
Valle De Oro Community Plan

San Diego County General Plan

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August 25, 1977
Updated
August 2011

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CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Valley de Oro Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.

Attest:

ERIC GIBSON, Director
Department of Planning and Land Use

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VALLE DE ORO COMMUNITY PLAN

INTRODUCTION

The Valle de Oro Community Planning Area encompasses approximately 19 square miles of the unincorporated portion of the County of San Diego. The Planning Area is located to the south of the City of El Cajon and to the east of the City of La Mesa. Several neighborhoods are located within Valle de Oro. Those include: Casa de Oro, Mount Helix, Vista Grande Hills and Rancho San Diego.

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 twenty-five members elected at-large from the community and representatives from sixteen viable community organizations. The Board of Supervisors formally approved the Citizen's 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 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, County departments, and other jurisdictions on all items affecting the Valle de Oro Community Planning Area.

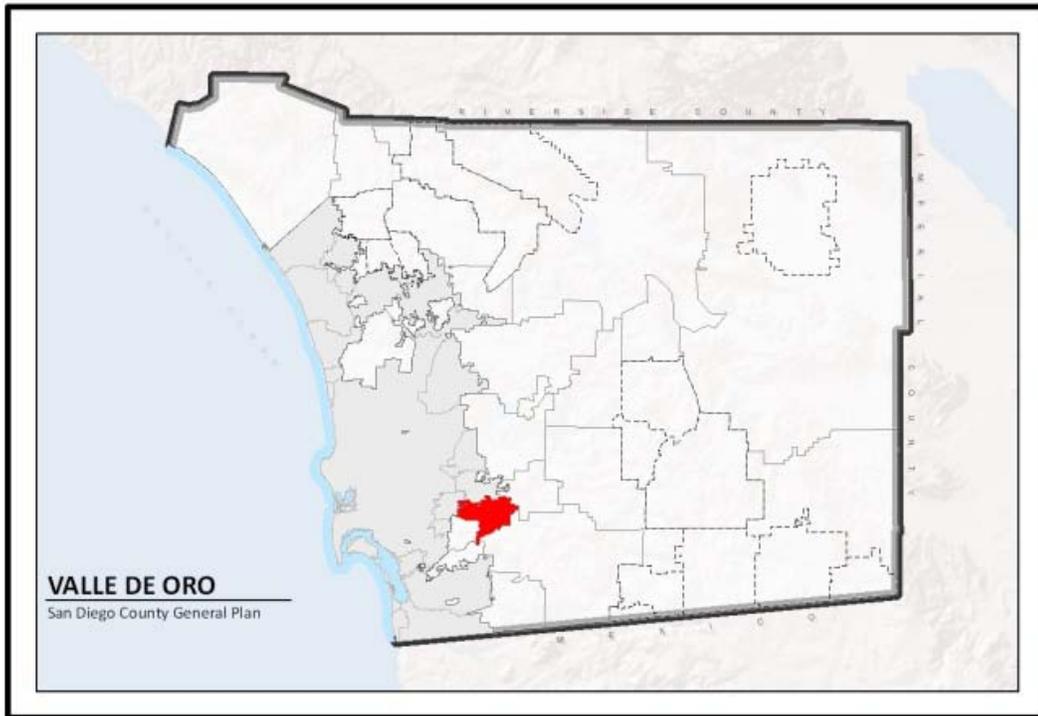


Figure 1: Valle De Oro Community Planning Area

VISION STATEMENT

The unique balance of urban, semi-rural, agricultural, and open space land uses shall be retained. The green-belt separation from adjacent cities and planning areas shall be preserved. New development will conserve natural resources and topography and will provide a pleasant, safe environment for present and future residents of Valle de Oro.

1. COMMUNITY CHARACTER

GOAL

RETAIN THE UNIQUE BALANCE OF URBAN, SEMI-RURAL AGRICULTURAL, AND OPEN SPACE LAND USES WITHIN THE COMMUNITY, WITH OPEN SPACE AND LOW-DENSITY BUFFERS THAT SEPARATE THE COMMUNITY FROM ADJACENT CITIES AND UNINCORPORATED COMMUNITIES, WHILE NEW DEVELOPMENT WITHIN THE COMMUNITY CONSERVES NATURAL RESOURCES AND TOPOGRAPHY.

BACKGROUND

The Valle de Oro Community Plan consists of three broad areas which are somewhat divergent in their individual character. (See Figure 2, Valle de Oro Context Map)

No Specific Town Center area exists in the Valle de Oro Community Planning Area.

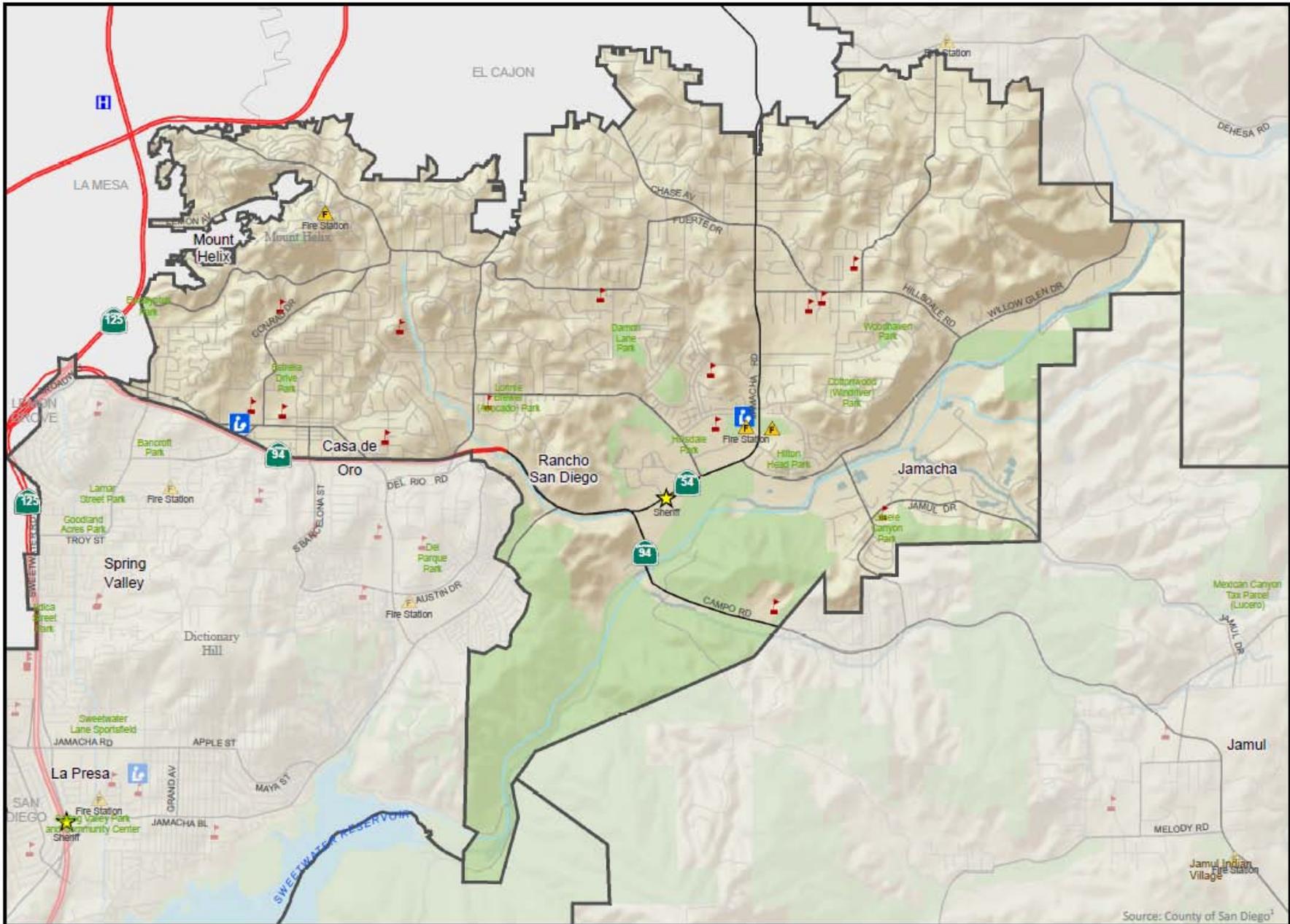
The Mt. Helix/Casa de Oro Area generally consists of commercial and high-density residential core along Campo Road and low-density suburban housing to the north up the slopes of Mt. Helix. To the east, the area gradually becomes more rural and agricultural in the vicinity of Jamacha Road. This community appears to be in a healthy state, and the main threat of adverse change comes from pressures for higher-density residential development in the Mt. Helix Area and the rural agricultural area near Jamacha Road.

The Rancho San Diego area generally consists of that portion of the community plan in the southeastern reaches of the Planning Area. It includes the Rancho San Diego, Cottonwood, and Sweetwater-Avocado Specific Planning Areas. These areas are almost completely developed with large-scale, well-planned residential and commercial developments interspersed with large areas of green-belt open space and biological open space needed for wildlife preservation. The area also includes an 1,800 acre National Wildlife Refuge. The Refuge offers opportunities for open space, habitat conservation, and limited forms of recreation. Development of the remaining undeveloped land must be closely scrutinized to ensure compatibility with the existing Rancho San Diego community and the area's wildlife resources.

The Vista Grande Hills area is located in the northeastern section of the planning area. Starting with the semi-rural development near Jamacha Road, the area to the east gradually becomes more rural, agricultural, and estate-oriented. This community is also in a healthy state, but could be adversely affected by pressures to develop more urban uses in the area.

POLICIES

1. Seek to eliminate existing uses which are nonconforming and are detrimental to surrounding uses.
2. Verify the existence of adequate public facilities prior to development approvals.
3. Support capital improvements to public facilities within Valle de Oro which will sustain a gradual growth rate and orderly growth pattern and which will not drastically alter the community character.



