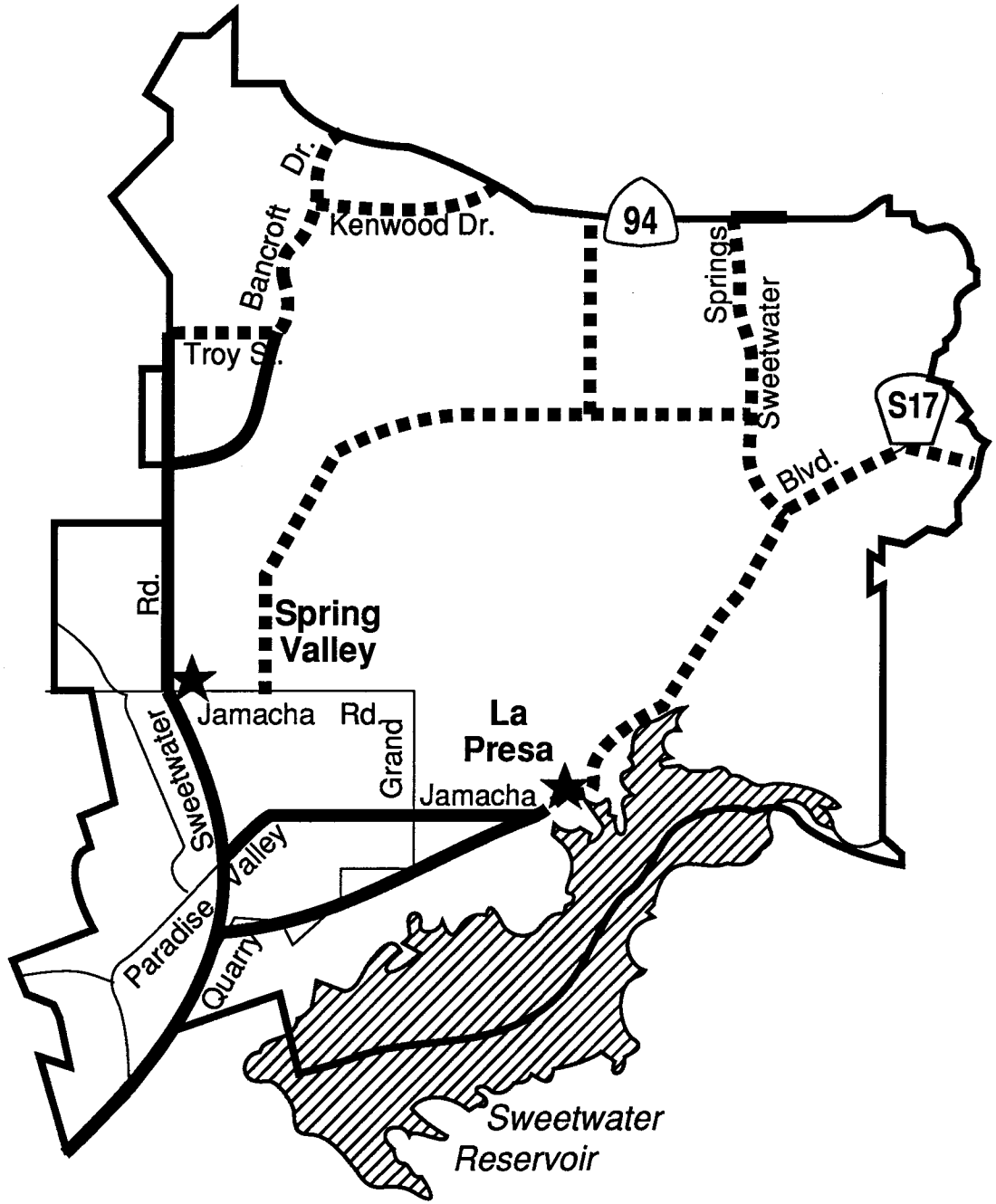
13. Support the development of an efficient circulation system through the design and construction of safe, attractive pedestrian, bicycle and equestrian crossings at logical points on major thoroughfares. [DP]

14. Encourage the creation of a system of trails specifically for horseback riding and hiking to connect appropriate recreational facilities and to integrate this system with existing and proposed trails within the San Diego region. [DPW]

15. Develop a public transit service which offers regular and frequent schedules and which connects with intersecting routes to provide public transit passengers mobility through the San Diego Metropolitan Area. [T]

PROPOSED BIKE ROUTES

SPRING VALLEY COMMUNITY PLAN



16. The Department of Public Works shall prepare a detailed feasibility study, including all necessary environmental documentation, for Highway 54 between the South Bay freeway and El Cajon to establish limited access expressway standards. [DPW]

17. Support timely and adequate public notification of all proposed changes in the community transportation system. [T]

18. Provide the Spring Valley Community Planning Group with proper notice of road projects requiring an Environmental Impact Report (EIR). [T]

19. Encourage the establishment of a network of bikeways and pedestrian paths connecting residential areas to schools, recreational facilities, and commercial centers. [T]

20. The Department of Planning and Land Use shall request the California Department of Transportation (CALTRANS) to schedule the construction of the northbound ramp of SR 125 from SR 94 as soon as possible. [T]

21. The Department of Planning and Land Use shall request CALTRANS to schedule construction of proposed SR 125 between SR 54 and SR 94 as soon as feasible. [T]

22. The Department of Planning and Land Use shall study and recommend revision of the Circulation Element to establish location and construction standards for riding and hiking trails as they relate to existing and proposed streets and highways. [DPW]

5. PUBLIC SERVICES, FACILITIES, AND IMPROVEMENTS

GOAL

PROVIDE ADEQUATE AND EFFICIENT FACILITIES AND SERVICES FOR ALL RESIDENTS OF SPRING VALLEY WHICH ARE APPROPRIATE TO THE COMMUNITY'S NEEDS.

