

SECTION I
INTRODUCTION

1.1 Background

The 653.3 acre Hansen's Ranch is located in the approximately 30 square mile unincorporated community of Spring Valley. The Ranch is south and west of the adjacent Rancho San Diego development area and north of Sweetwater Reservoir. (See the Regional and Vicinity maps on pages 3 and 4, and the aerial photograph on page 6.)

Originally the Ranch was a portion of Jamacha Rancho, an 8,880+ acre land grant to Dona Apolinaria Lorenzana in 1840. Subsequent owners subdivided and sold portions of the Ranch; the most noteworthy being George H. Neale because of his involvement with Alfred H. Isham for whom the Ranch Springs are named. The land was the site of the first resort in San Diego County; a health spa founded by Isham which predated the Hotel Del Coronado in 1887. In 1926, Fred J. Hansen purchased 1,500 acres of Jamacha Rancho, an area which includes the present Specific Plan Area.

Since 1975 several large scale development proposals have been prepared for the Ranch. This planning was interrupted when in 1977 the County Board of Supervisors adopted the Valle de Oro Community Plan which set specific plan requirements to control any construction on the site.

Processing was recommenced in 1978 resulting in several approvals culminating in approvals by County August 1, 1990 of a specific plan and other discretionary permits. Development under those approvals and implementing permits has continued and is ongoing today.

~~This~~The Specific Plan Amendment approved in 2002 ~~submittal~~
~~therefore is being~~was processed concurrently with a Major Use Permit covering portions of the resort, golf course and a new multi-family parcel contiguous with the existing parcel (unit 9)

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on the westerly side of the project and a rezoning application to change the land use on the new multi-family parcel from S88 to RU 22. ~~This proposal represents the culmination of land use planning and the associated public review dating back to 1975.~~

~~Over a period of 40 years, the developer attempted to secure financing for the development of the Pointe Resort and Golf Course. Lenders were not comfortable providing construction financing for this project. In September 2014, the land acquisition loan for the 52 acre Pointe Resort was foreclosed upon. That loan had been in default for a number of years. Given this history, the originally proposed uses were simply not viable.~~

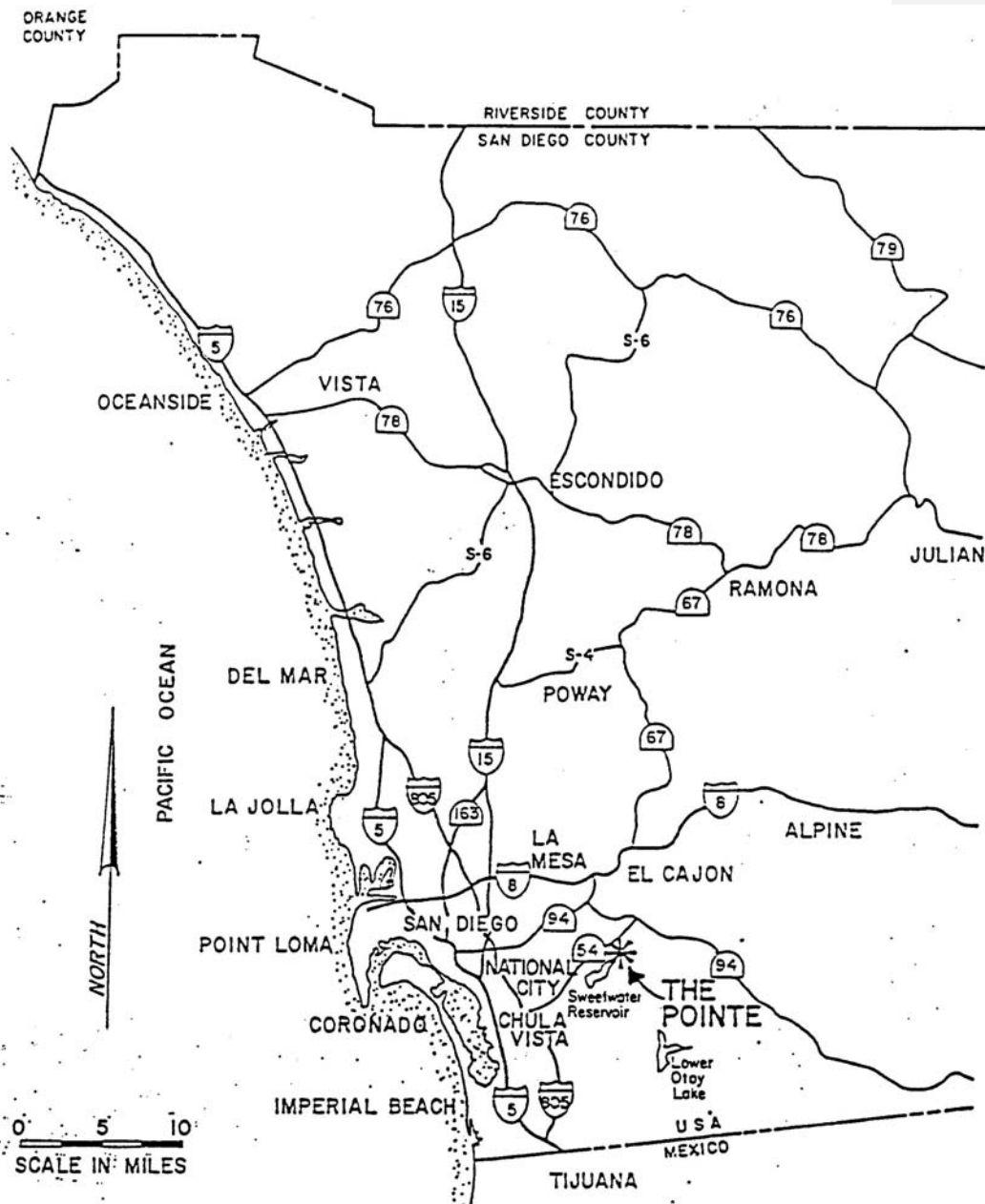
~~This Specific Plan Amendment would update The Pointe San Diego Specific Plan to delete language related to resort and is being proceeded concurrently with a General Plan Amendment, Rezone, Multiple Species Boundary Line Adjustment and Tentative Map. The General Plan Amendment would update the Spring Valley Community Plan map and text to change the land use designation from Specific Plan to Village Residential 7.3 and Open Space-Conservation and would delete language related to the "promised resort, restaurants and businesses" in the text of the Spring Valley Community Plan.~~

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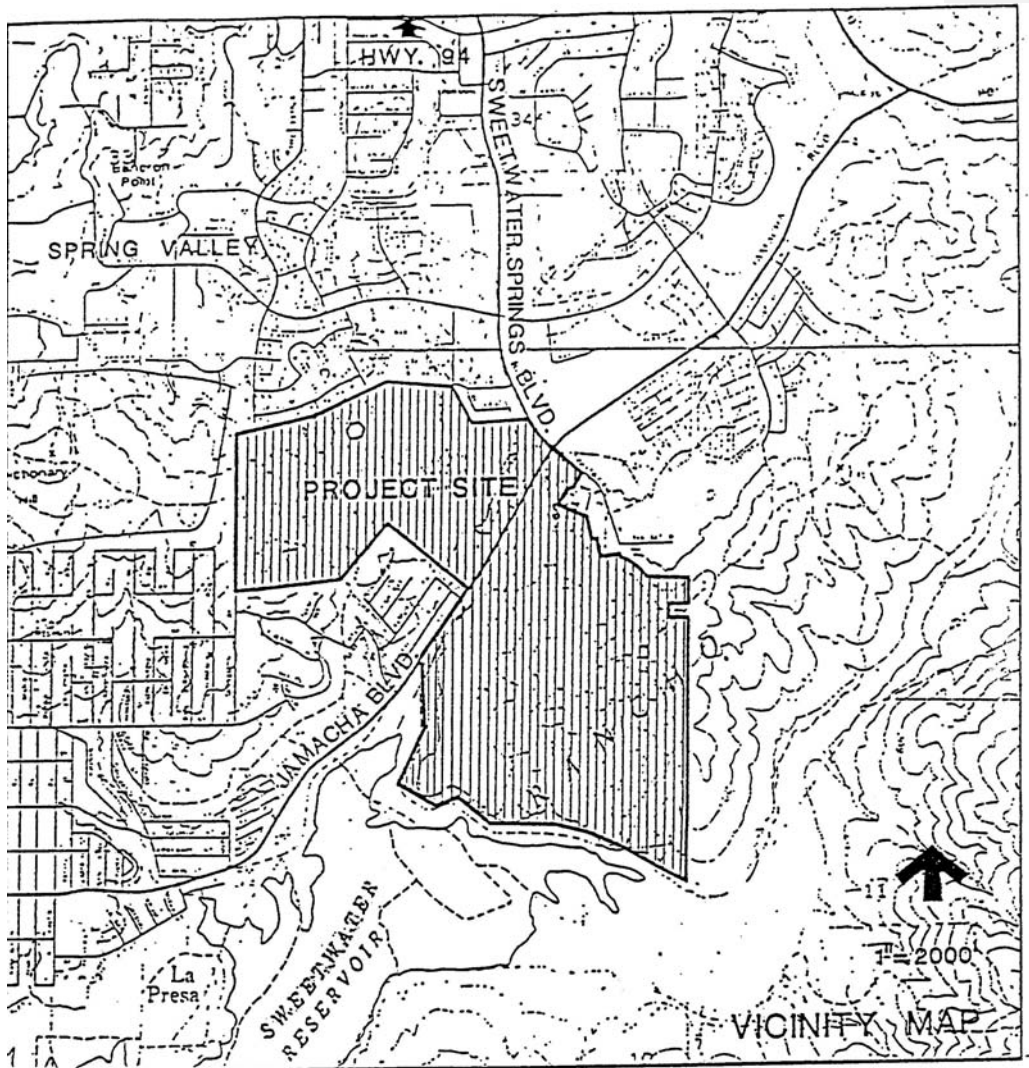
1.2 Purpose

The purpose of a specific plan as defined by the California Government Code (Title Seven, Article 8, Section 65450 et seq.) is for the systematic execution of the General Plan. Section 65450.1 of said code states that "The legislative body or the planning agency may designate areas within a city or county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan". The Board of Supervisor's Policy 1-59 provides for the

implementation of certain large scale projects through adoption of a specific plan for that portion of the property to be developed within a five- year time period. **THE POINTE** is such a project and this specific plan will define and discuss the detailed programs, conditions and legislative actions necessary to execute the plan. This document complies with Section 65450 of the Government Code relative to the contents of a specific plan.