VALLE DE ORO CONTEXT MAP

San Diego County General Plan

Figure 2

VALLE DE ORO COMMUNITY PLAN

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4. 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.
5. Require the preservation of historic buildings and sites in the community.
6. Require landscaping, including trees, along all Mobility Element roads.
7. Ensure that provisions for recreational facilities shall be concurrent with planned growth.
8. Annexation of Valle de Oro lands to adjacent land-use jurisdictions is prohibited except in cases of proven health and safety emergencies (such as uncorrectable septic system failure) on properties bordering on and with direct access to the acquiring jurisdiction.
9. Utilize Village boundaries to define areas where intense development exists and utilize the extant Urban Limit Line to limit the expansion of growth-inducing infrastructure such as sewer service.

2. LAND USE

RESIDENTIAL

GOAL

PROVIDE FOR GRADUAL RESIDENTIAL GROWTH THAT CONFORMS WITH EXISTING COMMUNITY CHARACTER AND ENCOURAGE DEVELOPMENT ONLY IN AREAS WHERE NECESSARY PUBLIC SERVICES AND FACILITIES ARE EASILY PROVIDED.

BACKGROUND

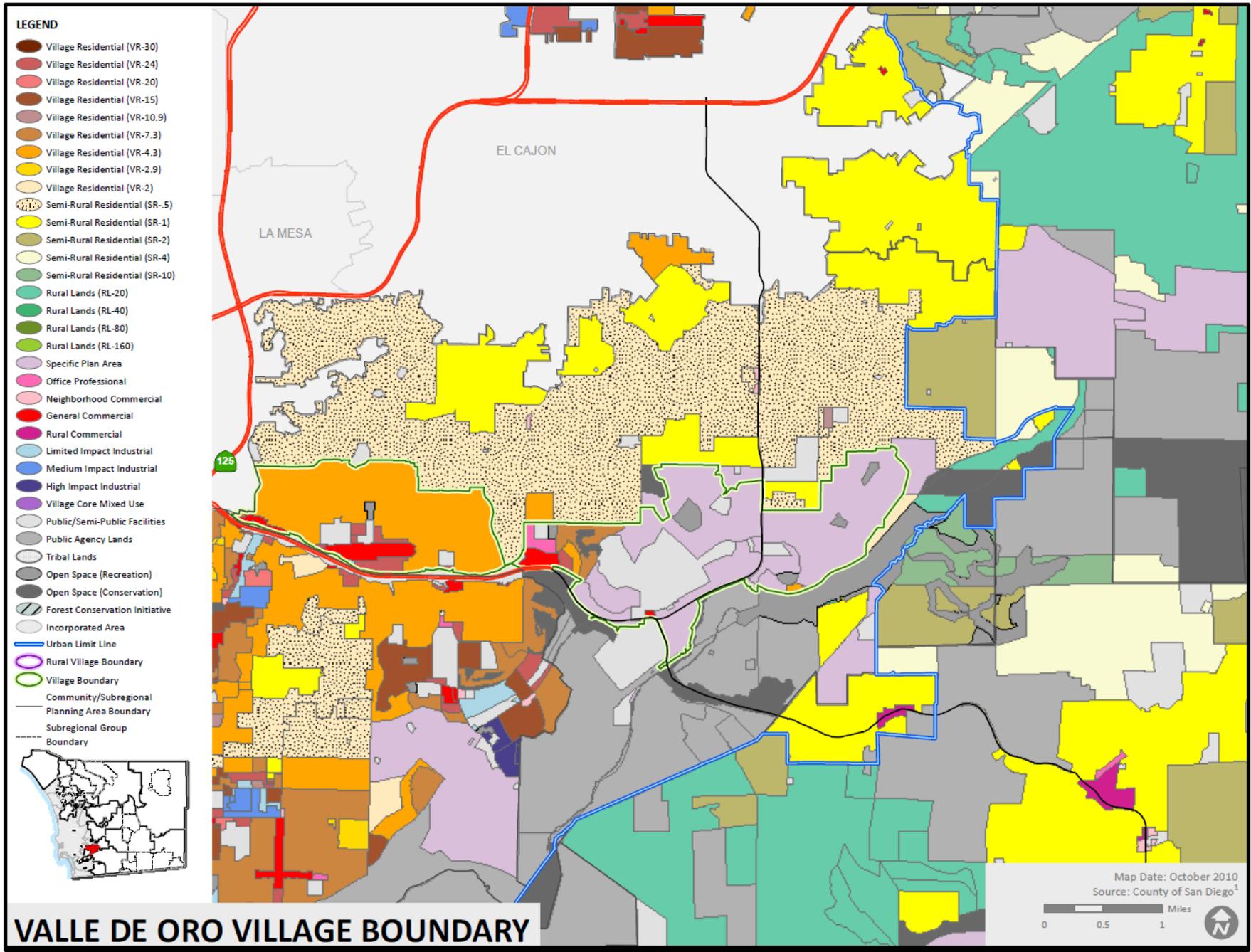
The Valle de Oro Village boundary is shown on Figure 3. Existing residential development varies widely in the Valle de Oro Community Plan Area. The Mt. Helix/Casa de Oro area has some high-density residential uses near Campo Road and State Route 94 (SR-94), but the bulk of this area's residential stock consists of upper-income custom home development (one-half acre minimum) on the slopes of Mt. Helix, and in the flatter, more rural areas to the east near Jamacha Road. This eastern portion near Jamacha Road is in an area where low-density residential and agricultural uses mesh well and form a green-belt separation between the intense urban uses in Rancho San Diego and El Cajon.

The Rancho San Diego Area contains a balanced mix of housing types typical of a "new town" area. The predominant character of residential development in the area is single-family housing on small lots. Also, large-scale apartment, condominium, and senior-housing projects with modern recreational amenities have been developed adjacent to commercial areas and transportation corridors. One of the amenities is the proximity to an 1,800-acre National Wildlife Refuge. This Refuge allows limited recreational uses, such as hiking, horseback riding, and wildlife observation.

The Vista Grande Hills area consists of a very low-density pattern of single-family residential development. An exception is a mobilehome park on Hillsdale Road.

POLICIES

1. Promote planned residential developments where compatible with surrounding development.
2. 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).
3. Require medium to high density residential development to provide open space and recreational areas for residents.
4. Apply low density land use designations to areas with steep slopes.
5. Regulate hillside development to prevent obtrusive grading or structures from blocking nearby residential views.



San Diego County General Plan

Figure 3

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6. Require development in areas with plan densities of one-half acre or greater which are on steep slopes to preserve a significant portion of each lot in its natural state (with allowances for fire safety purposes) through application of open space easements.
7. Maintain existing residential character in the Mt. Helix area (north of Casa de Oro and Rancho San Diego and west of Jamacha Road) by limiting residential densities to a maximum of one or two dwelling units per acre.
8. Closely regulate all clustering and planned development projects in the Mt. Helix area to ensure that such projects are compatible and similar to surrounding development.
9. Maintain existing residential and agricultural character in the eastern portion of the plan by limiting residential densities to a maximum of two dwelling units per acre (See Agricultural Goals and Policies).
10. Support the preservation of existing semi-rural residential neighborhoods and encourage the establishment of additional rural residential neighborhoods (refer to Land Use Map)
11. Encourage the use of innovative development to avoid the monotony of tract developments.
12. Require clustering or lot averaging developments to conform to the following:
 - a. Clustering or lot averaging development shall be used only to conserve sensitive biological, archeological/historic, or visual resources.
 - b. Sensitive resource areas shall be located on separate parcels with protective easements.
 - c. The maximum number of dwelling units shall be 80% of the number indicated by the land use designation and the project area. However, the density of lands that are not suitable or practical for development (unbuildable due to restricted access, steep slopes or canyons, floodplains, geologic hazards, etc.) shall not be used in determining the number of units in a clustering or lot averaging subdivision when those lands exceed 25% of the project area.
 - d. Parcel sizes shall be no smaller than 50% of the size indicated without clustering or lot averaging for SR-2 and lower densities (Example: 1 du/2 acres indicates two acre parcel size x 50% = 1.0 acre minimum net lot size with clustering or lot averaging) and 75% for SR-1 and higher densities (Example: 4.3 du/acre indicates 10,000 sq. ft. parcel size x 75% = 7,500 sq. ft. Minimum net lot size with clustering or lot averaging). This requirement shall not apply to Specific Plans over 500 acres in size designated as such on the Valle de Oro Community Plan Land Use Map; such Specific Plans shall have specific lot size limitations based on language in the Specific Plan or the Valle de Oro Community Plan regulating the Specific Plan area.
 - e. Setbacks shall conform to existing zoning requirements.
 - f. Clustering or lot averaging development shall not be allowed if the project

requires extension of sewer service to an existing neighborhood or area which is not served or, based on plan densities, not planned to be served by public sewer.

- g. The street frontages, perimeter lots and overall appearance of the subdivision shall be compatible with non-clustered development in the surrounding area.
- 13. Require clustered projects throughout the Valle de Oro Community Plan Area to be of similar scale and intensity to surrounding development, or surrounding development potential under the General Plan and Zoning.
- 14. Transfer of density from one designated land use to a different designated land use shall not be allowed.
- 15. Zoning in the Valle de Oro Community Planning Area, including building designators, height restrictions and use regulations will be reflective of semi-rural nature of the Community, and require lot size reductions comply with requirements in Policy 13.