WATER

GOAL

PROMOTE EFFICIENT USE OF WATER IN THE COMMUNITY AND PROMOTE WATER CONSERVATION

BACKGROUND

The responsibility for providing water service in the Spring Valley Community Plan Area rests with two independent districts, the Helix Water District and the Otay Municipal Water District. The Helix Water District encompasses 31,527 acres including the City of El Cajon, City of La Mesa, the Lemon Grove Sanitation District, and the northerly portions of the Spring Valley Community Plan area. The Helix Water District is highly urbanized with less than 2% of the water provided by the District used for agricultural purposes.

The Otay Municipal Water District encompasses approximately 128 square miles (80,000 acres). The District extends from the southerly boundary of the Helix Water District to the Mexican Border. Approximately 20% of the Otay Service Area is developed with 30% of the water delivered by Otay used for agricultural purposes.

The Community Plan area represents a relatively small portion of the combined Water District service area. Neither of the Water Districts have expressed any concern about their ability to serve the projected needs of the proposed community plan.

EDUCATION

GOAL

MAINTAIN A CONTINUING HIGH LEVEL OF PUBLIC EDUCATION AND PHYSICAL SCHOOL IMPROVEMENTS IN THE SPRING VALLEY AREA TO SERVE NOT ONLY THE EDUCATIONAL NEEDS OF THE YOUNG, BUT OF ADULTS AS WELL.

BACKGROUND

The plan area is served by three independent school districts: La Mesa - Spring Valley, grades K-8; Grossmont Union High, grades 9-12; and the Grossmont Community College District.

A. Existing Enrollment and Facilities

The La Mesa-Spring Valley School District serves the Spring Valley area as well as the City of La Mesa and the western portion of the Valle de Oro Community Plan Area. Within the plan area, the district operates eight elementary schools and one junior high school. In 1986, the district had a deficiency of adequate school facilities, as all schools are at or over capacity.

The Grossmont Union High School District encompasses the cities of El Cajon and La Mesa as well as a large portion of the unincorporated area including all of Spring Valley. The district operates nine high schools and two continuation schools. Two high schools are located within the plan area.

The Grossmont Community College District includes all of Spring Valley as well as the City of La Mesa and Lemon Grove. A 134-acre campus is located out of the planning area in Fletcher Hills and has an estimated capacity of 10,000 students. Present enrollment exceeds 15,000 students.

The Grossmont Community College District has established Cuyamaca College on approximately 200 acres of land immediately northeast of the planning area and plans the development of this campus to serve approximately 15,000 students. Development will meet the needs of the community.

B. Projected Future Needs

Future facility needs are dependent upon administrative policy decisions such as busing and the use of double sessions or a year-round program and will be contingent upon future school board decisions. Therefore, assessment of the impact of the plan on educational facilities has been limited to a projection of the increase in the number of students in the plan area.

Future student projections are based upon general guidelines provided by the various districts and dwelling unit projections based upon the community plan.

LIQUID WASTE

GOAL

PROVIDE SEWER SERVICE TO THE COMMUNITY WHICH PROTECTS THE PUBLIC HEALTH AND SAFETY, AND WHICH IS COMMENSURATE TO PLANNED LEVELS OF GROWTH.

BACKGROUND

Public sewerage facilities in the Spring Valley Community Plan Area are provided by two agencies, the County controlled Spring Valley Sanitation District (SVSD) serving the westerly portion of the plan area, and the Otay Municipal Water District (OMWD, an independent agency) serving the easterly portion.

Following are the major components of the SVSD sewerage system:

1. Wastewater collection system
2. Trunk sewer system
3. Outfall sewer.

The wastewater collection system serves a relatively small area providing direct sewerage service to all of SVSD.

The Trunk Sewer System is a gravity flow system set up to transport wastewater from collection systems to the SVSD outfall sewer. The SVSD Trunk Sewer System consists of several parts in this area: Sweetwater Road; La Presa; Fairway Drive; Casa de Oro and Bancroft Trunks. These trunks are fixed in location and capacity.

The outfall sewer is a single line which connects the (SVSD) to the Metro System. This system is also fixed in location and capacity and is used by other cities for transportation of effluent material to the Point Loma Plant through the Metro System lines.

Otay Municipal Water District consists of the following components

1. Wastewater collection system
2. Trunk sewer system
3. Water reclamation facility

The wastewater collection system and trunk sewer system work in the same way as does the SVSD system, using wastewater collection systems as direct feeder and the trunk system as the collector for the Calavo Gardens and Avocado areas. Discharged are .7 million gallons per day (mgd) which in turn goes into the SVSD trunk lines and down to the Point Loma plant.

Otay's water reclamation sends treated effluent from the facility to SDG&E and to an experimental irrigation project in Otay which consumes .5 mgd.

Project Needs and Constructions

The SVSD was formed in 1952 as a dependent County Sanitation District. The District includes approximately 17,000 total service acres with a present flow of 7.3 mgd. Spring Valley has 25,187 Equivalent Dwelling Units (EDU) with an estimated 7,898 EDU's not committed. This SVSD sewer capacity is adequate for the existing population and the growth of an ultimate population of 88,519 persons. No major construction or design changes need to be made to the present system.

The Otay Municipal Water District on the other hand must construct an interceptor pipe from the Otay Reclamation Plan (near Campo Road) to the Metro Pipe Line. This Rancho San Diego Interceptor will be constructed in conjunction with SVSD, OMWD and Rancho San Diego.

The Rancho San Diego Interceptor (formerly called the Sweetwater Interceptor) construction will start before November 1987 at a cost of $4,800,000. This will relieve the present deficiency problem faced by the Otay Municipal Water District.

The present EIR states that a 4.5 mgd pipe is needed. Otay will consume 1.3 mgd for relief of its present system. 1.7 mgd will be allocated to Rancho San Diego's present project with an excess of 1.5 mgd providing extra growth in the Jamacha area. As of January 1987, this additional 1.5 mgd of capacity must be

used only within the urban limit line, except if sewer service outside the urban limit line is needed to protect the public health and safety. The 4.5 mgd pipeline also provides a fail safe system for satellite treatment plants in case of treatment disposal failures.