Regional Map



VICINITY MAP

1.3 Changes Proposed in this Amendment Application

While the proposed scope and impacts of this application are essentially unchanged from the currently approved Specific Plan, several changes in design and layout are proposed and will be described in greater detail within this document. ~~The central resort buildings, mountainside suites and suite configurations have been redesigned and updated to reflect the current state of the hospitality industry. This modernization of the property results in a building footprint that is narrower and less imposing, while allowing a modest increase in the total number of guest suites. The four restaurants have been redesigned and relocated to create a "restaurant row" of free standing eateries that further encourages usage by the general public as well as the resort guest. This access is further enhanced by a new entrance to the restaurants off Sweetwater Springs Blvd. The equestrian facility has been relocated further away from the residential elements of the project to a site adjacent to the resort and the country western themed restaurant. The golf course has been redesigned and updated. The finishing hole of the course has been brought across Jamacha Blvd. to border Pointe Parkway with a water feature and green at the entrance to the resort. This creates a striking visual amenity for the resort lobby and an attractive landscape belt along Pointe Parkway, access to the resort, the west side multi family and single family residences (Highlands Ranch). The consolidation of the dining and equestrian facilities discussed above created a site that allows for an increase of multi family units on the west side of Jamacha Blvd.~~ The actual buildout of the single-family residences resulted in a reduction of the total number of homes which compensates for the increase in the multi-family units without increasing overall project impacts. Moreover, the buildout of the single-family homes has required some adjustments to the phasing of the project. All of these modifications are detailed in the Revised Land Use Table on page 21 and the PSD Development Phasing Analysis on page 20.



SECTION II
DESCRIPTION OF PROPERTY

2.0 Project Overview

The project proposed in this document, **THE POINTE SAN DIEGO**, is a ~~\$750 million luxury five star caliber destination resort community which is intended to be similar, within the limits of site and governmental constraints, to THE POINTE destination resort developments in Phoenix, Arizona of which there are three; THE POINTES AT SQUAW PEAK, TAPATIO CLIFFS, and SOUTH MOUNTAIN.~~

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~~A destination resort facility features all the amenities a guest desires for an extended stay, whether visiting as a meeting delegate, commercial traveler, or tourist. Clients enjoy a variety of restaurants and activities are offered in combination with a rural environment. The resort is a dynamic setting where the staff is a major element in assuring the overall success of the operation.~~

~~Surrounding the resort complex, which represents approximately 35 net useable acres or a little over 5 percent of the project site, is a community containing 855 residences, approximately 708,300 350,000 square feet of corporate office area, a golf course and vast amounts of protected open space. This community will identify with the resort through architectural theme, proximity, services, and social interaction. THE POINTE SAN DIEGO is a true mixed-use project, in which the commercial, retail, resort, dining, residential and recreation components work synergistically creating an environment where people work, play, and live. Accordingly, vehicular travel outside the area is reduced since all needs are met within the project boundaries. The resort functions as a village square, where the community may~~

~~come together to enjoy the facilities and amenities. Cultural, musical and other entertainment opportunities available to the enjoyment of the nearby residents.~~

Approximately 5,2004,650 jobs are created for East County residents. All the uses associated with **THE POINTE** are being processed to operate under a Planned development concept that guarantees **THE POINTE** community continues to function as originally envisioned.

This document is concerned with the development of the first portion of **THE POINTE** SAN DIEGO which also includes residential units in the DICTIONARY HILL specific planning area. The DICTIONARY HILL project, now called Panorama Ridge, which borders **THE POINTE**'s westerly boundary has an approved specific plan. A general plan amendment eliminated the restaurant site at the top of the mountain and increased the density to 355 dwelling units. The housing units within this project have been totally redesigned as private drive homesites and will be built and marketed as a part of **THE POINTE**.

2.1 Location, Acreage, Legal Description

Hansen's Ranch Specific Plan area lies in the Spring Valley Community, an unincorporated area of San Diego County. Located approximately ten miles east of the metropolitan area of San Diego, the irregularly shaped specific planning area consists of approximately 653.3601.3 acres. The ranch is generally bounded by the Dictionary Hill and La Presa neighborhoods on the west, Casa de Oro to the north, Rancho San Diego to the east and Sweetwater Reservoir to the south. The property is bisected by Jamacha Boulevard which intersects with Sweetwater Springs Boulevard along the northeast boundary.

Legally, the Ranch lies in an unsectioned portion of Jamacha Rancho within Township 17 South and Range 1 West, San Bernardino Meridian, in the County of San Diego, State of California.

2.2 Natural and Man-made Features

The topography of the site varies from the narrow floor of a tributary valley of the Sweetwater River to the hills and sloping ridges that surround the valley. Elevations range from 240 feet above sea level at the valley floor to 906 feet, part of the Jamacha Mountain Range on the site. Numerous rock out-croppings are scattered throughout the site. Natural slopes vary from nearly flat, as along the valley floor, to over 40 percent (40%) along the faces of knolls and ridges. The site is divided into slope categories as follows:

Slope Category	No. of Acres	% of Total
0-10%	59.9 <u>43.0</u>	9.27.2
10-20%	121.1 <u>110.3</u>	18.5 <u>18.3</u>
20-25%	74.8 <u>70.9</u>	11.5 <u>11.8</u>
25-30%	89.6 <u>86.0</u>	13.7 <u>14.3</u>
30-40%	160.7 <u>154.2</u>	24.6 <u>25.6</u>
-40%	147.2 <u>136.9</u>	22.5 <u>22.8</u>
TOTAL	653.3 <u>601.3</u> Acres	100.0%
0-25%	255.8 <u>224.2</u>	39.2 <u>37.3</u>
+25%	397.5 <u>377.1</u>	60.8 <u>62.7</u>
TOTAL	653.3 <u>601.3</u> Acres	100.0%

Jamacha Boulevard bisects the Ranch in a northeastly direction, dividing the site into two major portions; a northwesterly half and a southeasterly half. There are two Otay Water District reservoirs on the site, one atop the most northern hill and the other on the most eastern portion of the main ridge line in the southeasterly half.

The property is scarred by off-road tracks and other evidence of man made abuse. Ditches and other barriers along the perimeter have been ineffective in stopping this scarring and the periodic dumping of trash. The lower slopes of the property are vegetated with non-native grasses; a remnant of earlier dry farming. Ruins of the Isham Springs Bottling Plant are also on the site. Presently, a majority of the single family residential community has been built out.

2.3 Community Plan

The Hansen's Ranch Specific Plan Area lies entirely within the Spring Valley Community Planning area (see map page 12) and consists of the four land use categories listed below.

a.	(21) Specific Plan Area (1.5)	632.8 <u>580.8</u>
acres		
b.	(18) Multiple Rural Use	7.4 acres
c.	(16) General Industrial	5.3 acres
d.	(24) Impact Sensitive Area	<u>7.8 acres</u>
		TOTAL 653.3 <u>601.3</u> acres

These designations were adopted in General Plan Amendment (GPA) 77-01 by the County Board of Supervisors on August 25, 1977. Since the entire area must be planned together, the general plan was amended on August 1, 1990 (GPA 90-02) to designate the entire ~~653.3~~601.3 acres as Hansen's Ranch Specific Planning Area(1.5).

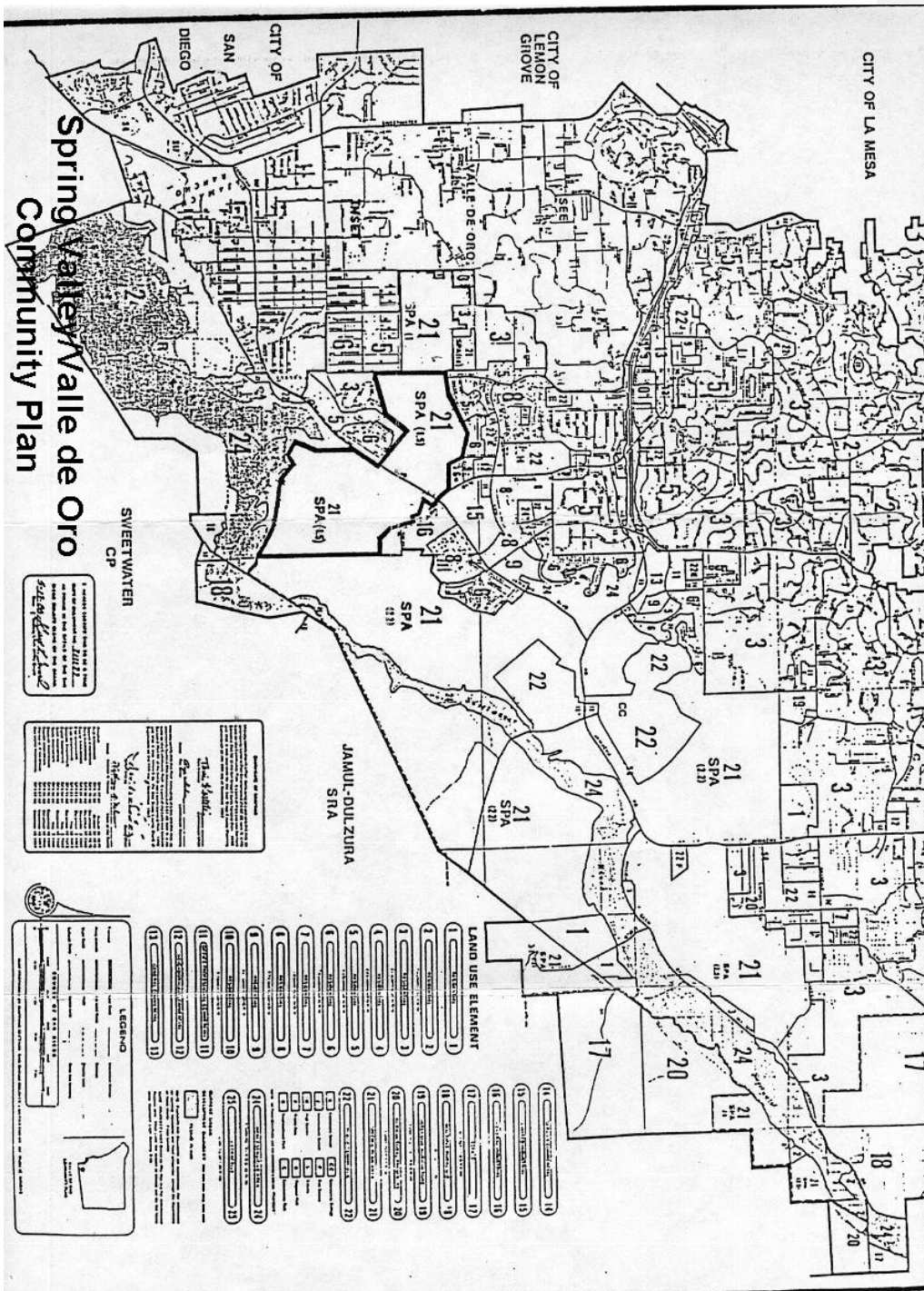
The (21) Specific Plan Area land use category is intended for application to sites where more detailed planning is required prior to development. Areas suitable for the Specific Plan Area category may include any parcel or parcels, 100 acres or larger, proposed for large-scale urban development, natural resource protection, historic preservation or any other use requiring more

detailed planning than contained in the more general guidelines of the Spring Valley Plan.

Pages 27 through 29 of the Spring Valley Community Plan contain the design criteria to which the Hansen's Ranch Specific Plan Area should conform. That criteria and a discussion of how **THE POINTE** conforms to it is contained in Section IV of this text.