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 Valle de Oro Community Planning Area contains the following commercially designated areas:

- A. Strip commercial along Campo Road near Bancroft Drive. This area consists of aging businesses of a roadside nature.
- B. Casa De Oro Shopping District. This large area stretches along Campo Road between Rodgers Road and Granada Street. While the district has many buildings which could use beautification, it is generally a healthy vital commercial area serving community needs for Casa De Oro, Mt. Helix, , and portions of Rancho San Diego.
- C. Rancho San Diego Shopping Center. This community shopping center, including some office professional uses next to it, is located at the northeast corner of SR-94 and Avocado Boulevard. It is attractively designed and landscaped.
- D. Neighborhood convenience shopping area at the southwest corner of Avocado Boulevard and Fuerte Drive. This small area is completely developed.
- E. Rancho San Diego Commercial Areas. These sites consist of large-scale shopping facilities along Jamacha Road between Hilton Head Drive and Campo Road, and

include the Rancho San Diego Town Center at the Jamacha/Campo Road intersection.

- F. Neighborhood commercial facilities on the northwest and southwest corners of Jamacha Road and Chase Avenue.

POLICIES

1. Encourage commercial development which will serve the needs of the individual communities within the planning area.
2. Encourage the development of commercial business in compact configurations and discourage "strip" commercial developments.
3. Support the elimination of isolated commercial activities.
4. Allow additional commercial development only in areas which are easily accessible to the community.
5. Require all commercial uses to have aesthetically pleasing and functionally adequate operations with adequate access, appropriate off-street parking, internal circulation, setbacks, and landscaping, through application of Site Plan review.
6. Require neighborhood clustered shopping areas to provide pedestrian orientation and meet strict design controls.

RECOMMENDATIONS

1. The Valle de Oro Community Planning Group recommends the County of San Diego adopt a business licensing program for commercial businesses.

AGRICULTURAL

GOAL

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

BACKGROUND

The significant agriculture areas are shown on Figure 4. The largest concentration of agricultural land uses in the Valle de Oro Planning Area occurs in the eastern portion of the plan area (east of Avocado Boulevard, north and south of Rancho San Diego). Significant agricultural operations exist in the area, and additionally much avocational agriculture (gentleman farming) is practiced by residents in the area.

POLICIES

1. Encourage the preservation of all active and productive crop bearing agricultural lands by appropriate means.
2. Encourage additional light agricultural development in appropriate areas.
4. Require subdivisions in the eastern portion of the plan area to be designed in such a way that newly created lots may be used for avocational agriculture.

INDUSTRIAL

GOAL

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

BACKGROUND

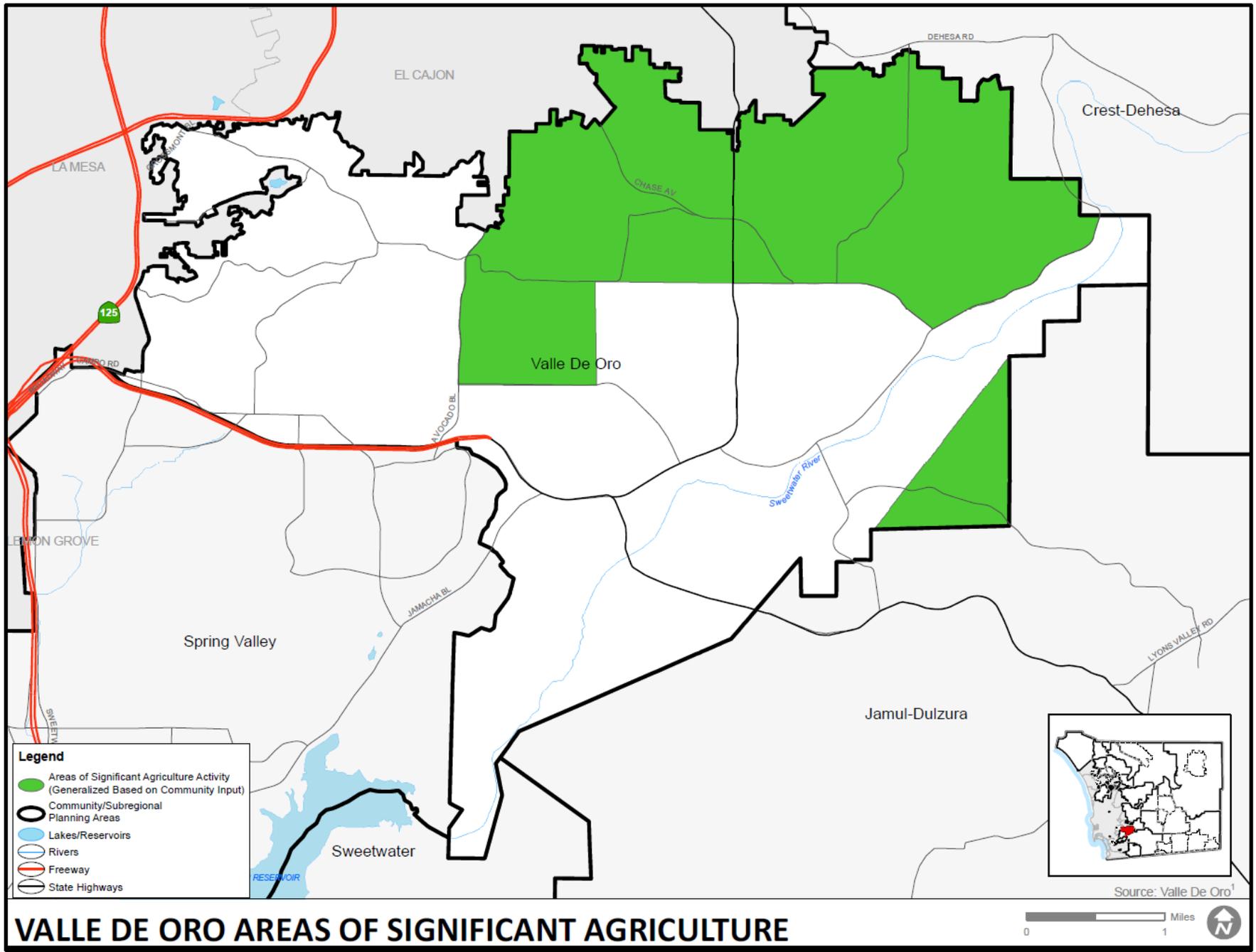
The Valle de Oro Community Planning Area contains various employment center areas within the Rancho San Diego Specific Plan. The exact area for these uses is contained within the Specific Plan documents.

POLICIES

1. New industrial areas shall be compatible with limited impact industrial activities.
2. Industrial areas as identified on the Land Use Map or Specific Plan 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.
3. All industrial activities shall provide buffering or screening when located adjacent to residential areas.
4. Require strict regulation of all extraction industries to minimize dust, noise, traffic, unsightly views, undesirable accumulation of water, and safety and health hazards.
5. Require specific guidelines for extraction operations and rehabilitation of the landscape.
6. Support strict regulation of all extraction industries to ensure proper rehabilitation of the landscape.

RECOMMENDATIONS

1. The Valle de Oro Community Planning Group recommends the County of San Diego adopt a business licensing program for industrial businesses.



VALLE DE ORO AREAS OF SIGNIFICANT AGRICULTURE

San Diego County General Plan

VALLE DE ORO COMMUNITY PLAN

Figure 4

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OPEN SPACE

GOAL

THE PRESERVATION OF OPEN SPACE INCLUDING SENSITIVE HABITAT, STEEP SLOPES, CANYONS, FLOODPLAINS, AND AGRICULTURAL LANDS; AND REGULATION OF THE USE OF OPEN SPACE WITHIN THE COMMUNITY.

BACKGROUND

The large areas of open space within the Valle de Oro Planning Area includes the Sweetwater River floodplain, the Rancho San Diego National Wildlife Refuge, and additional large areas of Rancho San Diego. In addition, numerous smaller open space areas exist throughout the plan area, most of which are the result of steep or rough terrain or preservation of sensitive habitats and floodplains.

POLICIES

1. Require appropriate open space areas for moderate and higher density housing.
2. Incorporate public and semi-public owned land unsuitable for intense development into the open space/recreation system.
3. Limit development of steep slopes to agriculture and very low residential densities and promote clustering in flatter areas.
4. Limit land uses in areas where natural hazards exist to very low residential densities, agriculture, or recreation.
5. Utilize open space as a buffer between incompatible land uses.
6. Buffer industrial and commercial land uses from surrounding residential uses.
7. Require private development projects to provide 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.
8. Open space areas shall be utilized in development projects to preserve sensitive habitat, steep slopes, 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.
9. Encourage the preservation of open space areas in which potential natural hazards exist (flood plains, fault lines, mudslides, etc).
10. Require the planning and preservation of open space in public and private projects.
11. Areas to be preserved as natural open space shall be included in open space easements.

COMMUNITY DESIGN

GOAL

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

BACKGROUND

None.

POLICIES

1. Encourage the utilization of local parks as one focus of community activity and the provision of open space between communities.
2. Mature trees, shrubs, and significant land forms should be conserved in all public and private development projects.
3. Development of advertising billboards shall be prohibited. Existing billboards shall not be modified or transferred to new owners and shall be eliminated at the earliest possible time.
4. On-site and off-site advertising signs shall be strictly regulated and must complement the aesthetic value and unique character of the community.
5. Require the provision of adequate, appropriate, off-street parking for all types of vehicles in all new developments.
6. Encourage the maintenance of all private property, including prompt disposal of trash and abandoned vehicles.
7. Limit the construction of street lights, sidewalks, curbs and gutters in semi rural and rural areas (densities two dwelling units per acre or less) in keeping with surrounding character and public safety requirements.
8. Require the under grounding of new and existing utility distribution facilities, including fiber-optic or cable lines, within the boundary or abutting street half-width right-of-way of any new subdivision or development.
9. Require wireless communication facility designs to mimic the appearance of the surrounding area, to include the natural vegetation, coloration, existing architectural elements, topography, building materials and other site location characteristics.
10. Require public notification and review of all newly proposed or modified wireless communications facilities.
11. Encourage co-location of wireless communications facilities in non-sensitive areas, to the extent that such is technically and aesthetically possible.