POLICIES

1. Future service from the Rancho San Diego interceptor will only be extended to areas within the Urban Limit Line, with the exception being the connection of sewer service to areas with failing septic systems as defined by the County Department of Health. [R, DPW]

2. Requests for use of the Rancho San Diego interceptor beyond 2.9 mgd will be considered based on the following criteria. [R, DPW]

    a. The availability of Metro capacity;

    b. The need for service hookups within the urban limit line plus the needs of failing septic systems beyond the urban limit line;

    c. Whether such service enhancement would be growth inducing.

3. The County of San Diego shall review all proposed capital projects for sewer system improvements submitted by all agencies using the Rancho San Diego interceptor. [DPW]

4. The Spring Valley Sanitation District shall monitor its sewage flow to assure that it does not exceed its current capacity in the Metro system. [DPW]

5. Districts within the Rancho San Diego interceptor service area will only serve areas within those portions of their district for which LAFCO has approved active powers, except for sewer service needed to protect the public health and safety. [DPW]

6. The Spring Valley Sanitation District shall not enter into out-of-district service/construction agreements with private property owners. [DPW]

7. A letter of sewer availability will not be requested nor accepted for projects which include lands that are located outside the urban limit lines. [R, DPW]

6. CONSERVATION

GOAL

PROMOTE WISE UTILIZATION AND PLANNED MANAGEMENT OF ALL VALUABLE RESOURCES, NATURAL AND MAN MADE, AND PREVENT WASTEFUL EXPLOITATION AND DESTRUCTION OF THE RESOURCES.

FINDINGS

There are two major stream systems in the Spring Valley Community Plan Area. The western portion of the plan area is drained by Spring Valley Creek and its three tributaries, the Casa de Oro, Mt. Helix and Brookside branches. This creek flows through developed areas, and significant flooding problems exist south of Highway 94. Eventually the lower reaches of this creek shall be channeled. The southeastern portion of the plan area is drained by the Sweetwater River. This riparian area, for the most part, is in its natural state as it flows into Sweetwater Reservoir.

Several portions of the Spring Valley Community Plan Area contain unique flora and fauna. These include Dictionary Hill, which is home to rare and endangered plant species and the Sweetwater River floodplain, home to the endangered Least Bell's vireo. Additionally, several small areas containing endangered plant species exist, including an area near Worthington Street (Stick Lettuce Dudleya), and area adjacent to he northwest edge of Sweetwater Reservoir (Otay tarweed), and an area adjacent to Sweetwater Road and north of Jamacha Road (San Diego Ambrosia).

POLICIES AND RECOMMENDATIONS

General

1. The County will conserve unique resources in Spring Valley by utilizing Resource Conservation Area (RCA) overlays (see adopted Conservation Element, Policy 1, p. 4-6) and appropriate Land Use designations. Resource Conservation Areas will be delineated on a map in the County Conservation Element. This document amends the Conservation Element by adding RCA's in the Spring Valley area and specifically identifies unique resources and sets forth methods which will be applied to conserve those resources. [GEN]

2. Support recycling programs in the Spring Valley Community. [GEN]

Water Resources

3. Encourage the strict regulation of the uses of water bodies within the planning area to insure that such uses are compatible with existing ecosystems. [GEN]

4. Conserve water and biological resources of Hansen's Ponds and the Sweetwater Reservoir by allowing them to be replaced by a resort and replacing them with a biological mitigation area along Bancroft Creek. [P]

5. Require strict controls over urban wastewater discharge into streams, ponds, or other waters. [R]

6. Encourage the use of reclaimed water for irrigation, recreation, and other purposes. [GEN]

7. Channelize Spring Valley Creek and its three branches south of Highway 94 to contain the flows of a 100-year storm. [DPW]

8. Provide safe and efficient disposal of urban storm runoff to protect the Sweetwater Reservoir and riparian areas of the Sweetwater River. [W]

9. Protect existing groundwater reserves for potential emergency use. [W]

10. All Commercial, industrial, and agricultural land uses in the Sweetwater River area shall be analyzed and monitored to ensure that groundwater deposits and flows are not contaminated by commercial and industrial activities. [W]

11. The quality of groundwater in the Sweetwater River Area shall be monitored and analyzed to ensure that groundwater deposits and flows are not contaminated by commercial, industrial, and agricultural activities. [W]

12. The County shall monitor groundwater levels throughout the plan area and consider regulatory measures if long-term depletion of groundwater resources is occurring. [W]

13. The County shall monitor subsurface flows of the Sweetwater River basin and consider regulatory measures if long-term depletion of the groundwater resources is occurring. [W]

14. The County shall study methods and make recommendations for controlling urban runoff in the Sweetwater River basin in order to protect Sweetwater Reservoir and groundwater supplies from contamination. [W]

15. Encourage identification and preservation of significant natural drainage areas and allow only uses compatible with flooding, such as agriculture, parks, recreation, riding and hiking trails, and other open space activities. [W]

16. Include the following significant drainage areas as Resource Conservation Areas and apply the appropriate controls: [W]

    a. The Sweetwater River Floodplain and identified contiguous high value habitats. (RCA No. 1) [P]

    b. Drainage area east of Kenora Drive -- natural drainage area supplemented by urban runoff. (RCA No. 6)

    c. Natural drainage area on north side of Dictionary Hill, contains rock outcrops. The area is bounded on the north by Crest Drive, on the south by Montemar Drive, Helix Street to the west, and Lamar Street to the east. (RCA No. 7)

    d. Natural drainage area west of Barcelona Drive Street -- contains native riparian vegetation. (RCA No. 9)

<u>Vegetation and Wildlife Habitats</u>

17. Require retention of native vegetation on significant portions of Specific Plans and Planned Developments over 10 acres in size. [R]

18. Require use of native species for landscaping where practical for public projects and private projects except for landscaping alongside Circulation Element roadways. [R]

19. Use Land Use Element designations compatible with areas supporting unique vegetation and wildlife habitat resources. [P]