Surrounding the Ranch are various Community Plan land use categories: north is a combination of low-medium (4.3 dwelling units [d.u.]/acre) and medium (7.3 d.u./acre) residential, along with light and heavy industrial areas; west is primarily residential consisting of low-medium residential (4.3 d.u./acre) and the Panorama Ridge Specific Planning Area (1.95 d.u./acre); south is designated a combination of medium-low (2 d.u./acre), low-medium (4.3 d.u./acre), medium (7.3 d.u./acre) and open space; east is primarily the Rancho San Diego Specific Planning Area (2.2 & 2.5 d.u./acre).

The zoning around the portion of the site located northeasterly of Jamacha Blvd. is primarily residential including both single family detached and multi family uses. Northeasterly of the project adjacent to Sweetwater



Springs Blvd. the area is zoned M52 and M58, limited and general impact industrial. To the east is open space (S80) and specific plan (S88) zoning. Southerly of the easterly portion of the site is the Sweetwater Reservoir land which is zoned S80 and A70-8.

SECTION III
DESCRIPTION OF PLANNING AREA

3.1 Planning Objectives/Concept

The objective of **THE POINTE** SAN DIEGO is the sensitive development of ~~653.3601.3~~ acres to accommodate a balanced association of land uses ~~focused around a resort community environment~~. The project, upon completion, provides homes for 855 families as well as a combination of corporate office, ~~commercial and~~ golf course ~~and destination resort~~ uses. Consumers are offered a diversity of housing opportunities accomodating most lifestyles and economic levels. ~~Additionally, public dining and recreational facilities, corporate office, commercial and destination resort elements help create a total village environment reducing or eliminating the need for residents to travel outside of the community for employment, leisure activities, and necessities. The public is encouraged to "escape" and enjoy the myriad of dining and recreational amenities at THE POINTE. (A photographic rendering of this proposed community is on page 19.)~~

3.2 Land Uses

The land use table on page 21 illustrates the proposed uses, acreages and densities as they relate by units to the specific plan map, (See page 18 and pocket in back) and as they relate by phase to the phasing map. A description of each use is contained in following sections.

3.2.1Planned Development

THE POINTE is an integrated project that is developed through a series of phases in accordance with a detailed, comprehensive plan. Moreover, a program for the provision, operation and

maintenance of all areas, improvements, facilities, and services is provided for the common use of those enjoying use of the property. This project is a planned development, controlled by the planned development standards contained in Sections 6600 through 6678 of the San Diego County Zoning Ordinance. Further discussion of planned development standards is contained in section 5.1.3 of this text.

PROPOSED
REVISED LAND USE TABLE

Original Unit Number	Current Unit Number	Land Use	Orig. Dwelling Units	Current/ <u>Proposed</u> Dwelling Units
1	1	Resort Commercial Single Family Multi-family	710 178,000-sf 51 units 0 units	706 178,000-sf 51 units 84 units
2	8	Single Family	53 units	26 units
3	2	Golf Course		
4	3	Resort		
5	3	Resort		
6	3	Resort		
7	4	Single Family	14 units	12 units
8	5	Single Family	30 units	27 units
9		Multi-family	132 units	88 units
10	6	Residential	43 units	38 units
11	7	Residential	28 units	25 units
12		Commercial	450,000 sf	450,000 sf
13	9	Residential	25 units	46 units
14	10	Residential	31 units	35 units
15		Multifamily	103 units	111 units
15	12	Residential	39 units	59 units
16	12	Multifamily	103 units	0 units
17	15	Residential	52 units	88 units
18	11	Residential	29 units	61 units
19	11	Residential	19 units	0 units
20	14	Residential	46 units	54 units
21	13	Residential	45 units	48 units
TTL RESIDENTIAL			855 units	853 units

During the actual buildout of the project, some Units under the Tentative Map were split and others were recorded as remnant parcels under a certificate of compliance. Specifically, the multi-family on the east side of Jamacha Blvd. was in Unit 12 with a total of 103 units. When Unit 12 recorded, the multi-family was omitted; this was later recorded using a certificate of compliance and is presently proposed to contain a total of 111 units. Units 18 and 19 were combined into Unit 11.

3.2.2 Single Family Detached

The project contains a total of 572 single-family detached homes in a "zero lot line" configuration; 262 units on the northwesterly side of Jamacha Boulevard and 310 units on the southeasterly side. (See Residential Summary as part of the Land Use Table on page 21.)

To conform with the topography, two single family detached products; mountainside, and ridge have been designed. Retaining walls are incorporated into the "zero lot line" structures thereby significantly reducing the amount of graded area needed.

All single family detached homes are located on lots owned in fee. The "zero lot line" homesites have the minimum dimensions and areas shown in the Table on page 29. (See page 25 for minimum lot layouts.) The homes will range in size from a single story, 1,800 sq. ft. ridge lot design to a three story 3,200 sq. ft. mountainside unit.

The "zero lot line" configurations have front lot lines three feet inside the access and utility easement boundaries allowing for overhangs and other architectural features. Lot lines are adjusted beyond the minimum dimensions to include usable flat

areas which provide functional living space for the individual dwelling unit; areas which would not practically contribute to the overall usable open space. All "zero lot line" homesites contain the minimum square footage corresponding to the appropriate site as listed below, although the majority of the homesites exceed these dimensions. Intimate lot dimensions insure that grading is minimized, cuts are concealed by structures, and open space is maximized.

ZERO LOT LINE LOTS

TABLE

Type of Lot	Width	Depth (Measured Perpendicular to Street)	Gross Area
Mountainside	48 ft	63 ft	3,368 sq. ft.
Ridge	50 ft	77 ft	4,259 sq. ft

Because of the topography of the site and field conditions such as rocky areas, grading will be adjusted to take advantage of distinct features on each lot. Moreover, the use of site specific construction techniques such as retaining walls and flattened or enhanced slopes may be necessary. Each lot is unique and essentially custom designed to minimize grading impacts and integrate with the topography.

Typical ridge and mountainside lots are skewed 20% allowing for a side entrance garage and better conformance to the terrain at the back of the lot. Each unit contains a blank wall on the uphill side providing privacy for the adjacent unit. Since the lot line is actually a minimum of four feet from the home, an easement is provided for yard and patio space to the adjoining unit. (See typical layout on page 25.)

The skewed lots cannot be used around the bulb of a cul-de-sac so the units are oriented for access straight into the end of the garage. (See typical layout on page 27.) The blank wall concept is still used with the cul-de-sac lots creating a larger, more usable yard area. "Straight in" garages are typical in this situation.

3.2.3 Apartments and Condominiums

The Spanish Mediterranean architecture is continued in the apartments and condominiums which consist of 6, 12 and 16 unit buildings. Seven floor plans with 1, 2 or 3 bedrooms are available, the most popular being the 2 bedroom models which are ideal for unrelated tenant living. This product provides the opportunity for renters, entry level homebuyers and "empty nesters to live at and enjoy first hand the amenities of a 5-star caliber resort. (See page 31 for a rendering of the Pointe LakeView Multi-family project. Pages 33-41 illustrate the Multi-family site plans, floor plans and typical exterior elevations.) A total of 283 multi-family units are proposed.

A Homeowners' associations are established. Monthly dues are assessed to cover the maintenance of open space, parks and private roads. All the resort recreational amenities are available for use by the community except the swimming pools. Two activity centers, one on the west side near the resort and the other on the east at the top of the mountain, contain swimming pools for use by the residents. The project builder proposes a strict set of Covenants, Conditions, and Restrictions (C,C&R's) which will guarantee that the 5-star living conditions will be maintained.

3.2.4 Corporate Office

~~Approximately 358,300 square feet of corporate office space is placed within and near the resort complex.~~ An office-professional park containing about 350,000 square feet of building area is located adjacent to Sweetwater Reservoir and proposed State Route 54. The Corporate Offices and Office-Professional Park will employ approximately ~~3,700~~1,800 people and provide guest support for the resort. The buildings continue the architectural continuity of the resort community. (See page 42, for a typical setting.)

3.2.5 Destination Resort

~~The focus of the entire project is the \$300 million THE POINTE SAN DIEGO resort which is patterned after THE POINTE RESORTS in Phoenix, Arizona. (See 46 for typical setting.) The main resort complex consists of three buildings; a convention center located between two surrounded by the central guest lodging areas structure providing a total of 223 453 suites per building. The minimum accommodation is a 600 square foot, 2 room suite. Fifteen Eleven adjacent mountainside buildings individually contain 13 23 guest suites for a total of 641 706 suites (Page 45 shows the central resort site plan). The main building suite entrances are on walkways surrounding four courtyards, pools, cabana bars, water features and other recreational facilities. Pools and recreational areas located near the mountainside suites allow guests to enjoy a variety of conveniently accessible facilities.~~

~~The CONVENTION CENTRE connects to the suites by elevated walkways that separate vehicular and pedestrian activities. The Centre has a 20,000 square foot grande ballroom, a 8,200 square foot companion ballroom, and assorted supplementary meeting areas and breakout rooms supported~~

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~~by extensive audio visual, teleconferencing and catering services, and miscellaneous conference equipment. A total of 52,500 square feet of meeting space in this facility is available to serve major regional meeting and convention demands.~~

~~An additional 20,550 square feet of meeting and exhibition space is created when a PAVILION tent is erected behind the Convention Centre. This facility greatly enhances the resort ability to offer needed amenities in a wide range of convention markets.~~

~~Included in the resort complex are three restaurants situated along a "restaurant row" abutting Sweetwater Springs Blvd.. These "free standing" facilities are separated from the resort buildings since patronage by local diners is both encouraged and solicited. Parking is provided for local as well as resort patrons at each restaurant. One restaurant, **DIFFERENT POINTE OF VIEW**, is situated above the resort to offer scenic views of the lake and valley. Access is provided from Avenida Bosque, an interproperty road with an entrance along Sweetwater Springs Blvd., and by attached walkways and elevators from the resort. (See page 49 for a typical setting.)~~

~~Another restaurant, **BESIDE THE POINTE**, is located within easy walking distance from the main resort complex and will be open extended hours. It is the primary service restaurant for the resort, while still being open to the public. (See page 47 for typical setting.)~~

~~The third restaurant, **RUSTLER'S ROOSTE**, is located on the southeasterly side of the South Bay Expressway near the intersection of Sweetwater Springs Blvd. And Jamacha Blvd with access from a common entrance on Sweetwater Springs Blvd., shared by all three restaurants. Access from the resort is via a tunnel under Jamacha Boulevard and the South Bay Expressway which also provides a safe crossing for users of the public riding and hiking trails. Additional access and parking is provided from Jamacha Boulevard South frontage road. (See page 48 for a typical setting.)~~

~~An equestrian area is also on the southeasterly side of The South Bay Expressway adjacent to Rustler's Rooste and will serve both~~

~~guests and the public. Hayrides, horseback trail rides and breakfast rides originate from this location, extending to the large open space areas on both sides of Jamacha Boulevard.~~