12. The following site design criteria shall be used for all multi-family (3 or more units) development in the plan area.
 - a. At least 75% of the front yard shall consist of landscaped open space. The front yard shall be a minimum fifteen-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 exempt from this requirement.
 - 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 recreation areas for adults and children.
 - g. Trash collection and storage areas must be screened from public view.
13. The following site design criteria shall be used for all commercial development in the plan area.
 - a. Use of roof top equipment is discouraged. All roof top equipment must be screened from public view in a manner compatible with the architecture of the building.
 - 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 internal roadways and vehicle parking areas.
 - e. A minimum 10-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 25% 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 masonry, stucco material, or a six-foot high fence made of wood and a minimum five-foot wide strip of dense landscaping.
14. The following site design criteria shall be used for all industrial development in the plan area.
- a. Use of rooftop equipment is discouraged. All rooftop equipment must be screened from public view in a manner compatible with the architecture of the building.
 - 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 a six-foot high fence made of wood, masonry, or stucco material, and 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 50% of the existing floor area shall be exempt 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.

SPECIFIC PLAN AREAS (See Figure 5)

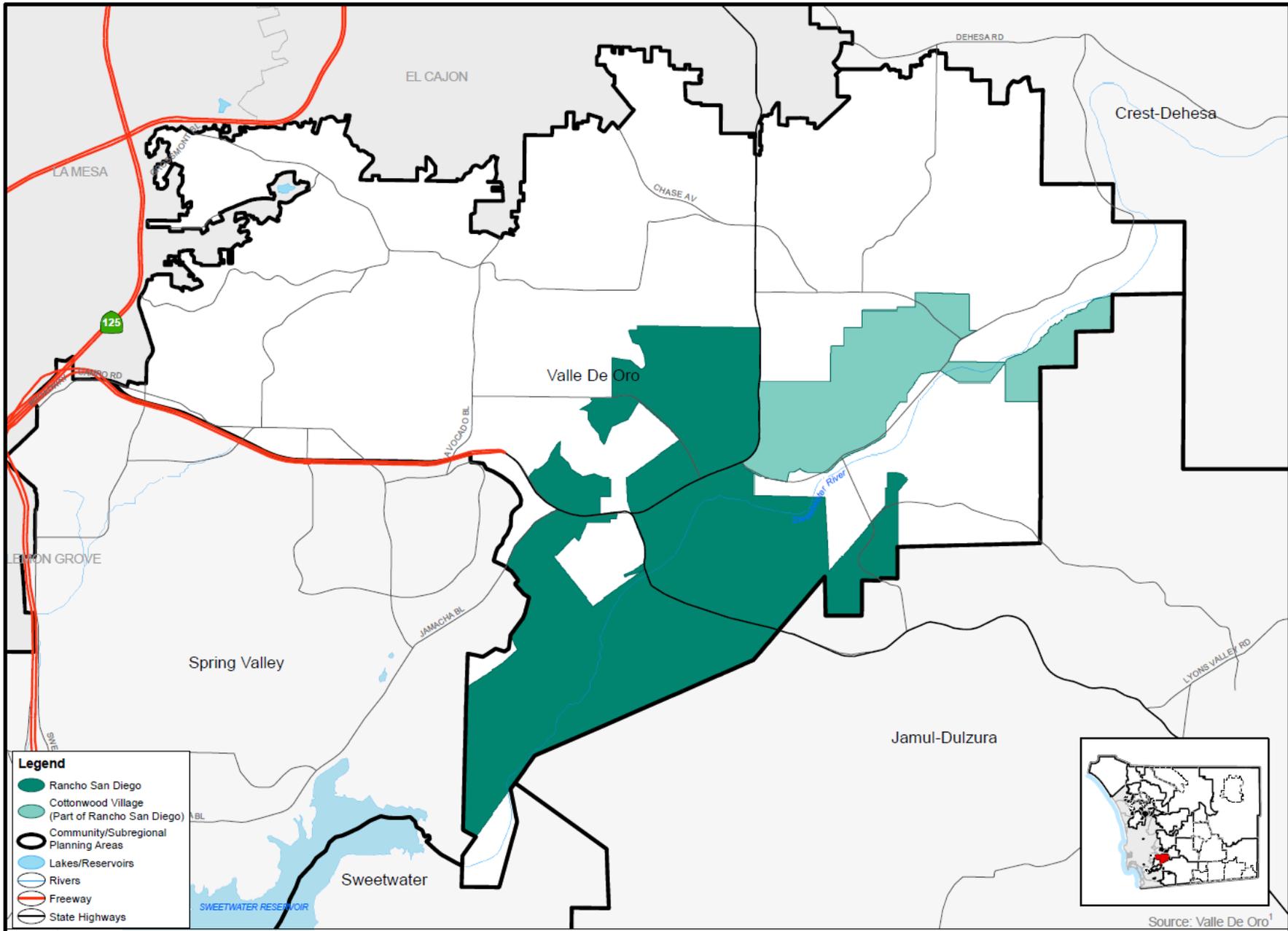
RANCHO SAN DIEGO

DESCRIPTION OF AREA

Specific Planning Area 2.5 and 1.4 includes 3,717 acres of Rancho San Diego, located in the southeastern portion of the Valle de Oro Community Plan Area, along both sides of the Sweetwater River (See Land Use Map).

PROJECT BACKGROUND

The entire Rancho San Diego area comprises some 4,500 acres and was originally submitted to the County as a Private Development Plan (PDP). Development commenced in 1970 with Sweetwater Village West, which ultimately consisted of 1,022 dwelling units on 260 acres. Later phases included residential and industrial developments in Sweetwater Village East; and residential, office-professional and commercial in Avocado Village.



VALLE DE ORO GENERALIZED SPECIFIC PLANS

San Diego County General Plan

VALLE DE ORO COMMUNITY PLAN

Figure 5

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Cottonwood Village was developed on the easterly 789 acres of the Specific Planning Area (2.5) pursuant to Specific Plan SP 78-01, and consists of 1972 dwelling units, neighborhood commercial and open space. The Cottonwood Village portion of Rancho San Diego is developed at 2.5 dwelling units per acre; the remainder of Rancho San Diego is developed at a maximum density of 1.4 dwelling units per acre.

Most recently, the U.S. Department of Interior has acquired approximately 1,800 acres. It plans to hold these lands in trust, and to administer this property for open space, habitat conservation, and limited recreational purposes.

PROJECT DESCRIPTION

Rancho San Diego was envisioned as a "new-town"; that is, a balanced community offering residents a place to work, shop, and play. A variety of residential styles, including single-family detached, attached residential units, and high density apartments, have been built.

CONDITIONS

Continuing development of the Specific Plan area shall be developed under the following conditions.

A. General

1. Maximum overall average residential density will be 1.4 dwelling units per acre.
2. All goals, objectives, and policies of the Valle de Oro Community Plan shall apply.
3. Design should be compatible with surrounding development.
4. The applicable zoning should recognize and preserve sensitive biological habitats as a resource of national and regional significance and ensure that human use of these areas is compatible with their habitat functions. To that end, the zoning should strictly limit recreational uses and prohibit urban types of development.

B. Residential

1. A range and mix of residential densities and housing types (apartment-type densities to estate residential housing) shall be provided as follows:
 - a. Single-family dwelling units shall comprise not less than 40% of the total dwelling units and shall primarily consist of subdivision lot development.
 - b. Multi-family residential, including apartments, condominiums, and senior housing, shall comprise not more than 40% of the total dwelling units. The multi-family areas should be developed at a variety of densities, the majority of which should not be more than 25 dwelling units per acre, with the exception of senior housing and a residential development within the Town Center of up to 29 units per acre.
 - c. Senior citizen housing should be provided within the plan area in the form of either density bonuses of up to 25% of the maximum density specified herein, and integrated within variable or multiple family development areas; and/or as a separate project or projects within the multi-family areas at up to 40 dwelling units per acre and may include congregate housing or convalescent care. Any density bonus senior citizen housing project shall be developed under the guidelines of the County Housing Element. Congregate housing or

convalescent care facilities are exempt from County Housing Element requirements.

2. All development shall be sited and designed to respond to the natural topography by minimizing exposed cut and fill slopes. Daylight grading, contour grading, and hillside adaptive foundations shall be used to minimize the visual impact of grading.

C. Commercial/Industrial

1. The provision of a market research study shall be required to justify size and location of all commercial activities.
2. Industrial uses should be located in areas adjacent to existing industrial activities or in areas located adjacent to freeways or prime arterial roads and should not exceed three percent of the plan area.
3. General commercial activities shall be located along prime arterial or major roads and should not exceed four percent of the plan area.
4. Neighborhood commercial activities shall be located along collector roads with convenient access from residential areas.

D. Conservation

1. Significant natural resources as identified in the community plan (see Resource Conservation areas) shall be conserved through open space easement dedication, limited recreation uses, or by any other appropriate means.
2. A system of open space, and recreation areas providing linkages, trails, and buffers within the specific planning areas shall be provided and protected.
3. The Sweetwater Reservoir and the Sweetwater River Floodplain shall be protected from urban development and the impacts of urban development such as urban runoff and wastewater.
4. Encourage the use of crib walls or contoured cut slopes to minimize visual impacts from grading on steep slopes.
5. **AREA TO REMAIN UNDISTURBED.** Based on the slope analysis submitted a fixed percentage of the land within each slope category shall remain undisturbed. The percent 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%

6. Any amendment to the Specific Plan for Rancho San Diego which eliminates or reduces an area designated as open space must include a corresponding increase in open space in the same neighborhood vicinity of the Specific Plan. The additional open space must be of at least equal size and of equal or greater value in protecting the various environmental and community character resources expressed in the Rancho San Diego Specific Plan concept.