20. Conserve unique functional plant and wildlife habitats, particularly those supporting rare, endangered, or threatened or depleted species, using Resource Conservation Area designations. [P]

21. Include the following areas supporting functional plant and wildlife habitats and/or rare, endangered, threatened, or depleted species as Resource Conservation Areas: [P]

    a. Dictionary Hill habitats of rare and endangered plant species. (RCA No. 10)

    b. Habitat for the endangered Stick Lettuce Dudleya, near Worthington Street. (RCA No. 11)

    c. Habitat for the endangered Otay tarweed, adjacent to the northwest edge of Sweetwater Reservoir. (RCA No. 12)

    d. Habitat for the endangered San Diego Ambrosia, adjacent to Sweetwater Road, north of Jamacha Road. (RCA No. 13)

22. Encourage the maintenance and enhancement of functional plant and wildlife habitats for threatened and endangered species. [GEN]

23. Encourage educational programs for the wise use and conservation of resources (see adopted Circulation Element). [GEN]

Soils and Minerals

24. Require development which is in harmony with existing topography and avoids extensive and severe grading. [R]

25. Encourage strict standards to limit soil erosion and identify problem areas. [P]

Light Pollution

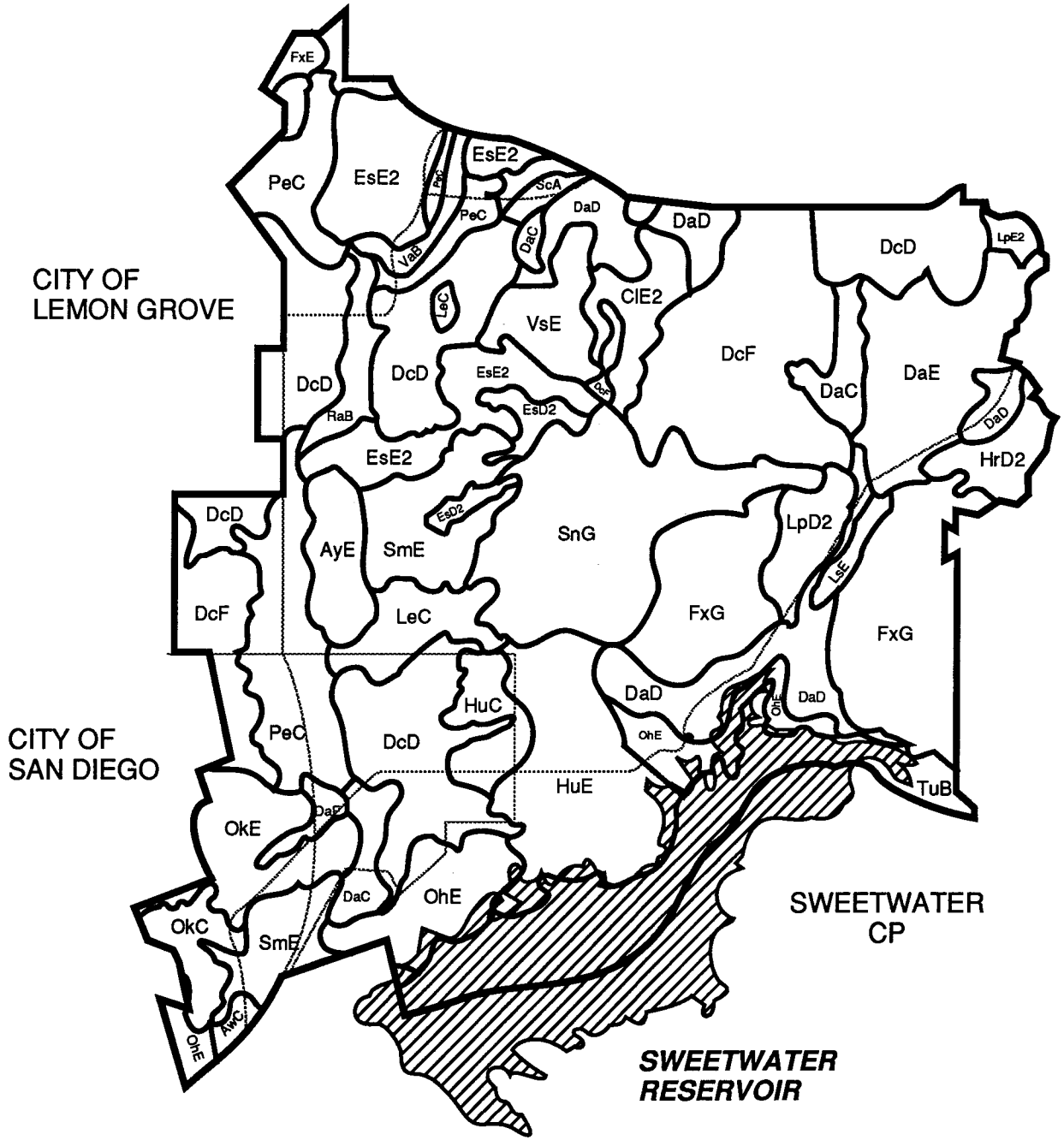
26. All outdoor lighting fixtures shall be shaded on top so that all light will shine downward. [R]

27. Cut-off luminaries shall be used which eliminate unwanted light scattering into the atmosphere. [I]

28. Cut-off luminaries using low pressure sodium or equivalent monochromatic light sources shall be required for outdoor lighting of non-residential common facilities such as recreation areas. [R]

GENERALIZED SOILS MAP

SPRING VALLEY COMMUNITY PLAN



29. Support the development of standards for strict controls concerning illumination pollution. [R]

Air Quality

30. Encourage development plans which accommodate nonpolluting transportation. [GEN]

31. Encourage the identification and reduction of sources of air pollution affecting Spring Valley. [GEN]

32. Discourage new sources of air pollution in the Spring Valley area. [GEN]

33. Improve the air quality in the Spring Valley Area by decreasing pollutants generated from or within the Spring Valley area through implementation of the Regional Air Quality Strategy and the Community Plan. [GEN[