~~Seven Two tennis courts with pro shop, small museum, and delicatessen restaurant are located behind the resort. The pro shop is housed within a 5,000 sq. ft. high-energy fitness centre offering weight training, aerobics classes, steam rooms, saunas, massages, herbal wraps, plus medical diagnostic tests with professional advice on nutrition and exercise. Racquetball, squash and handball courts contained in the resort buildings, and numerous outdoor activities are also served by the facility. The community and resort guests are invited and encouraged to use these facilities.~~

~~Isham Springs, which is located near the proposed tennis courts, is preserved as an historic interest site. Walkways and "Pointes of Interest" signs along with a small museum are provided to aid all visitors in the enjoyment of this State Historical Landmark. The remains of the original bottling plant will be protected and federally listed on the National Register of Historic Sights. Arrangements are being made for the Spring Valley Historical Society to participate in this facility.~~

~~**THE POINTE** child care facility is available nearby within the central resort complex for pre school and day care converting after business hours to a babysitting service. It will serve the resort guests, businesses, and the community. As with all **THE POINTE** amenities it will be available for all the public to enjoy.~~

3.2.6 Golf Course

A unique "target" style golf course is situated adjacent to and north of the business park on an area of the property that was historically dry farmed and presently vegetated with non native grasses. The course is served by a club house, Pointe in Tyme sited at the corner of Jamacha Blvd. and Pointe Parkway. ~~The course is accessible from the resort via a tunnel crossing under Jamacha Blvd. that also provides a crossing for horses, bicycles and pedestrians.~~ A driving range is proposed ~~adjacent to the resort~~ at the northwest corner of Jamacha Blvd and Pointe Parkway. The terrain retains the existing form through innovative new design techniques. Manicured landscaping is limited to approximately 46 acres. The entire course disturbs only 74 acres of which 28 acres will be replanted with native vegetation requiring little or no maintenance. The course uses less land and subsequently less water than traditional courses. The course is contoured to create a retention basins which will connect with Sweetwater Authority's first flush system, thereby preventing drainage from reaching the lake. The water source for the course will be from Otay Water District. The golf course, clubhouse and driving range are all open to both resort guests and the general public.

3.3 Technical Characteristics

The majority of site grading takes place during the construction of roads and the office, and commercial ~~and resort~~ complexes. The residential building sites are terrain conforming i.e. stepped where appropriate and sited on small lots. The property remains similar to the existing land form ~~except in the immediate areas on both sides of Jamacha Boulevard.~~

Streets are a combination of public and private ownership depending on location and usage. (Public streets are indicated on the 1" = 200' specific plan map in the back pocket.) The street circulation system consists of Jamacha Boulevard and the South Bay Expressway (S.R. 54) as the primary roads with numerous loop and cul-de-sac streets branching throughout the site. Cul-de-sacs have been designed to run down ridge lines in order to facilitate clustering of the units and reduce road impacts. Almost two thirds of the lots are on cul-de-sacs.

3.4 Phasing

Implementation of **THE POINTE** will continue over a five to seven-year period. The subdivision units have been designated in a sequence which, when followed either individually or in groups, allows construction to progress in an orderly fashion to insure capital improvements are in place as necessary, and yet allows responses to market demands.

As shown in the Land Use Table on page 21 units 1,2 and 3 includes the ~~resort, golf course, restaurants, health and child care structures, stables, 178,000 square feet of office space,~~ the model center (10 units), 51 "zero lot line" home sites, 172 apartments and the environmental mitigation areas. The housing has been completed and office space will be constructed based on market demand. The completion of unit 8 will provide a connection to the Panorama Ridge (Dictionary Hill) specific planning area to the west of Hansen's Ranch.

Phases II consists of 104 home sites all on the northwesterly side of Jamacha Boulevard as shown in the Land Use Table. With Phase VI, the remaining 107 homes in this area are completed and with Phase III, 203 homes are commenced on the southeasterly side

of Jamacha Boulevard along with 114 multi-family units. The phasing sequence is based on market absorption, access, infrastructure, County criteria such as the maximum length of cul-de-sacs, environmental concerns, recreation center availability, and cost.

In Phase VII office buildings containing 300,000 square feet are constructed. And in Phase VI the final 107 home sites are built. The breakdown is shown in the Development Phasing Analysis on page 20.

SECTION IV

CONFORMANCE WITH AND IMPLEMENTATION OF THE COUNTY GENERAL PLAN AND SPRING VALLEY COMMUNITY PLAN

4.0 Introduction

As required by Section 65451 of the California Governmental Code, a specific plan is to include a detailed listing and discussion of regulations, conditions, progress and proposed legislation necessary or convenient for the systematic implementation of each element of the General Plan. This section of the specific plan addresses the various aspects of **THE POINTE** plan as they relate to each of the seven elements of the San Diego County General Plan, and the elements of the Spring Valley Community Plan. Only those-plan elements which apply to this project are referenced herein.

4.1 Community Character

The goal of the Spring Valley Community Plan is to "encourage development which leads to a community with a balance of land uses, which will conserve natural and man-made resources, and which will provide a pleasant, safe environment for present and future residents of Spring Valley".

THE POINTE Destination Resort Community provides a balance of land uses including resort, dining, entertainment, recreation, business, shopping and residential. The plan incorporates in excess of 65% open space of which approximately 48% is native and undisturbed. Natural features have been incorporated into wetlands mitigation plan, preserving the important natural features on the site.

Policy 2

Verify the existence of adequate public facilities prior to development

THE POINTE site is surrounded by existing development, approved specific plans and

Approvals.

open space around the reservoir. All the necessary infrastructure to serve the project is adjacent to the site. Police, fire, school and other facilities are available and will be supplemented by this project as is necessary to adequately provide service.

Policy 3

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

The SR-54 right-of-way for the ultimate facility envisioned has been designed and engineered. The right of way is protected so that if the need arises this facility may be constructed in an orderly manner.

Other public facilities such as sewer, water, storm drain, gas, electric, telephone, cable television, etc., are analyzed and designed to accommodate all future growth planned for the area.

Phasing of project is planned which sustains a gradual, managed rate of growth.

Community character is supported and enhanced by the array of opportunities represented within the project.

Policy 5

Require the preservation of historic buildings and sites in the community.

The Isham Springs bottling site is to be preserved as a feature within the resort. Historic information about this site and Dictionary Hill will be provided for public viewing and information in a museum atmosphere overlooking the remains and proposed to be manned by the local historical society.

Policy 6

Require landscaping, including trees, along all circulation element roads.

THE POINTE policy provides for abundant drought resistant landscaping within the project. Extensive

landscaping is provided along SR-54 and Jamacha Blvd.

Policy 7

Ensure that provisions for recreational facilities shall be concurrent with planned growth.

THE POINTE is a public facility offering a myriad of recreational opportunities used extensively by the entire East Valley/South Bay community. Homeowners will be able to use these facilities on a priority, "pay when you use them" basis. Two recreational facilities are provided within the residential communities which contain pools for the single family homes. The first facility is built with the first phase of housing, and the second is constructed in the following phase.

4.2 Land Use Plan (Regional Growth Management Plan)

The County General Plan

The land use element directs near term urban development to areas within the 1985 Current Urban Development Area (CUDA) Regional Category as shown on the General Plan. **THE POINTE** is in this category with the exception of 15.2 acres which belonged to California American Water Company when the CUDA was established. A subsequent land exchange combined this with the remainder of the Hansen's Ranch.

The overall goal of the Regional Land Use Element is to accommodate population growth and influence its distribution in order to protect and allocate scarce resources wisely, preserve the natural environment, provide adequate public facilities and services efficiently and equitably, assist the private sector in the provision of adequate affordable housing, and promote the economic welfare of the region"

Goal 1.1

Urban growth be directed

THE POINTE is surrounded by existing, development approved specific plans,

to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the county be retained.

Goal 1.2

Growth be phased with facilities.

and open space around the reservoir. The large expanses of open space circling the residential units provide a rural setting within an urban area. The predominant surrounding residential subdivisions are three to five times the density of **THE POINTE** residential use.

All public facilities are available through agreements with affected agencies and construction by **THE POINTE** is concurrent with the project needs.

Land Use Goals

Goal 2.1

Promote wise uses of the County's land resources, preserving options for future uses.

THE POINTE retains virtually two thirds of the site (not including the golf course) as open space with 48% of the site being undisturbed natural open space which is 24 acres more than the approved plan. This large amount of open space preserves opportunities to use this area subject to a major use permit. Since this open space is adjacent to other open space, its environmental value is enhanced.

Goal 2.3

Retain the rural character of non-urban lands

Although **THE POINTE** is almost entirely within the current urban development area and surrounded by urban development, a rural presence is preserved through the use of open space. The proposed residential density is only 1.35 dwelling units per acre based on the gross specific plan area of 653.3 acres. This is generally 1/3 to 1/5 the density of adjacent neighborhoods. The proposed grading is most significant in the commercial areas adjoining the expressway thereby allowing more open space on the hillsides. The area with urban characteristics would therefore adjoin a major transportation facility which is urban by its intense use.

Goal 2.6

THE POINTE preserves extensive open

Insure preservation of contiguous regional significant open space corridors.

space areas adjacent to open space proposed by the Rancho San Diego and Dictionary Hill Specific Planning Area. By combining open space areas between contiguous projects, the environmental value of the resource is maximized. (See open space exhibit on page 69.)

Environmental Goals

Goal 3.1

Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.

Open space dedications and RCA's preserve the Isham Spring's historic bottle house foundations, large areas of unique native vegetation and the enhanced wetlands area. In addition, extensive archaeological excavations and analysis insure information concerning the ancient peoples of the area is not lost. The Hansen's Ponds will be removed which- is discussed in Section 4.6 on page 111

Capital Facilities Goals

Goal 4.1

Assure efficient, economical, and timely provision of facilities and services for water, sewer, fire protection, schools, and roads to accommodate anticipated development.

THE POINTE project does not require the extension of major utilities to the site. "Will serve" letters insure that all facilities and services for the development can be provided concurrent with the demand.

Goal 4.2

Assure that facilities and services provided by all agencies are coordinated in their timing, location, and level of service.

Facilities and services to accommodate this project at buildout are incorporated in this plan. Phasing is structured so that appropriate infrastructure is completed prior to occupancy.

Goal 4.3

Provide a facilities program which is capable of future adjustments or revisions to meet changing

Since the project completes development plans for the region, **THE POINTE** is the final piece of the puzzle.

needs and conditions.

Government Structure Goals

Goal 5.3

Assure that urban levels of service are financed using equitable financing mechanisms when municipal status is not achieved.

All services are provided and guaranteed, and are adjacent to the site. Therefore, the required on site facilities provided by the developer are part of subdivision improvements.

Housing and Social Goals

Goal 6.1

Prevent or reverse deterioration in areas exhibiting symptoms of physical decline by directing public and private investments to upgrade such areas.

Adjacent properties are absolutely benefited by the resort. Existing Pointe Resort community projects have resulted in total rejuvenation of neighboring properties due to the attraction of a location near a quality resort property and the economic infusion created by the facility. The traditional real estate cycle is halted and reversed by **THE POINTE**, creating a transition from deterioration to vitalization.