E. Public Facilities

1. Provision of all necessary public facilities and identification of financing mechanisms for:
 - a. transportation access, including roads, bridges on/off-site;
 - b. sewage and wastewater treatment and 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 Valle de Oro Plan Area is close to completion of ninety percent of the initial residential development potential, and residential redevelopment (replacement of existing improvements with more intense development) is occurring in some of the older neighborhoods.

This 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.

POLICES

1. Allow only the construction of new units that are compatible with or an improvement to the immediate residential neighborhood character.
2. Monitoring of low- and moderate-income housing stocks in the Valle de Oro Plan Area shall include all housing filling that need and shall not be restricted to "assisted" housing and density bonus units.
3. 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.
4. Provide low and moderate income families with home ownership assistance as well as rental assistance.

4. MOBILITY

GOAL

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

BACKGROUND

The Valle de Oro Community Plan Area has one existing Freeway, SR-94. The freeway portion of this road may 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 the Jamul area. (See Figure 6)

SR-54, from the South Bay Freeway, north to Interstate 8 in 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.

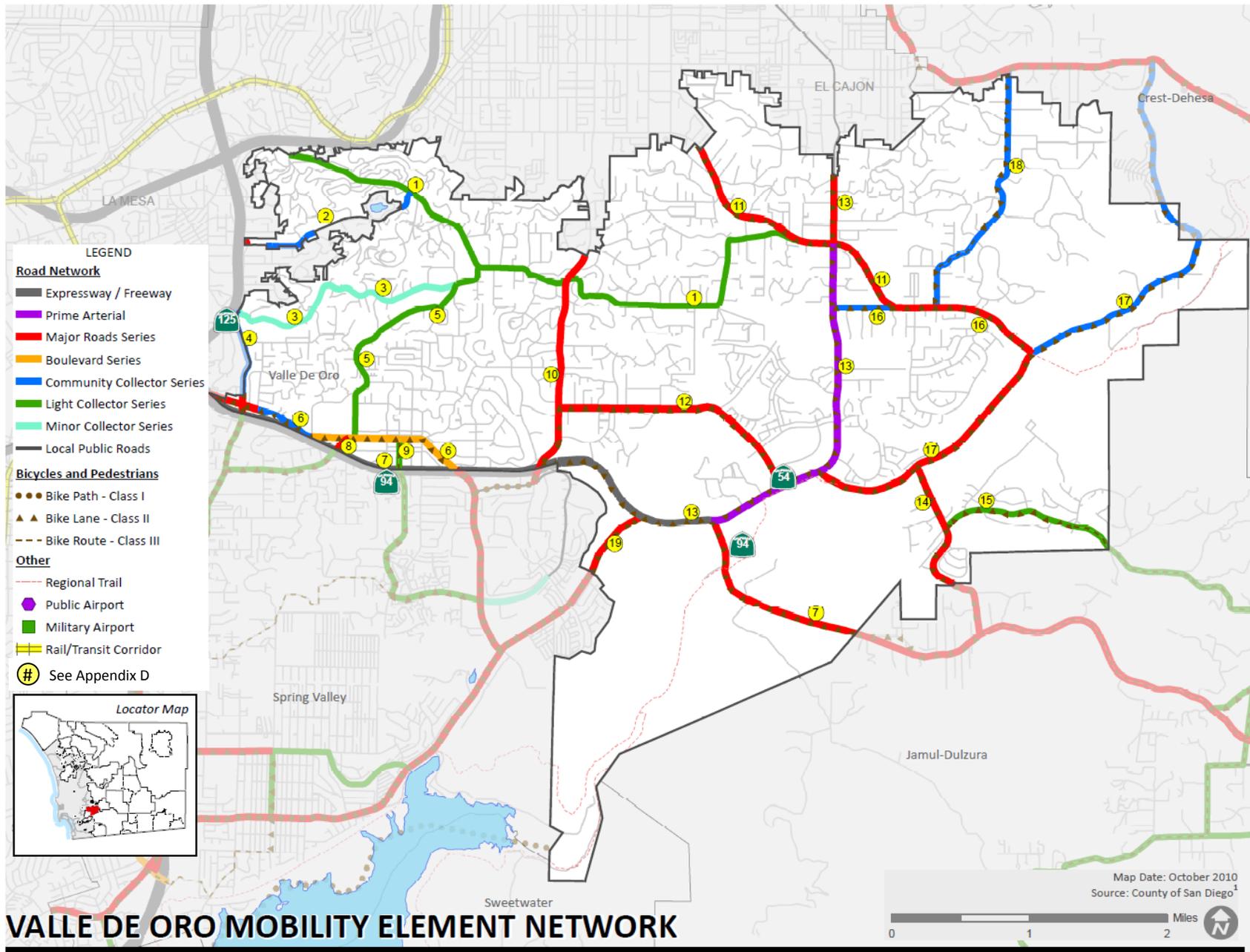
Roads which are planned as four-lane divided or undivided roads include: 1) Campo Road, 2) Avocado Boulevard, 3) Chase Avenue, 4) Fury Lane, 5) Jamacha Road in Rancho San Diego (six lanes from Campo Road/ Route 94 to Chase Avenue), 6) Willow Glen Drive, 7) Steele Canyon Road, 8) Kenwood Drive. Numerous two-lane light collector roads exist in the Valle de Oro Planning Area.

The Valle de Oro Mobility Element road network is shown in the County General Plan Mobility Element Network Appendix as Figure M-A-22 and in this Community Plan as Figure 6 at the end of this chapter. Also, included as Appendix D is a matrix that identifies each Mobility Element road segment, its classification, any necessary improvements (such as a raised median, continuous or intermittent turn lanes, passing lanes, reduced shoulder width, or increased right-of-way requirements), and special circumstances including when it is deemed acceptable for a specific road segment to operate at a level of service E or F.

POLICIES

1. Require the construction of a local road network which is designed to service the adopted land use pattern.
2. The County Mobility Element shall reflect the road system as identified in the Valle de Oro Community Plan.
3. Require road design within the community which is compatible with the topography and landscape and minimizes grading.
4. Require design of all road improvements that maximizes environmental and aesthetic considerations consistent with safety needs.
5. Where practical, landscaping shall be provided within the right-of-way of major roads and prime arterials.
6. Require landscaping, including trees, along private property frontage of all Mobility Element roads wherever possible.

7. Encourage the location of future freeways and prime arterials where they will bypass rather than divide residential neighborhoods.
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.
9. The Bicycle Transportation Plan shall reflect the bicycle system as identified in the Valle de Oro Community Plan.
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.
11. Eliminate safety hazards caused by direct access of traffic onto major arterial or collector streets when reviewing projects along such streets.
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.
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.
14. Encourage the creation of a system of non-motorized recreational trails to connect appropriate recreational facilities and to integrate this system with existing and proposed trails within the San Diego region.
15. Encourage public transit service which offers regular and frequent schedules and which connects with intersecting routes to provide public transit passengers mobility throughout the San Diego Metropolitan Area.
16. Support timely and adequate public notification of all proposed changes in the community transportation system.
17. Provide the Valle de Oro Community Planning Group with proper notice of road projects requiring an Environmental Impact Report.
18. Encourage the establishment of a network of bikeways and pedestrian paths connecting residential areas to schools, recreational facilities, and commercial centers.
19. Prepare a specific design plan for landscaping improvements along Campo Road in Casa do Oro.
20. The County shall request Caltrans to schedule the construction of the westbound SR-94 to northbound SR-125 and southbound SR-125 to eastbound SR 94 connection ramps as soon as possible.
21. Eastward extension of the SR- 94 Freeway from Avocado Boulevard shall minimize impacts upon the scenic or environmental quality of Resource Conservation Area (RCA) #75 or the natural slopes and riparian areas adjacent to RCA #75 (see Conservation RCA Map, Figure 7).
22. The Department of Planning and Land Use shall study and recommend revision of the Mobility Element to establish location and construction standards for riding and hiking trails as they relate to existing and proposed streets and highways.



San Diego County General Plan

Figure 6

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5. PUBLIC SERVICES, FACILITIES, AND IMPROVEMENTS

GOAL

PROVIDE ADEQUATE AND EFFICIENT FACILITIES AND SERVICES FOR ALL RESIDENTS OF VALLE DE ORO 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 Valle de Oro 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, City of Lemon Grove, and the northwestern portions of the Valle de Oro 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 has 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 VALLE DE ORO AREA TO SERVE NOT ONLY THE EDUCATIONAL NEEDS OF THE YOUNG, BUT OF ADULTS AS WELL.

BACKGROUND

The plan area is served by four independent school districts: La Mesa - Spring Valley, grades K-8; Cajon Valley Union, grades 1-8; Grossmont Union High, grades 9-12; and the Grossmont Community College.

A. Existing Enrollment and Facilities

The La Mesa-Spring Valley School District serves the western portion of the Valle

de Oro area as well as the City of La Mesa. Within the plan area, the district operates two elementary schools and one middle school.

The Cajon Valley School District serves the eastern portion of the planning area as well as the City of El Cajon. Within the plan area, the district operates five elementary schools and one middle school. It should be noted that several elementary schools and one middle school are located in close proximity to the planning area and accommodate some students from Valle de Oro.

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 Valle de Oro. The district operates two high schools located within the plan area.

The Grossmont Community College District includes all of Valle de Oro as well as several nearby cities. 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 in the center of the planning area and is developing 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.

WASTEWATER MANAGEMENT

GOAL

PROVIDE SEWER SERVICE TO THE COMMUNITY THAT PROTECTS THE PUBLIC HEALTH AND SAFETY, WHICH IS COMMENSURATE WITH THE PLANNED INTENSITY OF LAND USE, AND WHICH DOES NOT INDUCE UNPLANNED GROWTH.