Cultural and Historical Sites

34. The County of San Diego shall undertake a detailed study for protection of these Cultural and Historic Resource Conservation Areas listed below for application of the appropriate zoning implementation methods such as Historic District Designator. [I]

    a. Bancroft Ranch Site (RCA No. 17)

       RCA 19, W-389, Historic Village of Meti/Bancroft Ranch House. RCA 31 Cal:F:5:15, partially excavated by Kaldenbert (1975) and Gross (1975): Historic site of the Isham Springs bottle Plant.

    b. Additional Historic Sites are listed below:

       (1) Rock House on James Circle (1863) (RCA No. 17)

       (2) Springs of Saint George on James Circle (RCA No. 17)

       (3) Spring Valley Veterans Memorial on Memory Lane (RCA No.17)

       (4) Madam Camille's House, 3555 Bancroft Drive (1924) (RCA No.17)

       (5) Cactus Cottage (Sinclair House), 3700 Sinclair Lane (1889) (RCA 32)

(6) Bancroft Dam, Fairway Drive at Brookside (1910) (RCA 33)

(7) McRae-Prentice-Alright House, Barbic Lane (1882) (RCA No. 34)

(8) Isham Springs and Bancroft Creek mitigation area, Sweetwater Springs Blvd. at Jamacha Blvd. (RCA No. 15)

(9) The Olla, 3700 Helix Street (1895) (RCA No. 35)

35. The Spring Valley Historical Society, or other relevant historical or community groups, shall be consulted and advised of any discretionary permit application of any of the above listed sites, and shall be given a reasonable opportunity to comment upon and review such applications. [R]

7. RECREATION

GOAL

SUPPORT THE ESTABLISHMENT OF A WELL BALANCED SYSTEM OF NATURAL PARKS AND RECREATIONAL FACILITIES WHICH PRESERVE NATURAL TERRAIN, VEGETATION AND WILDLIFE SANCTUARIES, AND WILL ENRICH THE LIVES OF ALL RESIDENTS WITHIN THE COMMUNITY.

BACKGROUND

The following park sites are owned by the County of San Diego and are fully or partially developed (total 25 acres):

Spring Valley Park (5.7 acres on Jamacha Boulevard, east of Sweetwater Road).

Goodland Acres Park (1.3 acres on Troy Street, near Central Avenue).

The following park sites are owned by the County of San Diego and are undeveloped (1987, total 95 acres).

Sweetwater Lane Park (11 acres on Sweetwater Lane north of Jamacha Road).

Lamar Street Park (10 acres on Bancroft Drive south of Olive Street).

Del Parque Park (10 acres on Via del Parque east of Sweetwater Springs Boulevard).

Bancroft Park (acquisition in progress, on Memory Lane north of Kenwood Drive and east of Bancroft Drive).

Five park sites in Hansen's Ranch Specific Plan Area are shown on the Recreation Element Map and the Spring Valley Community Plan Map as Community or Neighborhood Park Sites; however, no property has been purchased or dedicated.

In addition, a private park maintained by a homeowners' association is located on the corner of Austin Drive and Ledgeview Street.

POLICIES AND RECOMMENDATIONS

1. The County will implement a local park acquisition program which will utilize all established acquisition and funding mechanisms and will actively pursue new innovative techniques to help expedite acquisition and minimize costs. [DPR]

2. Community and neighborhood parks shall be developed to meet the needs of the community. [DPR]

3. Upon the creation of a tax supported public entity which will provide for the maintenance of local parks, the County will develop local parks utilizing any and all appropriate funding sources. [DPR]

4. The advice and consent of the Spring Valley Planning Group, other affected community groups, and the citizens of the Planning Area shall be solicited before proceeding with parkland development plans. [DPR]

5. The Parks and Recreation Department will utilize generalized local park locations as identified on the land use map in developing the local park program for Spring Valley. [DPR]

6. Encourage the development of Neighborhood and Community Parks and recreational facilities cooperatively with existing and future schools with other special districts and public agencies and encourage joint use of the facilities. [DPR]

7. Whenever possible, parks should be located on existing public or semi-public owned land. [DPR]

8. Neighborhood and community centers shall be located whenever possible in identified neighborhood and community parks with the level and type of recreational programs to be determined by the Board of Supervisors based upon community input. [DPR]

9. The Parks and Recreation Department shall recommend appropriate citizen groups to coordinate the community centers' activities and act as a forum for community selection of activities as part of the formation of the tax supported entity providing for its operation and maintenance. [DPR]

10. Support the development of a regional park at Sweetwater Reservoir. [DPR]

11. Encourage strict regulation of off-road vehicle traffic and support the County wide efforts to designate suitable areas for their operation. [DPR]

12. Once park needs have been established in an area, park locations, design, and boundaries shall incorporate historic and archaeological sites to complement the active recreation area within the park whenever possible. [DPR]

13. Provide a system of riding and hiking trails and open space easements that will link parks, schools, view sites, and commercial areas with residential areas. Such a system shall be a part of a County implemented riding and hiking network for Spring Valley. The County will aid the Community in seeking appropriate funding services for maintenance of this trail system. [DPR]

14. Encourage parks which will preserve and protect unique resources including any archaeological sites. [DPR]

15. Neighborhood and Community Park sites shall be acquired, developed, and maintained in order to meet the standards for park and recreation facilities set forth in the County Recreation Element. The Recreation Element suggests a standard of 15 park acres per 1,000 population; however, a more realistic and attainable goal would be 5 park acres per 1,000 population. [DPR]

16. Priority shall be given to the development of Neighborhood Community Park sites in areas with high densities of population so as to serve the immediate recreation needs of the largest number of people. [DPR]

8. SCENIC HIGHWAYS

GOAL

UTILIZE SCENIC HIGHWAY CORRIDORS AS ONE METHOD OF PROTECTING AND ENHANCING THE APPEARANCE OF SCENIC, HISTORICAL, AND RECREATIONAL AREAS.

BACKGROUND

None.