THE POINTE is important to the County's revitalization program for La Presa and Spring Valley and has been advocated by the Spring Valley Revitalization Advisory Council.

Economic and Fiscal Goals

Goal 7.3

Promote access to employment opportunities which minimize unemployment and return the maximum income to the residents of the region.

The resort, restaurants, recreational facilities, offices and business park employ a broad spectrum of people from the local area. The project helps balance jobs and housing in East County, thereby reducing commutes.



Special Area Overlays

Resource Conservation Areas (RCA)

"This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis and select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation."

Two RCA's (10 & 15) are located on the project. RCA 10 is located primarily in open space and is therefore conserved. RCA 15 has three elements which are conserved as follows:

1. Historic elements - The Isham Springs bottling site is preserved within open space. A foot bridge allows people to view the ruin without site disturbance. A small museum operated in association with the Spring Valley Historical Society, provides information and memorabilia regarding the site, Isham Springs, and Dictionary Hill.

2. Archaeology - The archaeological sites on the project have been completely mitigated using excavation and other techniques, except in the immediate vicinity of the springs which is preserved.
3. Biological - No plans have been proposed which retain the existing Hansen's Ponds in their present location without isolating them biologically. It was determined by the Army Corps of Engineers and the U. S. Fish and Wildlife Service during the process of obtaining a Corps of Engineers 404 Permit that it would be better biologically to create a quality wetlands area in the Bancroft Creek mitigation area which will be designated an RCA rather than preserve the Hansen's Ponds.

Spring Valley Community Plan

The goals and objectives of the land use element of the County General Plan are not as specific with regard to **THE POINTE** as the Spring Valley Community Plan. The Community Plan designates the 653.3 acre HANSEN'S RANCH site as (21) Specific Planning Area (1.5), allowing a maximum overall density of 1.5 units per acre. **THE POINTE** resort community, which proposes 855 dwelling units, could develop as many as 968 units. The specific planning area designation allows for development which is consistent with the goals and objectives of the Community Plan. The following text analyzes consistency with the land use element of the Spring Valley Community Plan.

4.2.1 Residential

The residential goal of the Spring Valley Community Plan is to "provide for gradual residential growth and encourage development only in areas where necessary public services and facilities are easily provided."

Policies and Procedures

Regulations Conditions & Programs

Policy 1

Promote planned residential developments and planned mobile home developments where compatible with surrounding development.

THE POINTE is a planned residential development which has been designed to be compatible with surrounding -areas. Open space and other buffers are provided in areas where dissimilar land uses abut. The residential element is significantly less intense than adjacent neighborhoods.

Policy 2

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

Housing has been designed to conform to the hillsides through the use of custom-designed, compact lots and three types of units; mountainside, ridgeline and private drive. This concept is addressed in Section 3.2.2. In most cases the grading is covered or screened by the units and often the rear yards are "daylight cut" to expose no slopes. The use of mass grading, i.e. cutting down hills and filling valleys, is not done in the residential areas and therefore, the ridgelines and canyons are preserved. ~~This is evident on the grading plans on pages — through —.~~

Policy 3

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

Residential areas are clustered in cul-de-sac pockets consolidating public services while preserving the rural character of the site. Through the use of open space and screening all residential areas are compatible with surrounding land uses. Commercial uses are focused around major roads.

Policy 5

Apply low density land use designations to areas with steep slopes.

Although the Hansen's Ranch specific plan allowed density is 1.5 dwelling units per acre, an even lower density is being proposed with more intense development concentrated on flatter areas of the site, i.e. the areas adjacent to the expressway. Since the intense area is completely disturbed and contains only the 0.7 acre Isham Springs site, the housing has over 425 acres of open space including the golf course and environmental mitigation areas. Since there are 533.1 gross acres of residential area, 80% of the residential area is open space. Therefore since the residential is

located on the steeper portions of the site, the plan is sensitive to this concern.

Policy 6

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

The resort structure is sited to offer unrestricted views from existing housing. Neighbors overlook Spanish tile roofs.

Policy 13

Encourage the use of innovative development to avoid the monotony of tract developments.

Due to the uniqueness of the site, **THE POINTE** Residential Community is a very innovative project. Clusters of houses will be widely dispersed, intermingling with large amounts of open space. The "sea of roofs" often associated with tract developments is not present; virtually every lot is customized.

Policy 15

Specific Plans over 500 acres in size designated as such on the Spring Valley Community Plan shall have specific lot size limitation based on language in the Spring Valley Community Plan regulating the Specific Plan area.

Compact lots are proposed to minimize individual personal ownership and expenses and to provide for the maximum amount of open space.

Policy 16

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.

The residential areas are very low density with clustered pockets of housing. These clusters are well the scale and intensity of surrounding areas.

4.2.2 Commercial

The commercial goal of the Spring Valley Community Plan is to "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".

The resort, restaurants and business community areas are located adjacent to Jamacha Blvd. and SR-54 to provide both excellent vehicular and pedestrian access. The timeless Spanish

Mediterranean architecture is compatible with the overall community and will not become outdated.

Policies & Procedures

Policy 1

Encourage commercial development which will serve the needs of the individual communities within the planning area.

Policy 2

Encourage the development of commercial business in compact configurations and discourage "strip" commercial developments.

Policy 3

Support the elimination of isolated commercial activities.

Policy 4

Allow additional commercial development only in areas which are easily accessible to the community.

Policy 5

Require all commercial uses to have aesthetically pleasing and functionally adequate operations with appropriate off-street parking, internal circulation, setbacks and landscaping, through application of site plan review.

Regulations, Conditions & Programs

The Spring Valley area is very much in need of local recreational, dining and meeting facilities as well as a revitalization catalyst. The restaurants, recreation and other public facilities are dependent on a high volume of local community use.

THE POINTE is a master plan design that thoroughly addresses access both externally and internally for vehicular and pedestrian modes. The plan integrates uses and is not a "strip" commercial development.

The Hansen's Ranch Specific Plan envisions commercial activity at this location as does Item R in the background information of the Spring Valley Community Plan. The commercial is integrated into the mixed use development. With the good access available at the site, all portions of the community and region will be easily served.

As previously documented, access to this location is excellent.

THE POINTE totally complies as detailed in the Major Use Permit and other discretionary permit documents. The office-professional areas not covered by a major use permit are zoned C30 and have a site plan review special designator.

4.2.3 Agriculture

The agricultural goal of the Spring Valley Community Plan is to "provide for the preservation of agricultural land uses while maintaining their compatibility with other non-rural use. Preserve those areas in Spring Valley where neighborhood character and land use have consistently sustained an agricultural and rural pattern of life.

The Hansen's Ranch area was dry-farmed years ago but cannot provide a viable crop in today's economic environment. Agricultural uses are not proposed; nor envisioned.

4.2.4 Industrial

The goal of the industrial element is to "provide for the kind of industrial development that does not detract from the existing character of the community".

The only industrial within the Hansen's Ranch specific plan area is at the end of Sweetwater Springs Boulevard adjacent to U.S. Elevator Road. This area is not owned by **THE POINTE** and is therefore not a part of this proposal, although it is included in the analysis of the overall project.

At the southerly corner of Sweetwater Springs and Jamacha Blvd. are 5.3 acres zoned M 58, heavy industrial. This area is to be rezoned to S88 since it fits in with the remainder of the master plan. This area is proposed for office use.

4.2.5 Open Space (General Plan Open Space Element)

The Spring Valley Community Plan addresses open-space under the land use element while the County General Plan has a separate open space element. The County Open Space element will therefore be analyzed under this section.

The County General Plan

The County General Plan open space goals are as follows:

- Promote the health and safety of San Diego County residents and visitors by regulating development of lands.
- Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.
- Conserve open spaces needed for recreation, educational and scientific activities.
- Encourage and preserve those open space uses that distinguish and separate communities.

The open space element defines various open space categories. The "open space design of private lands" goal is applicable to the Hansen's Ranch Specific Plan Area.

Open Space Design of Private Lands

Goal I: Health and Safety

Policy 1

Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.

This project focuses the residential areas along flattened ridges, minimizing grading and allowing the majority of hillsides (80% is open space) to remain open. In addition, the plan maintains the general topographic contours of the site by retaining ridges and gullies. The existing plan also had approximately 80% open space in the residential area

Policy 2

Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams and groundwater supplies.

The project complies with Resolution 84-4 of the Sweetwater Authority Governing Board for controlling urban runoff into the reservoir. Areas of the site proximate to Sweetwater Reservoir drain into a retention area which allows for connection to the First Flush System.

Policy 3

Protect life and property regulating use of areas subject to flooding, landslides, high

Thorough studies indicate there are no areas on the site subject to flooding, landslides or high

fire hazard, and high earthquake potential.

earthquake potential. (See Environmental Impact Report.) Developed areas bring access and water closer to open areas for more efficient fire protection reducing existing hazardous fire conditions.

Goal II: Conservation of Resources and Natural Process

Policy 4

Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought, and to protect air and water quality.

The natural open space areas, protected by a permanent easement, remain with the existing native vegetation intact and frequently enhanced. These areas support extensive plant and wildlife species identified in the biological surveys.

Policy 5

Encourage the conservation of the habitats of rare and unique plants and wildlife.

Preservation of large open space parcels provides a buffer from development and preserves an effective habitat. 80% of the residential areas are in open space (425 plus acres) with almost three-fourths of this being natural undisturbed area. The majority of grading is therefore found in the higher intensity uses along the expressway corridor allowing those areas containing many of the sites unique plants and wildlife to remain.

Policy 6

Encourage the use of minor natural watercourses as local open spaces.

The Bancroft Creek Mitigation Area natural watercourse is enhanced, combining wetlands and uplands. Additional natural watercourses are utilized in concert with open space areas.

Policy 8

Encourage the preservation of significant features of the County, including the beaches, bluffs, mountain peaks and major rock outcropping.

THE POINTE plan, by design, respects the natural land contour. The use of terrain fitting structures preserves the existing landform. Creation of improved wetlands is significant to the overall conservation plan. Rock outcroppings are retained as a scenic feature of the site where possible although a few of these scattered features will be lost. It

is the intent of the plan to create more outcroppings by leaving jagged rock faces where opportunity permits. The other significant feature removed is the Hansen's Ponds which are not replaced in kind.

Goal III: Recreation

Policy 14

Encourage recreational planning as part of all major residential development.

Riding and hiking trails through the extensive open space allows a thorough appreciation of the natural ecosystem. The resort provides numerous active recreational opportunities for residents and the public. Recreation areas containing pools serve the project residents.

Policy 12

Encourage the acquisition of historic sites (including unique archaeological sites) their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.

The historic Isham Springs Spa and bottling plant is preserved within an open space easement and RCA. As a "Pointe of Interest" on the resort grounds, many people will have an opportunity to learn about this interesting feature, which is being registered as a State Historic Landmark. All other archaeological sites found on the site have been thoroughly reviewed and found not to be significant or require any further explanation or preservation.