BACKGROUND

Public sewerage facilities in the Valle de Oro Community Plan Area are provided by two agencies, the County managed 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 (including the Jamacha Basin).

Following are the major components of the SVSD sewerage system:

1. Wastewater collection system

2. Trunk sewer system
3. Rancho San Diego pump station
4. Outfall sewer

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 trunks in this area. These trunks are fixed in location and capacity.

The outfall sewer is a single line which connects the SVSD to the Metro Sewerage System (Metro). This outfall is also fixed in location and capacity and is used by other cities for transportation of wastewater to the Point Loma Treatment Plant through the Metro System sewer lines. SVSD currently has 9.978 million gallons per day (mgd) capacity rights in the Metro System.

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 0.7 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 plant sends treated effluent from the facility to SDG&E and to an experimental irrigation project in Otay which consumes 0.5 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 average daily flow of 6.3 mgd. When subtracted from total Metro capacity rights (9.978 mgd), along with committed capacity rights of 0.07 mgd, 3.60 mgd of capacity remains available to support future growth. Based on the average household wastewater discharge of 240 gallons per day, this is enough capacity to support an additional 15,000 EDU's (Equivalent Dwelling Units), or an equivalent population of between 35,000 to 45,000. No major construction or design changes need to be made to the present system in the near future.

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.
2. Requests for use of the Rancho San Diego interceptor beyond 2.9 mgd will be considered based on the following criteria:
 - 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; and
 - c. Whether such service enhancement would be growth inducing.

3. Require all proposed capital projects to be reviewed for sewer system improvements submitted by all agencies using the Rancho San Diego interceptor.
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.
5. Districts within the Rancho San Diego interceptor service area will only serve areas within those portions of their district for which the Local Agency Formation Commission (LAFCO) has approved active powers, except for sewer service needed to protect the public health and safety.
6. The Spring Valley Sanitation District shall not enter into out-of-district service/construction agreements with private property owners
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.

6. CONSERVATION

GOAL

PROMOTE CONSERVATION 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 Valle de Oro Community Plan Area. The western portion of the plan area is drained by Spring Valley Creek with two of its tributaries in the Valle de Oro Plan Area, Casa de Oro, and Mt. Helix Creeks. These creeks flow through developed areas, and significant flooding problems exist south of SR-94. The eastern 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 Valle de Oro Community Plan Area contain sensitive flora and fauna. These include the National Wildlife Refuge and many smaller areas that provide habitat for several threatened species throughout the planning area.

Additionally, cultural/archaeological and/or historic sites exist in each of the three major subareas of the planning area.

POLICIES

General

1. Conserve unique resources in Valle de Oro by utilizing Resource Conservation Area (RCA) overlays and appropriate land use and zoning controls. Resource Conservation Areas for Valle de Oro are delineated on a map in this Community Plan, Figure 7. This document specifically identifies unique resources and sets forth methods which will be applied to conserve those resources.
2. Support recycling programs in the Valle de Oro Community.

Water Resources

3. Encourage the strict regulation of the uses of water bodies within the planning area to ensure that such uses are compatible with existing ecosystems.
4. Require strict controls over urban wastewater discharge into streams, ponds, or other waters.
5. Encourage the use of reclaimed water for irrigation, recreation, and other purposes only where surface waters and ground waters will not be affected by the immediate or cumulative effects of contamination that may be present.
6. Provide safe and efficient disposal of urban storm runoff to protect the Sweetwater Reservoir and floodplain areas of the Sweetwater River.
7. Protect existing groundwater reserves for potential emergency use.
8. 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 these activities.

9. 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.
10. The County shall monitor groundwater levels throughout the plan area and institute regulatory measures if long-term depletion of groundwater resources is occurring.
11. The County shall monitor subsurface flows of the Sweetwater River basin and institute regulatory measures if long-term depletion of the groundwater resources is occurring.
12. Control urban runoff in the Sweetwater River basin in order to protect Sweetwater Reservoir and groundwater supplies from contamination.
13. Only uses compatible with flooding, such as agriculture, parks, recreation, riding and hiking trails, and other open space activities shall be allowed in significant natural drainage areas.
14. Include the following significant drainage areas as Resource Conservation Areas and apply the appropriate controls:
 - a. The Sweetwater River Floodplain and identified contiguous high value habitats. (RCA No. 77)
 - b. The "Damon Lane" riparian habitat. (RCA No. 73)
 - c. Steele Canyon Creek riparian habitat. (RCA No. 78)
 - d. Jamacha Creek, north and south of Hillsdale Road. (RCA Nos. 74 & 78)
 - e. Campo Creek, south of Campo Road, between Avocado Boulevard and Jamacha Road. (RCA No. 75)
 - f. Natural drainage area southwest of Conrad Drive, containing native and introduced plants. (RCA No. 72)
 - g. Mt. Helix/Bancroft Creek Natural drainage area north and south of Eucalyptus Park and east of Bancroft Drive. (RCA No. 71)

Vegetation and Wildlife Habitats

15. Require retention of native vegetation on significant portions of Specific Plans and Planned Developments over 10 acres in size.
16. Require use of native species for landscaping where practical for public projects and private projects.
17. Use Land Use Element designations compatible with areas supporting unique vegetation and wildlife habitat resources.
18. Conserve unique functional plant and wildlife habitats, particularly those supporting rare, endangered, or threatened or depleted species.

19. Include the following areas supporting functional plant and wildlife habitats and/or rare, endangered, threatened, or depleted species as Resource Conservation Areas:
 - a. Habitat for threatened species, east of Vista Grande Road. (RCA No. 76)
20. Encourage the maintenance and enhancement of functional plant and wildlife habitats for threatened and endangered species.
21. Protect wildlife refuge areas from noise impacts, outdoor lighting impacts, and pollution impacts from stormwater runoff.

Soils and Minerals

22. Require development which is in harmony with existing topography and avoids extensive and severe grading.
23. Encourage strict standards to limit soil erosion and identify problem areas.

Night Sky Protection

24. All outdoor lighting fixtures shall be shaded on top so that all light will shine downward.
25. Cut-off luminaries, using low pressure sodium or equivalent monochromatic light sources, which eliminate unwanted light scattering into the atmosphere shall be used for outdoor lighting.
26. Support the development of standards for strict controls concerning illumination pollution.

Air Quality

27. Encourage development plans which accommodate nonpolluting transportation.
28. Encourage the identification and reduction of sources of air pollution affecting Valle de Oro.
29. Discourage new sources of air pollution in the Valle de Oro area.
30. Improve the air quality in the Valle de Oro Area by decreasing pollutants generated from or within the Valle de Oro area through implementation of the Regional Air Quality Strategy and the Community Plan.

Cultural and Historical Sites

31. Initiate a detailed study for protection of the Cultural and Historic Resource Conservation Areas listed below for application of the appropriate zoning implementation methods such as Historic District Designator.
 - A. Specific Archaeological sites: These sites, listed below have been identified

as significant archaeological resources recommended for preservation or salvage. The exact locations of these sites will not be revealed to the general public to avoid vandalism.

RCA 79*, Cal:F:5:7, recommended by Gross & Ezell (1972) for excavation or preservation.

RCA 80* Cal:F:5:11

RCA 81* Cal:F:5:35

RCA 82* Cal:F:5:2

RCA 83* Cal:F:5:3

RCA 84* Cal:F:5:5

RCA 85* Cal:F:5:6

RCA 86* Cal:F:5:9

RCA 87* Cal:F:1:7

RCA 88* Cal:F:1:6

RCA 89* Cal:F:5:22

B. Historic Sites are listed below:

- a. Old Jamacha School (1886) (RCA No.36)
- b. Steel Bridge, SR 94 at Sweetwater Riverbed (RCA No. 37)
- c. Artist Colony Houses - Grossmont Area (RCA No. 38)
- d. Grossmont Inn - 9680 Evans Drive
- e. William Gross House - 9633 El Granito
- f. Madame Schumann-Heink House - 9951 El Granito
- g. Havrah Hubbard House - 9725 Sunset
- h. Owen Wister House - 9499 El Granito
- i. John Vance Cheney House - 9410 Sierra Vista
- j. Carrie Jacobs Bond House - 9623 Summit Circle
- k. Julia Liffreing House – Hillsdale Road
- l. Mt. Helix Memorial Park

32. The La Mesa 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.

33. Once identified as a significant cultural/archaeological or historic site, development which would damage current or future significance of the site shall not be permitted.

*Resource Conservation Areas numbered 79 through 89 are located in the Rancho San Diego Specific Plan Area.

SLOPE DEVELOPMENT

GOAL

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

BACKGROUND

The following policies shall govern all discretionary permit applications involving development within the Valle de Oro Community Plan. The intent of these policies is to set a minimum baseline for projects within the Plan area in terms of community character and visual impacts, and these policies shall not affect the normal regulatory review procedures concerning other aspects of the County General Plan, the Valle de Oro 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 building 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 compiled 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 for development of site 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:

DRAINAGE LIMITATION OF CLASSIFICATION	MINIMUM REQUIRED % REQUIRED % OF LOTS WITHOUT PADS	MINIMUM REQUIRED % OF 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 access-ways 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 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 Valle de Oro Community Plan Map are exempt from the above requirements if they contain slope development criteria as a part of development guidelines in the Valle de Oro Community Plan Text, or have an adopted Specific Plan as of July 1, 1987 that contains slope development criteria.

