
Part VIII

Pepper Drive-Bostonia
Community Plan
San Diego County General Plan - 1990

Adopted
May 9, 1974
GPA 74-01
Amended
December 10, 1986
GPA 86-03

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CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA 86-03, Item [2]), is the Pepper Drive-Bostonia Plan and is a part of the Land Use Element, Section II, Part VIII, of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 10th day of October, 1986.

Richard Wright, Chair

Attest: Walter C. Ladwig, Secretary

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA 86-03, Item [2]), is the Pepper Drive-Bostonia Plan and is a part of the Land Use Element, Section II, Part VIII, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 10th day of December, 1986.

Paul Eckert, Chair

Attest: Kathryn A. Nelson, Clerk of the Board

Adopted	May 9, 1974	GPA 74-01
Sixth Amendment	December 19, 1979	GPA 79-02
Seventh Amendment	August 13, 1980	GPA 80-01
Eighth Amendment	December 1, 1982	GPA 82-04
Ninth Amendment	May 7, 1986	GPA 86-01
Tenth Amendment	December 10, 1986	GPA 86-03

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STATEMENT OF INTENT

The Plan goals form the basic framework upon which the subsequent and more specific policies have been developed. A goal is a purpose or ultimate end towards which effort is directed.

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

The goals and policies which follow reflect a thoughtful analysis by the Santee Fringe Area Sponsor Group and are therefore a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved.

It is recognized that legal and economic limitations 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 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.

1. LAND USE

GENERAL GOAL

PROVIDE A LAND USE PATTERN THAT IS SENSITIVE TO THE OPPORTUNITIES AND THE CONSTRAINTS OF THE AREA.

FINDINGS

The Pepper Drive-Bostonia area is almost fully developed, and has very little vacant land.

Some opportunities exist for redevelopment of existing deteriorating or dilapidated uses.

Changes in development patterns will affect the neighboring cities of Santee and El Cajon, as well as the unincorporated area of Lakeside.

Much of the Pepper Drive-Bostonia area lies within the Crash Hazard flight pattern of Gillespie Field to the west.

Mixed commercial, industrial, and residential uses predominate in portions of the area.

POLICIES AND RECOMMENDATIONS

1. Land use categories and designations contained in the County General Plan Land Use Element will be used to implement the Pepper Drive-Bostonia area plan. [P]
2. Uses in the Crash Hazard Area in the Gillespie Field flight pattern shall conform to the requirements of the Gillespie Field Master Plan. [P]
3. Established neighborhoods of single-family homes shall be kept free of intrusions from incompatible commercial and multi-family residential uses. [P]
4. New commercial development shall be concentrated near the intersections of Circulation Element roads. [P]
5. Revitalization and rehabilitation of substandard and dilapidated structures and public facilities should be encouraged. [P]
6. Where compatible, mixed uses shall be encouraged. [P]

7. Consult the neighboring cities of Santee and El Cajon on all discretionary permit development matters. [R]
8. Recognize existing and planned safety zones and enforce adequate noise protection on all discretionary permits near Gillespie Field in accordance with the Gillespie Field Master Plan. [R]
9. Review the design of structures in mixed use areas to ensure adequate screening and buffering. [R]
10. Industrially designated land shall undergo Site Plan review to ensure attractive development with unsightly industrial activities screened from public view. [R]
11. Development on areas of uneven topography shall conform to that topography to the maximum extent possible. [R]
12. Require all multi-family dwellings and mobilehome parks to submit landscape plans showing that parking areas have been adequately screened from public view. [R]

2. CIRCULATION

GOAL

ENSURE THAT THERE IS AN ORDERLY FLOW OF TRAFFIC ON A SAFE NETWORK OF CIRCULATION ELEMENT AND RESIDENTIAL ROADS.

FINDINGS

Transportation facilities have an important effect on community character.

POLICIES AND RECOMMENDATIONS

1. Circulation Element road classifications shall be applied to principal traffic corridors according to traffic forecast carrying capacities consistent with public road standards. [T]
2. Prime Arterial, Major Road, and Collector Road classifications shall not be applied to existing roads which if widened would have a serious negative environmental impact upon adjacent residences, unless absolutely necessary according to traffic forecasts.

3. PUBLIC FACILITIES AND SERVICES

GOAL

ANY DEVELOPMENT OR REDEVELOPMENT SHALL HAVE ADEQUATE SERVICES AND FACILITIES AVAILABLE.

FINDINGS

The Pepper Drive-Bostonia area is now provided with all necessary public services.

Significant problems exist with some existing public facilities, such as storm drainage structures.

POLICIES AND RECOMMENDATIONS

1. All future discretionary permit applications for new development and redevelopment shall have all necessary public facilities available to each project site. [R]
2. Needed facility improvements shall be provided as follows: [R]
 - a. Through improvements required as conditions for the granting of discretionary permits such as Rezones, Subdivisions, and Major Use Permits. [F]
 - b. Through the formation of benefit assessment districts with the consent of the affected voters and property owners.

4. RECREATION

GOAL

PROVIDE FOR THE RECREATIONAL NEEDS OF ALL THE CITIZENS OF THE PLANNING AREA.

FINDINGS

The Recreation Element mandates the creation of neighborhood parks in all unincorporated areas.

The Pepper Drive-Bostonia area has no existing public parks.

POLICIES AND RECOMMENDATIONS

1. Concentrate on providing an adequate number of neighborhood parks. [DPR]
2. The "N" Neighborhood Park Designation shall be placed on the Santee Fringe Plan Map to meet the guidelines of the Recreation Element. These guidelines suggest 15 acres of neighborhood park land per 1,000 population. [P]
3. The Department of Parks and Recreation shall cooperate with the cities of Santee and El Cajon to provide access to recreational facilities within those cities to residents of the Santee Fringe. [DPR]
4. Require multi-family developments to provide adequate private recreation facilities for the use of residents. [R]

POLICY CODE EXPLANATION

The responsibility for carrying out 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

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