Goal IV: Distinguish and Separate Communities

Policy 14

Encourage sound environmental planning practices in all developments.

THE POINTE San Diego project is a result of numerous exhaustive site and environmental studies. The present design retains the major landform characteristics and riparian habitats. Open space has been maximized in large, interconnecting locations (See open space exhibit on page 69) and intense uses have been placed along the expressway corridor to minimize impacts on the natural areas. Homes have been designed to fit the steep terrain and daylight cuts are used to reduce the exposed area of

grading.

Policy 15

Encourage the use of open space to separate conflicting land uses whenever possible.

The site contains almost 48% undisturbed open space used to isolate and protect the unique environmental and topographic elements of the site. This open space is contiguous to open space on adjacent properties and separates both onsite and offsite diverse land uses. ~~See the grading plans on pages ___ through ___.~~

Policy 16

Encourage an intermingling of open space as an integral part of all major residential developments so as to preserve an atmosphere of openness at the neighborhood scale.

THE POINTE contains 426 acres of open space, (i.e. 65% of the total site) substantially adjacent to residential uses which maintains the openness of the neighborhood. 312 acres of this open space (48% of the site) is natural and undisturbed.

Policy 17

Encourage development that is designed so as to include riding, hiking, and bicycle trails.

THE POINTE design includes riding and hiking trails which benefit the resort as well as local residents. See map on page 69. Bicycle lanes are constructed to facilitate regional goals and riding trails will expand and complete the regional trail system for the area. "Lookout Pointes" and "Pointes of Information" describing the plant and animal life on the site, are also incorporated.

Spring Valley Community Plan

The open space goal is to "preserve and regulate the amount of open space within the community including steep slopes, canyons, floodplains, and agricultural lands"

Policies and Recommendations

Policy 3

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

Regulations, Conditions & Programs

THE POINTE Community has very low density residential clusters located on roads designed with the least amount of disturbance. Where possible, cul-de-sac clusters have

been formed. "Zero lot line" homes with one wall acting as a retaining wall, units with a lower level to step down the slopes, and skewing the lots 20 degrees are some of the special design measures which have been applied to the residential buildings in order to make them compatible with the hillsides. The monotony of repetitive housing roofs generally seen in residential developments is avoided. Daylight cutting along ridgelines minimizes disturbed area which is hidden by the homes and their adjacent landscaping.

Policy 5

Encourage the utilization of open space as a buffer between incompatible land uses.

The significant amounts of open space in **THE POINTE** Community are strategically located to buffer disparate uses. Where large horizontal separation is not possible, vertical elevational differences along with screening have been incorporated to alleviate potential negative impacts.

Policy 6

Properly buffer industrial land uses from surrounding residential uses.

Stucco walls along the back of the residential units above the industrial areas will allow viewing of the distant mountains and conceal industrial uses below. The industrial areas are tens of feet below the residential units which also "hide" behind banks in several locations.

Policy 7

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

The open space is compatible with the abutting Rancho San Diego and Dictionary Hill Specific Planning Areas. Regional riding and hiking trails have been extended through the property connecting with facilities on both ends. The open space areas provide both a visual and functional continuity with the region.

Policy 8

Open space areas in private residential developments shall be utilized to preserve sensitive habitat or viewshed, or may be reserved for the use

The Homeowners Association in cooperation with **THE POINTE** is responsible for controlling and maintaining the open space areas which are dedicated to the county

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.

with the exception of the wetland mitigation areas which at present will be controlled by **THE POINTE** Resorts. That is, the major use permit for the resort and golf course include the wetlands mitigation areas thereby making those operators responsible for their continued existence. The possibility of donating the land to a non-profit conservation or perpetual trust organization is being explored, especially with regards to the wetland mitigation areas.

Policy 9

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

The design locates the wetlands away from the area which is heavily impacted by the SR-54 corridor. This linking of uplands habitat with wetlands habitat provides both a buffer to protect the area and allows a more diverse interactive plant and animal community to develop. There are no slide areas, fault lines, or other potential natural hazards existing in the areas to be developed.

Policy 10

Encourage the planning and preservation of open space in public and private projects.

The open space areas in the plan are crucial to the overall concept of **THE POINTE** Resort and Residential Community. Both as a recreational and visual amenity these areas must remain a part of the community. Comparable amounts of open space exist in the approved specific plan and in similar areas.

4.2.6 Community Design

The Community Design Goal of the Spring Valley Community plan is to It preserve, maintain, and enhance distinct community identities within the Spring Valley planning area by encouraging quality design and appropriate land use patterns".

THE POINTE Communities are of the highest possible quality both in the hospitality industry and as a community and are the most honored resorts in the United States. By fulfilling the criteria

of the specific plan, this is an appropriate land use for the area.

Policies & Recommendations

Policy 2

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

Policy 3

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

Policy 4

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

Policy 5

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

Regulations, Conditions & Programs

Significant features of the site have been preserved in the large amount of open space. All other changes have been incorporated in a comprehensive mitigation plan which is thoroughly addressed in the environmental impact report. A major element is the Bancroft Creek Mitigation area which is a wetlands area surrounded by natural, undisturbed uplands areas. Some rock outcroppings are lost, but many more will be created. The Hansen's Ponds will be eliminated.

THE POINTE uses very few signs, and those are all designed to be compatible with the theme and architecture of the community.

The Spanish Mediterranean architecture used in Pointe Communities is compatible with the community and aesthetically pleasing. Signage is predominately tile and sandblasted painted wood. The location of all signs will be reviewed in the major use permit and site plan review processing for the project.

Adequate parking is provided for the project. Special studies to show the value of shared parking and the manipulation of staff parking clearly indicates that this policy is achieved. The exact numbers will be reviewed with the major use permit and according to the County's parking manual.

Policy 6

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

To insure on-going success a five-star caliber resort must insure that all surrounding uses as well as their own property are well maintained. The nature of the operation allows for people specialized in engineering, maintenance and other activities to be available on a 24-hour basis, to guarantee that this in fact does happen.

Policy 7

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

Street lights are provided only in areas needed for safety considerations such as intersections to preserve the rural character. Sidewalks are not utilized. Curbs and gutters are only provided on one side as needed for drainage in order to reduce their visual impact.

Policy 8e

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

A full noise study has been undertaken as outlined in the EIR. A noise attenuating wall is needed to buffer the resort from the expressway noise. No special measures are required for the offices and residences.

Policy 8f

Family residential developments shall include appropriate play areas for children.

Although it is anticipated the number of children in the community will be low, the resort still provides day care and evening babysitting services. Opportunities for children's recreation are available within the residential recreational areas. Little area is available at the houses themselves.

Policy 9a

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

THE POINTE does not have exposed roof top equipment; the policy will continue for this project.

Policy 9b

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

Adherence to this policy is essential to provide a superior resort environment and experience.

Policy 9c

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

Due to the uniqueness of the property along with sensitive planning and land use, this criteria will be fulfilled more than three times over, ie., there is 65% open space on the project.

Policy 9d

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

A complete pedestrian circulation plan has been worked out for the resort. This includes pedestrian bridges that link the resort suites, meeting rooms, and restaurants. The design also allows for free access under the freeway via a tunnel.

Policy 9e

A minimum 10-foot landscaped strip shall be provided along all public roads (except for permitted entryways).

THE POINTE uses generous landscaping and decorative features such as walls which will fulfill the intent of this policy in all instances. Landscape plans are a part of the required major use permit and site plan review documents.

Policy 9f

All parking areas shall be landscaped.

As part of its overall design **THE POINTE** uses abundant drought resistant landscaping in all parking areas.

Policy 9i

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

THE POINTE uses landscaping and walls extensively as demarcation of the community. These elements are incorporated in such a way that they enhance the resort and the residential areas. Banks along with landscaping are used since vertical and horizontal separation make them effective. This is shown on the major use permit drawings.

Policy 10

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

The 8.2 acres of industrial land in the specific plan area are owned by Otay Water District and others so it is not addressed here.

4.2.6 Slope Development

The goal is to "provide residential development in areas constrained by slope of soil characteristics which offer site sensitive design to impacts and protect community character."

THE POINTE intersperses clusters of homes while maintaining large amounts of open space on the slopes. The units conform to the steep slopes and minimize visual impacts through careful site selection and elements.

Since **THE POINTE** is within the Hansen's Ranch specific plan area, specific slope disturbance criteria are included. These are discussed in Section C8 of this report.

Policies & Procedures

Policy 12

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

Regulations, Conditions & Programs

Hansen's Ranch is a designated Specific Plan Area that has slope criteria contained in the Specific Plan text. These criteria as modified by the proposed General Plan Amendment will be met by the project.

4.2.8 Hansen's Ranch Specific Planning Area

Introduction

The Spring Valley Community plan designates the majority of **THE POINTE** site as (21) Hansen's Ranch Specific Plan Area (1.5), and sets forth specific conditions which must be followed in the development of the property. The following sections discuss the specific conditions set out in the community plan to assist in development of the land.

A. General

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

To determine the number of dwelling units allowed on Hansen's Ranch under this submittal, portions not currently controlled by the project proponents must be subtracted as follows:

Total Specific Plan Area	653-3601.3 Ac
Otay Water District Property	5.2 Ac
Private Ownership	<u>3.0 Ac</u>
	645-1593.1 Ac

The maximum number of dwelling units allowed based on "overall" or gross acreage is therefore:

~~645-1593.1~~ Ac x 1.5 d.u./Ac = ~~968-890~~ Dwelling Units

This specific plan proposes only 855 dwelling units which is ~~112-35~~ units less than allowed. Since a density of ~~1-351.44~~ dwelling units per acre is designed where 1.5 is allowed, this plan requirement is satisfied.

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

A detailed examination of consistency with the General Plan/Spring Valley Community Plan is contained in Section 4.2. A General Plan Amendment is processed concurrent with this specific plan to insure there is total conformance.

A.3 "Design should be compatible with the surrounding area."

The design follows the criteria of the community plan as to the types of land uses permitted and the location of these uses. Residential areas are proposed adjacent to existing residential uses of greater densities, except in the northeasterly portion of the project. The large buffering elevational separation and the effective use of screening

creates an environment which allows mixed uses to coexist in this area.

Although meeting the location criteria of the community plan for commercial uses, the resort complex is in the vicinity of existing single family housing. The following elements have been incorporated into the design to assure compatibility:

- The elevations of the resort buildings are designed to preserve the existing views. Views are altered from six houses located on Tres Lagos Court in a manner similar but aesthetically superior to that created by the currently approved plan.
- Mission tile roofs and screening roofs to allow for a clean, architecturally pleasing view both for the restaurant and the adjoining residences.
- Activities at the resort are oriented toward the interior courtyards thereby eliminating potential noise considerations.
- The tennis courts are substantially lower than the housing and will have downward-directed lighting programmed to turn off at 10:00 p.m. The lights do not shine into the houses on Tres Lagos Court.
- Restaurant and parking activities located near the existing residences are screened by walls that enhance and complement resort architecture.