POLICIES AND RECOMMENDATIONS

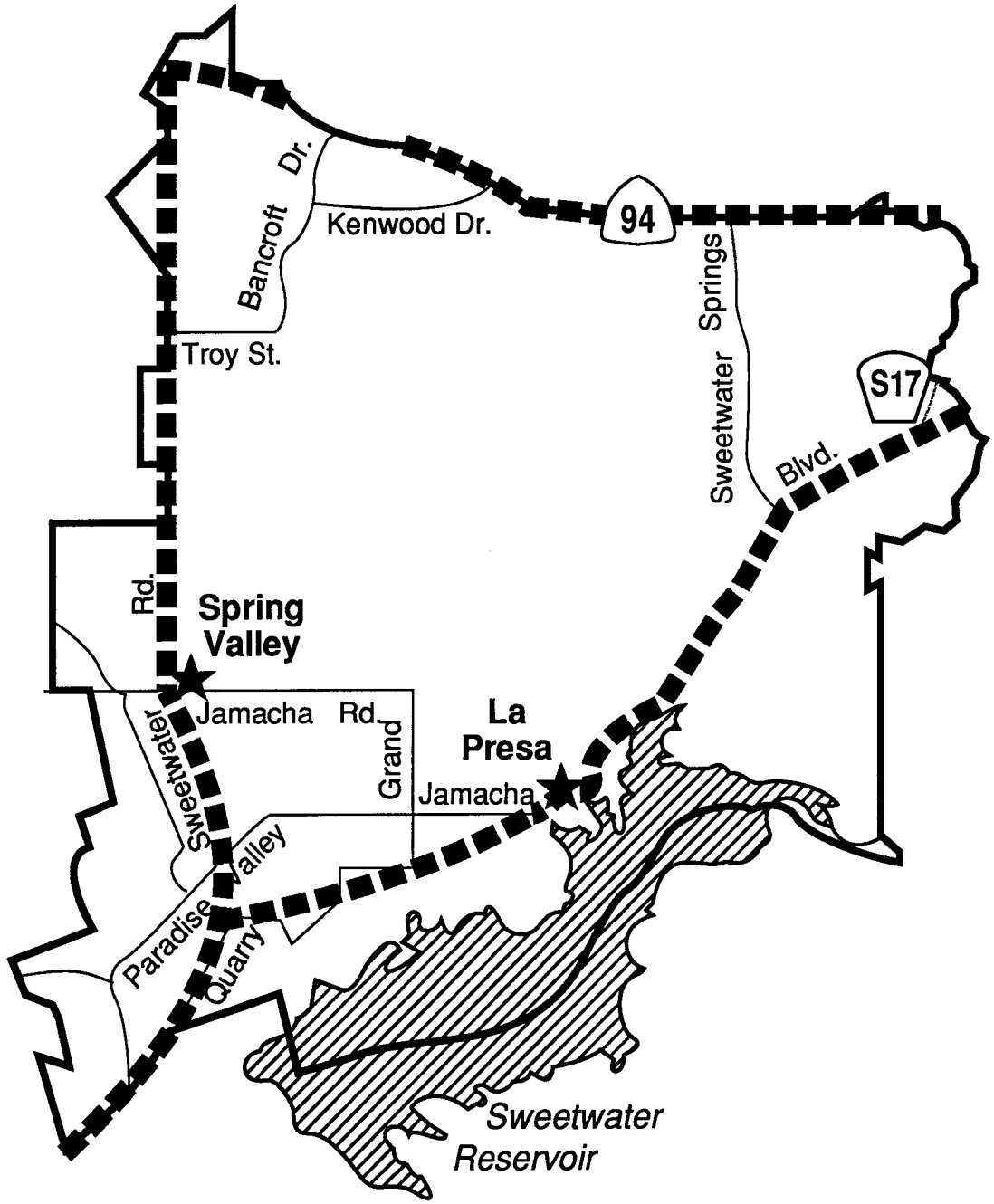
1. Support the priority of the scenic highway corridors in Spring Valley as designated in the County General Plan. [GEN]

2. Support priorities for scenic highway corridors in Spring Valley as follows: Route 94 first priority; Route 125 (from Route 54 north to Interstate 8) as an existing designated route; SR 54 from SR 125 to El Cajon, first priority. [I]

3. Require Site Plan review for all development along future Route 125 so that future scenic values of the route shall be retained. [P]

SCENIC HIGHWAYS

SPRING VALLEY
COMMUNITY PLAN



9. PUBLIC SAFETY

GOAL

DEVELOP AND MAINTAIN PLANS AND PROGRAMS TO ASSURE THE HEALTH, SAFETY AND WELL-BEING OF THE RESIDENTS OF THE SPRING VALLEY COMMUNITY.

BACKGROUND

The San Diego Sheriff's Department is responsible for providing ordinary law enforcement services in the plan area. Most of the plan area falls within Master Beats initiating from the Lemon Grove Station, while a small portion in the northeast lies within a Santee Station Master Beat.

POLICIES AND RECOMMENDATIONS

1. Encourage coordination between organizations delivering public safety services in order that a high level of service is provided at the lowest reasonable cost to residents. [GEN]

2. Develop an educational program to fully inform all citizens in the study area of the hazards due to flood, fire, earthquake, and nuclear problems. [GEN]

3. Support the continued adherence to fire and emergency service standards by public safety organizations within the Spring Valley area in order that present services levels are maintained. [GEN]

4. Encourage the County Sheriff to periodically review current protection standards and level of service for the community and to recommend appropriate improvements. [GEN]

5. Encourage new methods of financing public facilities which will result in reducing costs. [GEN]

6. Encourage the use of natural drainage areas and streambeds as flood control protection, thereby improving groundwater recharging. [GEN]

7. Encourage an educational program to inform residents of the community as to the hazards and safety steps regarding traffic, flood, earthquake, and fire problems. [GEN]

FIRE PROTECTION

GOAL

PROVIDE ADEQUATE FIRE PROTECTION TO THE COMMUNITY

BACKGROUND

Fire protection within the plan area is provided by the San Miguel Fire Protection District.