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 or a nonprofit foundation and are fully or partially developed:

- Eucalyptus Park (8 acres on Bancroft Drive, south of Edgewood Drive)
- Mt. Helix Park (10 acres atop Mt. Helix owned by a nonprofit foundation)
- Lonny Brewer Park (5 acres on Fury Lane between Avocado Boulevard and Calle Verde)
- Woodhaven Park (8-acre local park on Donahue Drive in Cottonwood Village)
- Cottonwood Park (5.4-acre local park on Windriver Road in Cottonwood Village)
- Hilton Head Park (10-acre neighborhood sports park on Hilton Head Drive in Cottonwood Village)
- Steele Canyon Park (8.3-acre neighborhood park on Steele Canyon Road south of Jamul Drive)

The following park sites are owned by the County of San Diego and are undeveloped:

- Estrella Drive Park (6 acres on Estrella Drive east of Conrad Drive)
- Damon Lane Nature Park (29 acres north of Fury Lane, south of Fuerte Drive)

The following areas are potential Community or Neighborhood Park Sites; however, no property has been purchased or dedicated:

- A park site in the general vicinity of Vista Grande Road
- A park site in the general vicinity of Chase Avenue and Fuerte Drive

The National Wildlife Refuge System, consisting of approximately 1,800 acres, is south of Jamacha Road and east of Jamacha Boulevard.

POLICIES

1. Require the implementation of 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.
2. Community and neighborhood parks shall be developed to meet the needs of the community.
3. Maximize development of local parks utilizing any and all appropriate funding sources.
4. The advice and consent of the Valle de Oro Planning Group, other affected community groups, and the citizens of the Planning Area shall be solicited before proceeding with parkland development plans.
5. The Parks and Recreation Department will utilize generalized local park locations as

identified on the Valle de Oro Community Plan Map in developing the local park program for Valle de Oro.

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.
7. Whenever possible, parks should be located on existing public or semi-public owned land.
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.
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.
10. Encourage strict regulation of off-road vehicle traffic and support the County wide efforts to designate suitable areas for their operation.
11. 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.
12. Provide a system of recreational 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 recreational trail network for Valle de Oro. The non-motorized recreational trails map in this plan specifies the location of regional and local community trail corridors that shall be developed to provide the minimum adequate recreational trail opportunities for the Valle de Oro area. Trails shall be implemented within .25 mile of the indicated corridor location. The County will aid the Community in seeking appropriate funding services for maintenance of this trail system.
13. Encourage parks which will preserve and protect unique resources including any archaeological sites.
14. Neighborhood and Community Park sites shall be acquired, developed, and maintained in order to meet the goal for park and recreation facilities set forth in the County Conservation and Open Space Element. This Element includes a goal of approximately 15 acres of local parks per 1,000 population; however, a more realistic and attainable goal would be 5 park acres per 1,000 population.
15. 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.
16. The County will work with the Department of Interior, U.S. Fish and Wildlife Service, and the community in order to ensure that the limited recreational uses allowed in the National Wildlife Refuge meet the needs of the Valle de Oro Plan area.

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

1. Support the protection of the scenic highway corridors in Valle de Oro as designated in the County General Plan.
2. Scenic highway corridors in Valle de Oro are as follows: SR-94; SR-125 as an existing designated route; Jamacha Road/SR-54 from SR-94 to El Cajon; Fuerte Drive from I-8 to Chase Avenue; Willow Glen Drive, and Avocado Boulevard.
3. Encourage preparation of a scenic design study for Jamacha Road/SR 54 north from SR-94 to the El Cajon City Limits.

9. ENERGY

GOAL

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

BACKGROUND

None.

POLICIES

1. Encourage energy saving transportation. (See Mobility Element)
2. Require site and building design which will maximize energy conservation.

10. PUBLIC SAFETY

GOAL

DEVELOP AND MAINTAIN PLANS AND PROGRAMS TO ASSURE THE HEALTH, SAFETY, AND WELL-BEING OF THE RESIDENTS OF THE VALLE DE ORO 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.

Fire protection within the plan area is provided by the San Miguel Fire Protection District. In addition to the Valle de Oro area, the District also provides fire protection to the planning areas of Jamul, Spring Valley, and portions of Crest/Dehesa/Harbison Canyon/Granite Hills.

POLICIES

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.
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.
3. Support the continued adherence to fire and emergency service standards by public safety organizations within the Valle de Oro area in order that present services levels are maintained.
4. Encourage the County Sheriff to periodically review current protection standards and level of service for the community and to recommend appropriate improvements.
5. Encourage new methods of financing public facilities which will result in reducing costs.
6. Encourage the use of natural drainage areas and streambeds as flood control protection, thereby improving groundwater recharging.
10. Encourage an educational program to inform residents of the community as to the hazards and safety steps regarding traffic, flood, earthquake, and fire problems.
11. Provide adequate fire protection to the community.
12. Support the goal and objectives related to seismic safety in the Safety Element of the County General Plan.

13. Encourage further investigation of the seismic potential of the Lyons Valley alignment to determine its safety for the public.

11 NOISE

GOAL

PROTECT AND ENHANCE VALLE DE ORO'S ACOUSTICAL ENVIRONMENT BY SUPPORTING THE CONTROL OF NOISE AT ITS SOURCE, ALONG ITS TRANSMISSION PATH, AND AT THE SITE OF SENSITIVE RECEIVERS.

BACKGROUND

None.

POLICIES

1. Require the strict enforcement of the 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 and sensitive wildlife habitat.
4. Support efforts of the County and the California Department of Transportation (Caltrans) 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 Valle de Oro area to identify sources which emit high noise levels.

APPENDICES

APPENDIX A
DESIGNATED RESOURCE CONSERVATION AREAS

RCA 71: Natural drainage area.

RCA 72: Area along Conrad Drive from Edgar Street to Avenida Gregory - And the area southwest from Conrad toward Orchard Drive. Contains semi-natural drainage vegetation features. Conserve adjacent undeveloped natural and semi-natural habitats.

RCA 73: "Damon Lane", Riparian Woodland Habitat - This is a combination of native riparian woodland and introduced eucalyptus woodland which lies in a natural drainage area augmented by urban runoff. Conserve woodland integrity and sufficient adjacent undeveloped natural and semi-natural habitats.

RCA 74: Jamacha Creek, north and south of Hillsdale - This narrow creek, partially fed by runoff, supports some riparian vegetation, and provides water for wildlife in a semi-rural area. Conserve corridors to and from undeveloped areas.

RCA 75: Campo Creek, south of Campo Road, between Avocado Avenue and Jamacha Road - This riparian woodland and oak woodland provides seasonal water and nesting habitat for resident and migratory birds. This area also includes Palmer sagebrush found only in low places in the southwestern part of San Diego County.

RCA 76: Oakgrove and habitat for threatened and rare species - East of Vista Grande Road. This contains habitat for: a) Spleenwort - a threatened fern of limited distribution; b) Coast spice bush - a small spicy smelling shrub with reddish berry-like fruit, found only in hills and mesas of San Diego County; c) Pholisma a small root parasite, superficially resembling a morell mushroom but with tiny flowers. Considered by the California Native Plant Society to 1) have an occurrence confined to several populations or one extended population, 2) endangered in part, 3) declining and 4) rare outside of California; d) San Diego Sunflower - The late spring flowering bush sunflower occurs only in southwest San Diego County.

RCA 77: Sweetwater River Floodplain — Resources include riparian, riparian woodland, oak woodland, Coastal sage, chaparral, and grassland habitats. These habitats are important for wildlife, supporting a great diversity including many threatened and endangered species. Resources to be protected include trees, including willows, sycamores, cottonwoods, and oaks; riparian vegetation, including cattails, sedges, rushes, and aquatic vegetation; and native non-riparian vegetation including Coastal sage, chaparral and grasslands. Adjacent native vegetation should be conserved as viable edge habitats contributing to wildlife diversity of the local ecosystem.

RCA 78: Steele Canyon Creek, Riparian Habitat — Oak Woodland habitat adjoining similar habitats in the Sweetwater River floodplain. Conserve integrity of groves from the river to the plan boundary.

RCAs 79-89: Archaeological sites recommended for excavation or preservation by professional archaeologists.

RCA 79: Cal:F:5:7 - Recommended by Gross & Ezell (1972) for excavation or preservation.

RCA 80: Cal:F:5:11

"

RCA 81: Cal:F:5:35	"
RCA 82: Cal:F:5:2	"
RCA 83: Cal:F:5:3	"
RCA 84: Cal:F:5:5	"
RCA 85: Cal:F:5:6	"
RCA 86: Cal:F:5:9	"
RCA 87: Cal:F:1:7	"
RCA 88: Cal:F:1:6	"
RCA 89: Cal:F:5:22	"

RCA 90: Old Jamacha School - 1886.

RCA 91: Steele Bridge - Where SR-94 crosses Sweetwater Riverbed; last bridge of this type construction.