Permitted uses under the existing approved Specific Plan at Spring Glen Lane are modified to create even greater compatibility with nearby housing by incorporating elevation separation, horizontal distance, buffering architectural elements and Spring Glen Lane right-of-way.

Efforts have been made to make **THE POINTE** considerably more compatible with surrounding areas than the currently approved plan. For example, single family homes are reduced, density in the form of the multi-family is clustered in the central areas of the project and the restaurants have been relocated away from the residential areas of the project.

B. Residential

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

A planned residential development concept is proposed for **THE POINTE** to reduce the impacts of building on the site. The residential units are single family detached incorporating a zero lot line concept on separate lots. Grading is minimized by stepping the buildings and providing a lower or upper story on some units along with retaining walls. The terraced lots, along with landscaping and architectural relief, combine to blend the project into the hillsides creating a pleasing visual impact.

Approximately 120 acres or 18% of the site has slopes of 15% or less, and most of these are located in areas best suited for commercial uses adjacent to the proposed expressway. If the site is to be sensitively developed then clustered residential uses incorporating special design features as discussed previously are necessary. Since this statement is inappropriate for this site it has been eliminated.

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

Due to the topography of the site, very little usable space is created around the residences. The concept is to have the housing units located on small individually owned lots that cover primarily the usable space and any appurtenant landscaped banks. This leaves large areas of open space covered by an easement which preserves the very rural/open feeling of the site.

- B.3 "Mobile homes will be located in areas of less than 30% slope and will total only up to 10% of the entire plan area. Densities within the mobile homes shall not exceed 5.5 dwelling units per acre."

Mobile homes are not planned for **THE POINTE** resort community

- B.4 "High density apartments shall be located in areas of less than 25% slope and adjacent to prime arterial or major roads."

Apartments and condominiums are proposed as the first residential units accessed from SR 54 and the resort/office area. This product provides the opportunity for renters to live at and enjoy first hand the amenities of a 5-star caliber resort.

C. Commercial, Professional, Industrial and Resort

- C.1 "The gross acreage used for commercial, professional, industrial and resort shall not exceed 20% of the specific plan

120.4 gross acres of land in **THE POINTE** will have commercial, professional, industrial, or resort uses. Of this 8.2 gross acres within the specific plan area is under different ownership. Therefore 18.4 percent (18.4%) of the 653.3 acre specific plan area will be comprised of these uses.

The site affords several opportunities to provide balanced commercial, professional, industrial and resort uses in locations compatible with surrounding land uses and the proposed traffic circulation system. The project capitalizes on the "live, work and play" in the same area concept by offering these diverse land uses. Moreover, the project represents an opportunity to more closely balance employment with residential in East County/South Bay.

- C.2 "Industrial uses shall be adjacent to existing industrial areas.

The industrial uses are located on Sweetwater Springs Blvd. near U.S. Elevator Road adjacent to existing heavy uses.

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

All intense uses are concentrated in the Jamacha Boulevard/SR 54 corridor providing convenient ingress and egress. The low density residential uses are located beyond this area and are therefore not affected by traffic.

D. Conservation

- D.1 "Significant resources will be conserved through the use of open space, relocation and/or isolation, enhancement,

resource conservation area (RCA) designation, or other appropriate means."

Approximately two-thirds of the site is in natural or landscaped open space with almost 48% undisturbed open space. The golf course utilizes 54 acres of landscaped open space; the remaining 19.6 course acres are natural and undisturbed. The course is situated on land historically used for dry-farming; accordingly non-native grasses are predominant.

Due to the topography, the course utilizes ~~hitting~~ tee boxes and landing areas confined to accessible locations. A cart path connects these playing areas to avoid harm to natural open space lying in between.

Since water is an important resource, the course is designed to conserve as much as possible. The "target" design accomplishes much because planting is reduced substantially. Drought tolerant vegetation is used where possible. Water will be provided through on-site wells.

This plan determines that creating high-quality wetlands protected by a Resource Conservation Area (RCA) to replace the man-made livestock watering tanks, is an appropriate means of preserving this resource. These items will be elaborated on in the discussion of the Conservation Element, Section 4.2.10.

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

Large blocks of natural open space have been provided which incorporate several habitat types. These areas are contiguous with large open space areas on adjacent projects, thereby maximizing this benefit.

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

The Sweetwater Authority is currently having the final design for an urban runoff diversion system performed and is assessing a fee through the County discretionary permit process to fund this design and construction of the system. **THE POINTE** mitigates any adverse impacts by paying the fees established by Sweetwater Authority and the County.

- D.4 "AREA TO REMAIN UNDISTURBED. Based on the slope analysis submitted, a fixed percentage of the land within each slope category, shall remain undisturbed. The 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, golf course, environmental mitigation area, and underground utilities may be included in the undisturbed area."

The environmental mitigation areas are undergoing only a "temporary" disturbance and therefore, should not be considered as part of the disturbed area. Golf courses are zoned open space even though they are not native vegetation. They disturb the land but the final product is a low intensity, public recreational facility which is pleasing to the eye as verified by the higher prices golf course homes command.

"The minimum requirements for undisturbed areas are as follows:

Slope Catagories	Minimum Percent of Undisturbed Area
10-20% Slope	35%
20-30% Slope	50%
30-40% Slope	70%
40%+ slope and above	85%

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

When final engineering for the approved Hansen's Ranch specific plan, which theoretically met the "minimum percent of undisturbed area" criteria, was being done it was determined a graded pad concept which disturbed more area was the only buildable approach. Since this concept was approved by County staff it is used to revise the percentages of disturbance allowed based on a slope analysis using the approved specific plan grading plans.

The existing and undisturbed slope analysis for **THE POINTE** result in the following:

UNDISTURBED SLOPES TABLE

Slope Category	Study Area	Undisturbed Area	Minimum Undisturbed Area Required		Additional Area could be Disturbed	
%	Area (Acres)	Area (Acres)	% of Category	Area (Acres)	% of Category	Area (Acres)
0 - 10	59.8	8.3	13.9	0.	0	0
8.3						
10 - 20	121.1	43.0	35.5	42.4	35	0.6
20 - 30	164.5	86.4	52.5	82.3	50	4.1
30 - 40	160.7	119.3	74.2	112.5	70	6.8
+ 40	<u>147.2</u>	<u>129.4</u>	<u>87.9</u>	<u>125.1</u>	85	<u>4.3</u>
TOTAL	653.3	386.4	59.2	362.3	55.5	24.1

As shown in the Undisturbed Slopes Table above, the proposed project meets the criteria for undisturbed slopes as proposed in the general plan amendment.

E. Public Facilities

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

E.1.a. transportation access, including roads, bridges on/off site;

E.1.b. sewage and wastewater treatment and disposal;

E.1.c. public schools;

E.1.d. Fire Protection

E.1.e. Parks; and

E.1.f any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan."

See Section III (INFRASTRUCTURE) for a complete analysis of these items.

E.2 "If a golf course is planned on the site it will be subject to the following:

A golf course is planned on the site adjacent to the office-professional park and the Sweetwater Reservoir.

E.2.a "the design will minimize disturbance to the site, eg. by using a hitting and landing area concept which leaves a majority of the course natural. "

Over one half the golf course is designed using a target concept which minimizes disturbance. Natural corridors are preserved allowing animals to access the five proposed ponds. In combination with the adjacent undisturbed open space a setting desirable to both man and animals is created/preserved.

E.2.b. "Open space areas may be used subject to environmental review"

The golf course is discussed in the EIR

E.2.c "A major use permit will be required"

A Major Use Permit has been approved

E.2.d. "water conservation will be incorporated in the design where allowed including the use of drought tolerant vegetation."

The minimal amounts of turf area allow drought tolerant native vegetation to remain.

4.3 Housing

The County General Plan

The Housing Element establishes two primary goals:

Promote the widest possible provision of housing by structure type, cost, design, and tenure in all suitable areas of the County.

Ensure that throughout San Diego County, households of all socioeconomic, racial and ethnic groups are able to obtain a standard affordable home within an adequate living environment.

References

Goal 1

Assist the private sector to ensure that new residential construction will be adequate to meet the needs of the region if adequate public services and facilities are available. Housing should be available in a variety of styles, tenancy types, and prices throughout the region.

Goal 4

Maintain housing stock in good repair and protect residential communities deterioration. All neighborhoods should have adequate and coordinated public and private services and facilities, clean air, quiet and pleasant surroundings, reasonable assurance of safety and security, and a sense of community life.

Regulations, Conditions & Programs

THE POINTE is a destination resort community which provides the opportunity to "live, work and play" all at the same location. Three fourths of the product are single family detached homes of nine different styles and apartments are the remaining fourth. The diversity of home products coupled with multi-family residential satisfy a variety of lifestyles and budgets.

THE POINTE is a master planned community and, therefore, an effort has been made to anticipate and provide for all the necessary elements to create a total coordinated village environment. Maintenance continuity, open space and the complete availability of facilities and services provide the assurance of pleasant surroundings, security, and a sense of community life. The CC & R's covering the existing Pointe residential communities in Phoenix are the most stringent in the state. Similar regulations will be applied by the developer in this project to maintain an appearance compatible with a nationally recognized 5-Star resort and avert neighborhood deterioration.

Resort security supplements law enforcement agencies to insure neighborhood safety and quality of life. Resort landscaping personnel are also available to preserve the appearance of the residential community. The recreational center, park and amenities serve to fulfill residents' community needs.

Spring Valley Community Plan

The goal is to "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."

Policies and Recommendations

Policy 1

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

Policy 2

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

Regulations, Conditions and Programs

THE POINTE historically has provided tremendous rejuvenating benefits to the undervalued areas in which they have been located. This influence which extends for miles causes the upgrading of degraded areas by appreciating property values. This is a high quality project which discourages additional low income housing in the Spring Valley area.

This project is an enhancement to the community and is compatible with all surrounding uses due to the strategic location of open space, screening, and other architectural and site elements.