San Miguel Fire Protection District

The boundary of the District encompasses approximately forty-eight (48) square miles and serves an estimated population of 80,000.

The District presently operates six stations:

Station Number 14 -- Located at 8853 Troy Street, Spring Valley

Station Number 15 -- Located at 10102 Ramona Drive, Casa de Oro

Station Number 16 -- Located at 905 Gillespie Drive, Spring Valley

Station Number 21 -- Located at 10105 Vivera Drive, La Mesa

Station Number 22 -- Located at 2249 Jamacha Road

Station Number 23 -- Located at 2140 Dehesa Road

The District utilizes the services of 71 safety employees. The minimum daily staffing is twenty (20) plus one (1) Division Chief. The District maintains ten fire fighting apparatus.

Measurement of service level is based on criteria as set forth by the Insurance Services Organization (ISO). The rating criteria consists of thirty-four items, some of which are not applicable to this fire district. The ISO ratings range from Number 1, the best rating to Number 10 which is considered by ISO to be completely inadequate service. The present ISO rating for the San Miguel Fire Protection District is Level 3.

The District personnel reports that the average emergency response time is less than three minutes.

10. SEISMIC SAFETY

GOAL

SUPPORT THE GOAL AND OBJECTIVES OF THE SEISMIC SAFETY ELEMENT OF THE COUNTY GENERAL PLAN.

BACKGROUND

None.

11. NOISE

GOAL

PROTECT AND ENHANCE SPRING VALLEY'S ACOUSTICAL ENVIRONMENT BY SUPPORTING THE CONTROL OF NOISE AT ITS SOURCE, ALONG ITS TRANSMISSION PATH, AND AT THE SITE OF THE ULTIMATE RECEIVER.

BACKGROUND

None.

POLICIES AND RECOMMENDATIONS

1. Require the strict enforcement of County Noise Ordinance.

2. Require site design and building design controls to minimize noise emissions from noise sources.

3. Encourage land use and circulation patterns which will minimize noise in residential neighborhoods.

4. Support efforts of the County and CALTRANS to further and to implement road designs which reduce noise levels.

5. A general noise survey to include aircraft noise should be carried out to more fully assess current and potential noise problems in the plan area.

6. Support limiting truck traffic to designated routes to reduce noise in residential areas.

7. Encourage the County to perform a comprehensive noise survey in the Spring Valley area to identify sources which emit high noise levels.

12. ENERGY

GOAL

PROMOTE ENERGY CONSERVATION SO AS TO PRESERVE NATURAL RESOURCES AND REDUCE POLLUTION.

BACKGROUND

None.

POLICIES AND RECOMMENDATIONS

1. Encourage energy saving transportation. (See Circulation Element)

2. Require site and building design which will maximize energy conservation, through building ordinances.

POLICY CODE EXPLANATION

The responsibility for implementing the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities both public and private is necessary to make these policies successful.

A code has been placed to the right of each policy in the plan text which identifies it with the County department or the sub-departmental section of the Department of Planning and Land Use which would be most likely to take the lead in carrying out the policy (see below). In addition, there is a category for those policies that are of general concern to all persons or groups that might be involved in development or plan implementation.

This approach can make detailed information regarding policies easier to locate and it can aid staff in charting the progress of the plan.

CODE

GEN		Policy of General Application
DPW		Department of Public Works
DPR		Department of Parks and Recreation
DHS		Department of Health Services
DPLU		Department of Planning and Land Use
F		Facilities Planning
E	-	Economics and Demographics
Pr	-	Process Simplification
G	-	Graphics Section
W	-	Water Section
S	-	Systems Coordination and Data Processing
T	-	Transportation Planning Section
I	-	Plan Implementation Section
Sp	-	Special Projects Section
P	-	Plan Development Section
R	-	Regulatory Division
B	-	Building Codes Enforcement
Z	-	Zoning Codes Enforcement

APPENDICES SPRING VALLEY COMMUNITY PLAN TEXT

APPENDIX A
PROPOSED RESOURCE CONSERVATION AREAS

Resource Conservation Area (RCA) 1: Sweetwater River Floodplain - Resources include riparian and riparian woodland habitats - these habitats are important for wildlife, supporting greatest diversity of birds, particularly migratory songbirds. Resources to be protected include trees, including willows, sycamores, cottonwoods, oaks, and non-native species; riparian vegetation, including cattails, sedges, rushes, and aquatic vegetation. Adjacent native vegetation (Coastal sage, chaparral and grasslands) should be conserved as viable edge habitats contributing to wildlife and visual diversity of the local ecosystem.

RCA 6: East of Kenora Drive - Drainage area with large stand of Eucalyptus trees. Conserve woodland integrity and sufficient adjacent undeveloped natural and semi-natural habitats.

RCA 7: Natural Drainage Area - With bird and mammal habitat, rock outcrops and some natural vegetation, following drainage flow from Crest to Rockbrock Street and Helix. The area is bounded on the north by Crest, on the south by Montemar, Helix to the west and Lamar to the east. Conserve adjacent undeveloped natural and semi-natural habitats.

RCA 9: West of Barcelona Drive - Natural vegetation and buffer zone. Conserve adjacent undeveloped natural and semi-natural habitats.

RCA 10: Dictionary Hill - Habitats of rare and endangered plant species - This area provides habitat for the Coast barrel cactus, considered for endangered status by the Department of Interior, Variegated dudleya, a succulent considered for threatened status by the Department of the Interior, Mesa Clubmoss and Munz sage (reaching the northern limits of its range here) considered by the California Native Plan Society to be "rare, of limited distribution (only in San Diego County in California), but distributed widely enough that potential for extinction or extirpation is apparently low at present. (Powell, I974)

Dictionary Hill was also used for scientific studies of "hill topping" in butterflies (Shields, 1971) and contains excellent examples of Coastal sage scrub vegetation in a rapidly urbanizing area.

RCA 11: Habitat for threatened San Diego Variagated dudleya - A small succulent being considered for threatened status by the U.S. Department of Interior located south of Sweetwater Road.