RCA 92: Grossmont Area, Artists' Colony Homes:

1. Grossmont Inn - 9680 Evans Drive
2. William Cross House - 9633 El Granito
3. Madam Schumann-Heink House - 9951 El Cranito
4. Havrah Hubbard House - 9725 Sunset
5. Owen Wister House - 9499 El Granito
6. John Vance Cheney House - 9410 Sierra Vista
7. Carrie Jacobs Bond House - 9623 Summit Circle

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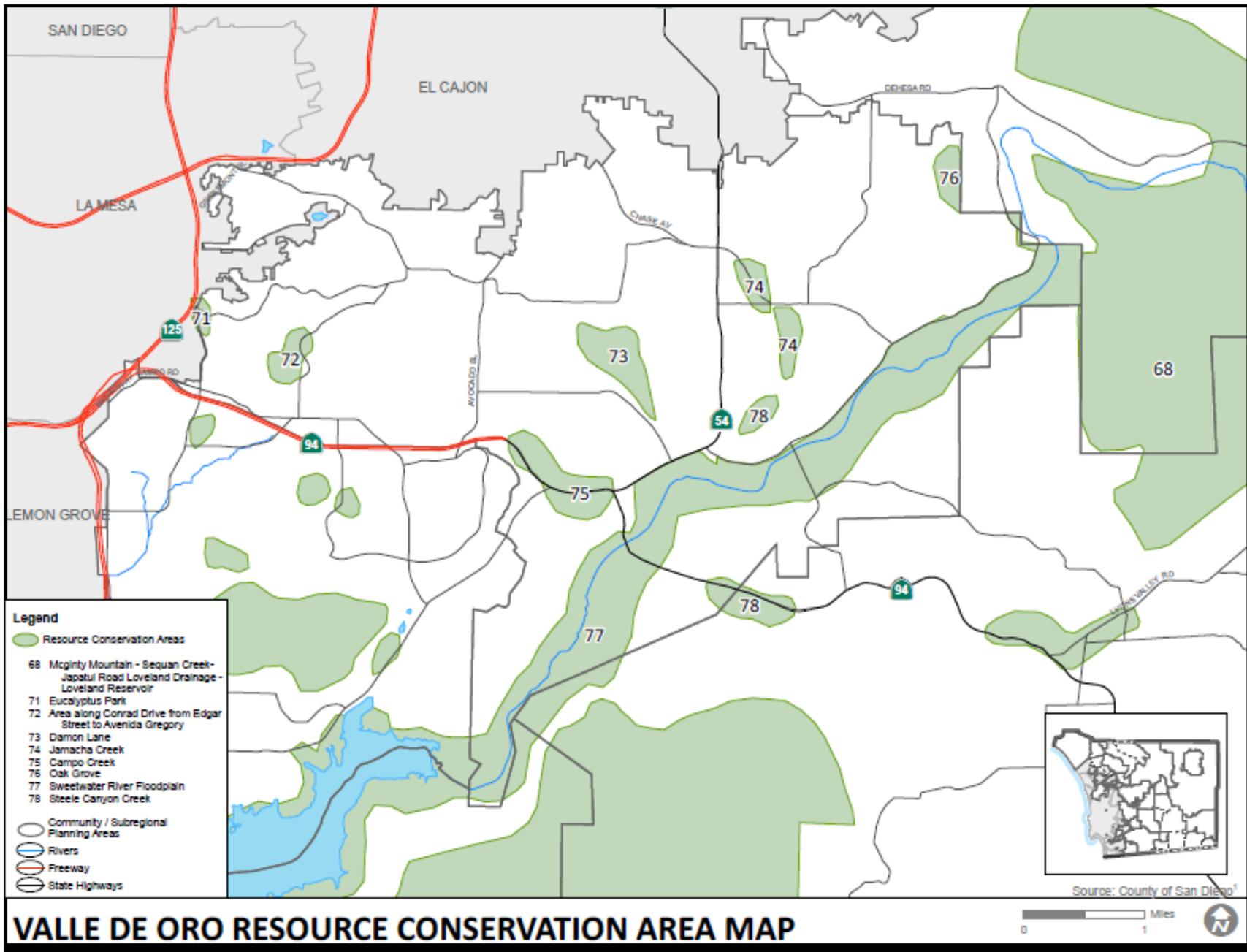


Figure 7

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APPENDIX B
SENIOR CITIZEN BONUS DENSITY PROJECT GUIDELINES

SITE LOCATION CRITERIA

<u>PUBLIC ACCESS</u>	<u>POINTS</u>
Continuous sidewalks (concrete or asphalt) to grocery shopping, pharmacy, bus, bank, recreation and bus stops on-site or within 500 feet (walking distance)	30
Not continuous sidewalk with low traffic and safe passage (less than 500' non-paved walkway) and bus stops within 0.25 mile (walking distance)	20
<p>All walking shall be on sidewalks of no more than 6% 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%.</p> <p>All public transportation shall be a 45 minute or less service from morning to evening.</p>	
<u>Major Grocery Shopping, Full Service Banking, Postal Services, and Drug Store/Pharmacy (Portal to Portal)</u>	
Within 0.3 mile (walking distance)	30
Within 0.5 mile (walking distance)	15
<u>Major Shopping (Regional Shopping Center) (air miles)</u>	
Within 4 miles -- direct public transport, no transfers	15
Within 6 miles requiring transfer	10
<u>Health Care (Air Miles)</u>	
Hospital within 5 miles; clinic/outpatient within 3 miles	15
<u>Recreational/Special Services</u>	
Neighborhood Park within 0.5 mile (walking distance)	5
Sr. Citizen Center within 0.6 mile (walking distance)	5
<u>TOTAL POINTS:</u>	
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 garbage 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 15 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 - Large screen T.V. 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 accesses face common area(s) (not parking lots)
- 3 - Lockable accesses to project (buildings and parking areas)
- 2 - Wide doorways (all units) to accommodate wheelchairs

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

APPENDIX C

VALLE DE ORO COMMUNITY PLAN AREA
GROWTH FORECASTS

YEAR	POPULATION	OCCUPIED HOUSING UNITS
1986	30,795	9,475
2000	40,031	14,269
Build-Out	45,140	15,699

SOURCE: San Diego Association Of Governments (SANDAG), County of San Diego

APPENDIX D
MOBILITY ELEMENT NETWORK MATRIX

Mobility Element Network—Valle de Oro Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
1	Fuerte Drive (SC 2111/SA 920/SC 2060) <u>Segment:</u> La Mesa city limits to Chase Avenue	2.2E Light Collector	Accepted at LOS E <u>Segment:</u> Bancroft Drive to Avocado Boulevard
2	Lemon Avenue (SA 930) <u>Segment:</u> SR-125 to Fuerte Drive	2.1E Community Collector	None
3	Edgewood Drive / Grandview Drive (SC 2115) <u>Segment:</u> Bancroft Drive to Fuerte Drive	2.3B Minor Collector Road Intermittent Turn Lanes—Bancroft Drive to Resmar Road 2.1E Community Collector Resmar Road to Fuerte Drive	None
4	Bancroft Drive <u>Segment:</u> SR-94 to Edgewood Drive	2.1C Community Collector Intermittent Turn Lanes	None
5	Conrad Drive /Resmar Road (SC 2125) <u>Segment:</u> Campo Road to Grandview Drive	2.2E Community Collector	None
6	Campo Road (SC 2118) <u>Segment:</u> La Mesa city limits to SR-94	4.1B Major Road Intermittent Turn Lanes—La Mesa city limits to Camino Paz 2.1C Community Collector Intermittent Turn Lanes—Camino Paz to Rodgers Road 4.2B Boulevard Intermittent Turn Lanes—Rodgers Road to SR-94	Accepted at LOS F <u>Segment:</u> Kenwood Drive to Conrad Drive

Mobility Element Network—Valle de Oro Community Planning Area Matrix			
ID ^a	Road Segment	Designation/Improvement #. #X = [# of lanes].[roadway classification][improvement]	Special Circumstances
7	State Route 94/Campo Road <u>Segment:</u> La Mesa city limits to Jamul/Dulzura Subregion boundary	Freeway/6.1 Expressway La Mesa city limits to Jamacha Road 4.1A Major Road and Interchange with Jamacha Road Raised Median—Jamacha Road / SR-54 to Jamul CPA boundary	Caltrans Facilities Programming Improvements to a four-lane conventional highway programmed in the 2030 RTP (Unconstrained Revenue scenario) Recommended Improvement Ramps to Jamacha Road interchange
8	Kenwood Drive (SC 2122) <u>Segment:</u> SR- 94 to Campo Road	4.1B Major Road Intermittent Turn Lanes	None
9	Barcelona Street (SC 2110) <u>Segment:</u> Campo Road to SR- 94	2.2E Light Collector Intersection Improvements	None
10	Avocado Boulevard (SF 1398) <u>Segment:</u> SR-94 to El Cajon city limits	4.1B Major Road Intermittent Turn Lanes	None
11	Chase Avenue (SA 910.1) <u>Segment:</u> El Cajon city limits to Hillsdale Road	4.1B Major Road Intermittent Turn Lanes	None
12	Fury Lane (SC 2070/SA 921) <u>Segment:</u> Avocado Boulevard to Jamacha Road	4.1B Major Road Intermittent Turn Lanes—Avocado Boulevard to Wieghorst Way 4.1A Major Road Raised Median—Wieghorst Way to Jamacha Road	None
13	Jamacha Road (SF 1399) <u>Segment:</u> -SR-94 / Campo Road to El Cajon city limits	6.2 Prime Arterial SR 94/Campo Road to Chase Avenue 4.1A Major Road Raised Median—Chase Avenue to El Cajon city limits	Accepted at LOS F <u>Segment:</u> SR-94 / Campo Road to Fury Lane

Mobility Element Network—Valle de Oro Community Planning Area Matrix			
ID^a	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
14	Steele Canyon Road (SC 2050) <u>Segment:</u> Willow Glen Drive to Jamul/Dulzura Subregion boundary	4.1B Major Road Intermittent Turn Lanes	None
15	Jamul Drive (SC 2055) <u>Segment:</u> Steele Canyon Road to Jamul/Dulzura Subregion boundary	2.1C Light Collector Intermittent Turn Lanes	None
16	Hillsdale Road (SC 2030) <u>Segment:</u> Jamacha Road to Willow Glen Drive	2.1C Community Collector Intermittent Turn Lanes	None
17	Willow Glen Drive (SF 1397) <u>Segment:</u> Jamacha Road to Camino de las Piedras	4.1B Major Road Intermittent Turn Lanes—Jamacha Road to Hillsdale Road 2.1D Community Collector Improvement Options [Unspecified Improvements]—Hillsdale Road to Camino de las Piedras	None
18	Vista Grande Road (SC 2030) <u>Segment:</u> Hillsdale Road to Dehesa Road	2.2E Light Collector	None
19	Jamacha Boulevard SF 1397) <u>Segment:</u> Spring Valley CPA boundary to SR-94 / Campo Road	4.1A Major Road Raised Median	Recommended Improvement Grade-separated interchange with SR-94/Campo Road

a. ID = Roadway segment on Figure 6