RCA 12: Habitat for endangered Otay tarweed - A short yellow-flowered herb (member of sunflower family) considered for endangered status by the U.S. Department of the interior. This location is near the southwestern end of Lakeview Avenue, north of the Sweetwater Reservoir.

RCA 13: Habitat for San Diego Ambrosia - On the west side of Sweetwater Road between Jamacha and Orville Streets. This silver-leafed member of the sunflower family is found in a disturbed area along the Sweetwater Road. This plant species is considered by the California Native Plant Society as : 1) occurrence confined to several populations or one extended population, 2) endangered in part, 3) declining in vigor, and 4) rare outside of California.

RCA 15: Hansen's Pond - Naturally occurring riparian and pond habitats (although modified by man) leading into Sweetwater River. Also a cultural site which includes Isham Springs Site of historic bottling plant.

RCA 16: Extension of Eucalyptus Park - Natural drainage area supplemented by urban runoff.

RCA 17: Bancroft Ranch Site - Site of a historic ranch and Indian occupation, located east of Bancroft Drive. Also includes Rock House (Bancroft Studio) built in l889, The Springs of Saint George for which Spring Valley was named, Madam Camille's House, 3555 Bancroft Drive built in l924, and Spring Valley Veterans' memorial dedicated in l948.

RCA 18-31: - Are archaeological sites recommended for excavation or preservation by professional archaeologists.

RCA 19: W-389 - Historic Village of Meti/Bancroft Ranch House.

RCA 31: Cal:F:5:15 - Partially excavated by Kaldenberg (1975) and Gross (1975); historic site of the Isham Springs bottling plant.

RCA 32: Cactus Cottage (Sinclair House) - Sinclair Lane. Built in l889 as a summer cottage for H. H. Bancroft.

RCA 33: Bancroft Dam - Fairway Drive passes through the dam at the lower end of Brookside. Built in l910 as part of Bancroft Ranch.

RCA 34: McRae-Prentice-Albright House - Built around 1882, later remodeled by Albright, prominent San Diego architect. Located next to Highway 94 Kenwood off-ramp. (Barbic-Rubber Tree Lane)

RCA 35: The Olla - 3700 Helix Street. This unique structure was built around 1895 in the shape of an Indian water storage jar or "olla." It was used as a water storage tank and filter on the historic Bancroft Ranch.

APPENDIX B
SENIOR CITIZEN BONUS DENSITY PROJECT GUIDELINES

SITE LOCATION CRITERIA

PUBLIC ACCESS	POINTS
Continuous sidewalks (concrete or asphalt) to grocery shopping, pharmacy, bus, bank, recreation	
AND	30
Bus stops on-site or within 500 feet (walking distance)	
Not continuous sidewalk with low traffic and safe passage (less than 500' non-paved walkway)	
AND	20
Bus stops within .25 mile (walking distance)	

All walking shall be on sidewalks of nor more than 65 grade--if area is steeper, multiply the steeper distances by 2. In other words, the distances to shopping, etc. would have to be shorter if the walkways were steeper than 6%.

All public transportation shall be a 45 minute or less service from morning to evening.

Major Grocery Shopping, Full Service Banking, Postal Services, and Drug Store/Pharmacy (Portal to Portal)	
Within .3 mile (walking distance)	0
Within .5 mile (walking distance)	15
Major Shopping (Regional Shopping Center) (air miles)	
Within 4 miles--direct public transport, no transfers	5
Within 6 miles requiring transfer	0
Health Care (Air Miles)	
Hospital within 5 miles; clinic/outpatient within 3 miles	5
Recreational/Special Services	
Neighborhood Park within .5 mile (walking distance)	5
Sr. Citizen Center with .6 mile (walking distance)	5

TOTAL POINTS: 91-100 Excellent
81-90 Good
71-80 Marginal
70 & below No Project

SITE DEVELOPMENT CRITERIA

POINTS

50-- Safety/Security/Basic Necessities: (Required--each Project must contain all of the following:

Central recreation facility (kitchen, bath, rec. room)
Hand rails for all steps
Stair and step lighting
Walking path, rec. area lighting
Parking area lighting
Garbage bin area lighting
Easy garage bin access--no heavy lids
Panic alarm in each unit and at recreation sites
Without elevator, not more than 1.5 flights of stairs (or height equivalent) from parking to any unit.
On-site manager
Safety bars in bathrooms
Laundry on-site
Parking 1:1

On Site Facilities

** Recreation

4 - Lawn/picnic table area (at least l5 sq. ft./unit)
3 - Separate, private patios for each unit
3 - Spa or pool (swimming or lap)
1 - Barbeque facilities near picnic area
1 - Play courts (shuffleboard, horseshoes, etc)
1 - Vegetable/flower garden area

* Other Facilities

5 - Electric dumb waiters (for laundry, groceries, etc. in 2 or more stories)
4 - On site manager--live in
2 - Lockable storage cabinets in parking area
1 - Permanent Movie Screen and Bulletin Board in Rec. Facility

** Parking

3 - Covered parking
2 - 1.1:1 spaces

Building Configuration

5 - One-story building (no more than 7 steps from lowest access to any unit--ramps also to be provided)

5 - Elevator in 2-story building (connects to all buildings' upper floors--required in more than 2 stories).
(Two-story building = no more than 1.5 flight of stairs from lowest access to any unit)

POINTS

5 - All apartment access face common area(s) (not parking lots)
3 - Lockable accesses to project (buildings and parking areas)
2 - Wide doorways (all units) to accommodate wheelchairs

POINTS: 90-100 Excellent
70-89 Good
60-69 Marginal
59 and below Unacceptable Design

APPENDIX C
SPRING VALLEY COMMUNITY PLAN AREA
GROWTH FORECASTS

	POPULATION	OCCUPIED HOUSING UNITS
1986	51,988	16,401
2000	62,727	21,316
2010	70,007	24,039

SOURCE: SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) SERIES 7 REGIONAL GROWTH FORECAST.

FREQUENT\ELE-TEXT\SPRGVLY-TEX