4.4 Circulation

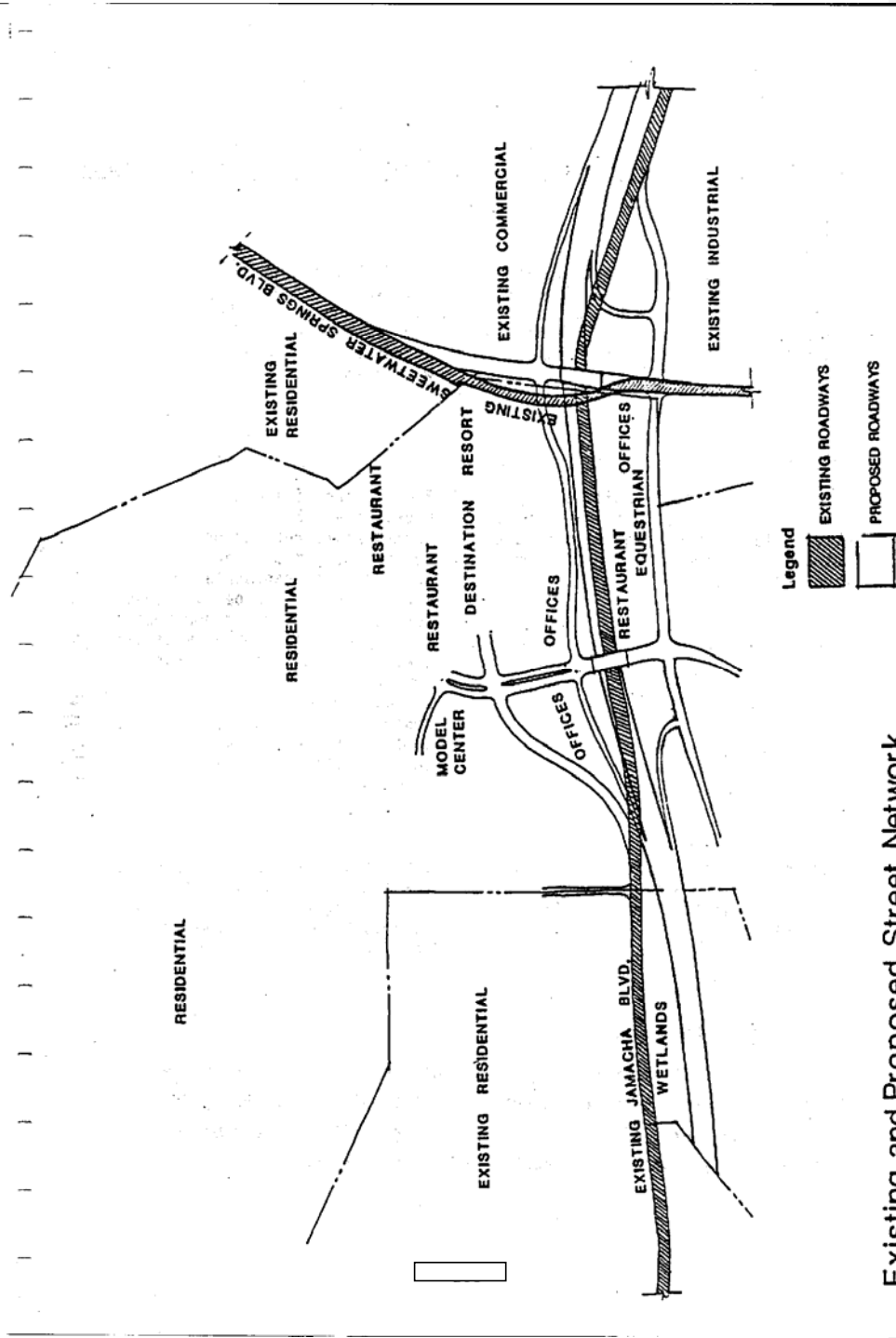
The County General Plan

The circulation element map of the County General Plan (sheet 6 of 9) envisions Jamacha Boulevard as a major road (102' of Right-of-Way with 82' of pavement) and State Route 54 (SR54) as

an expressway (166' of Right-of-Way to allow for interchanges) running parallel through the site.

In conformance with the circulation element, **THE POINTE** has designed, engineered, and will dedicate right-of-way for an expressway and modified frontage road/interchange system. When ultimately necessitated by traffic generated outside the project, the expressway will connect with the alignment of the portion planned by Rancho San Diego to the northeast and will provide for the efficient movement of through traffic while the frontage roads provide for local traffic.

The exhibit on page 104 shows the existing and proposed street network. The current circulation element shows the future expressway and Jamacha Blvd. converging at Sweetwater Springs system to design if local traffic is to be accommodated. When access to the Hansen's Ranch specific plan area is also addressed the problem becomes even more complex. With this in mind a split was designed with the participation of the County, Caltrans, and the developer. This system allows the movement of local traffic through the site on frontage roads while preserving normal expressway on-off ramps.



Existing and Proposed Street Network
The Pointe San Diego

References

Objectives of this element are to provide a guide for the provision of coordinated system of highway routes serving all sections of San Diego, to help achieve efficiency and economy in this important field of public works, to facilitate the planning to meet street and highway needs in subdivision and other land development programs and to inform the citizens of San Diego County of these plans.

The corridors shown on the circulation element are grouped into classes according to the character of service they are intended to provide. Said classifications include freeways, expressways, prime arterials, major roads, collector roads and recreational parkways.

Bicycle Network

One goal of the circulation element is to provide for safe and convenient use of bicycles throughout San Diego County for recreation and as a viable alternative to the automobile for local transportation.

Policies & Recommendations

Goal 1

Provide for the safe and convenient use of bicycles throughout San Diego County for recreation and as a viable alternative to the automobile as a form of local transportation.

Regulations, Conditions and Programs

Implementation of **THE POINTE** secures for dedication an expressway route and alignment through the site with frontage roads for access and local traffic use. The proposed roads and their alignments conform to the County's General Plan and other subregional transportation plans (e.g. through the Rancho San Diego project) as described previously.

Requirements of the County with respect to all road improvements are included as conditions in the Tentative Map(s) resolutions(s) of approval.

Regulations, Conditions & Programs

THE POINTE design includes the improvement of Sweetwater Springs and Jamacha Boulevards with bike lanes per County Standards for those portions within the project.

Goal 6

Provide the related facilities and services necessary to allow bicycle travel to assume a significant role as a form of local transportation and recreation.

Bicycle facilities will be provided at the resort, restaurants, recreation areas, and office sites to accommodate this form of transportation. Bicycles will also be available for use by the public and resort clientele. The proximity of all elements within the mixed-use community encourages use of bicycles over the automobile. Residents may bicycle to work, to dine or avail themselves of the recreational facilities.

Goal 7

Encourage commuter bicycling as a means to reduce air pollution, energy consumption, and traffic congestion.

Same as Goal 6. Proximity of the residential to the office and commercial areas offer opportunities to bicycle or walk to work.

Spring Valley Community Plan

The goal is to "provide a balanced, coordinated transportation system which will provide safe, efficient circulation within and through the community that will effectively connect Spring Valley to neighboring communities, and which will complement existing and future land use patterns.

A regional traffic study has been undertaken and completed. All impacts of the traffic in Spring Valley are addressed including the addition of this project. With the completion of State Route 54 through the project and its eventual connection to State Route 94 and to State Route 125, circulation through the community is tremendously benefitted, travel times are substantially reduced, and safety is markedly increased.

Policies & Recommendations

Policy 1

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

Policy 3

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

Policy 4

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

Policy 5

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

Policy 6

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

Policy 7

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

Regulations, Conditions & Programs

Both a regional traffic study and a detailed analysis of traffic within the project have been performed to guarantee that the adopted land use pattern is served.

The combination interchange for **THE POINTE** and Sweetwater Springs Boulevard has been designed to solve the challenge of allowing both Jamacha Boulevard and SR54 to converge at Sweetwater Springs Boulevard. Topographically the site is very restrictive in this area, yet this solution provides the necessary circulation with a minimum of grading and disturbance.

All roads are designed to County and CalTrans standards and address the minimizing of grading while avoiding environmentally sensitive areas.

It is standard policy for **THE POINTE** communities to have extensive drought resistant landscaping which beautifies and identifies the area. Abundant landscaping of medians and right-of-way will be provided,

See Policy 5.

THE POINTE has been designed with a tunnel undercrossing to provide vehicular, pedestrian and equestrian circulation to both sides of SR54 for **THE POINTE** office, residential and resort facilities. Residential areas are isolated from the major

freeways and prime arterials yet still enjoy good access.

Policy 8

Encourage the separation of facilities for pedestrian, bicycle, and motor vehicle traffic in order to minimize conflict and to ensure safe movement throughout the community.

Regional bike paths are provided through the project and a great deal of emphasis is placed on the separation of pedestrian traffic within the resort complex through the use of bridges and foot paths.

Policy 11

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

Access has been carefully controlled in the layout of the resort and residential areas. No residential units front on public streets and only limited access for the commercial resort areas is allowed on the arterial and collector streets.

Policy 12

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

The resort parking areas and entrances have been designed to allow for safe pedestrian access. Bridges are used between the resort, convention centre and restaurants to separate pedestrian traffic from vehicular traffic.

Policy 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.

A pedestrian bicycle and equestrian undercrossing is being provided under State Route 54 even though traffic signals will be provided at intersections.

Policy 14

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

A public trail is already established on Hansen's Ranch which connects to the regional trail along Sweetwater Reservoir and river. This trail is accommodated through the resort with a tunnel under SR 54 and then continues to the Dictionary Hill area.

Policy 15

Develop a public transit service which offers regular and frequent schedules and which connects with intersecting routes to provide public transit passengers mobility through the San Diego metropolitan areas.

It is anticipated that **THE POINTE** Resort, due to its location and use, will be a hub for the local bus system. Airport, shopping, beach shuttle, and other types of transportation will also be available from the resort for use by local residents as well as resort guests and office workers.

Policy 16

The Department of Public Works shall prepare a detailed feasibility study including all necessary environmental documentation for Highway 54 between the Southbay Freeway and El Cajon to establish limited access expressway standards.

Designed for future, State Route 54 through **THE POINTE** community has been formulated in concert with the County Department of Public Works and CalTrans. This design accommodates both interim traffic and the future interchange system, if required.

Policy 17

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

All modifications and improvements to the transportation system proposed by this resort will go through the standard public notification system.

4.5 Public Services, Facilities and Improvements

All public facilities will be provided concurrent with the needs of **THE POINTE**. (See Appendix E.) Many facilities are constructed by the developer, other needed expansions are privately funded, and in many cases existing facilities are adequate. Services will be provided by the following:

<u>Service</u>	<u>By</u>
a) Water	Otay Water District
b) Sewer Protection	Spring Valley Sanitation Dist.
c) Police Protection	County Sheriff's Department
d) Fire Protection	San Miguel Consolidated Fire Protection Dist.
e) Gas and Electricity	San Diego Gas & Electric Co.
f) Solid Waste	One of several licensed Operators

- | | |
|----------------------------------|------------------------------------|
| g) Elementary & Middle School | La-Mesa-Spring Valley School Dist. |
| h) High School | Grossmont Union High School |
| i) Cable Television | Jones Intercable/Cox Cable |
| j) Telephone | Pacific Bell |
| k) Urban Runoff Diversion System | Sweetwater Authority |

The goal is to "provide adequate and efficient facilities and services for all residents of Spring Valley which are appropriate to the communities needs."

The Hansen's Ranch specific plan area is surrounded by existing or planned development on all sides except along the Sweetwater Reservoir portion. All infrastructure is available to serve this project with a minimum of improvements.

4.5.1 Facilities

The goal is to "promote efficient water in the community and promote water conservation."

Residential areas are landscaped with native vegetation to provide visual compatibility and eliminate the need for irrigation. Water features flowing through the resort utilize existing water which is then recycled for use in the environmental mitigation areas. Water conservation shower heads and other means will be incorporated to conserve water within the resort itself.

The golf course is a sparsely landscaped "target" design and utilizing drought resistant vegetation to the maximum extent

possible. Irrigation will employ state of the art water conservation methodology from on-site wells.

The goal is to "provide sewer service to the community which protects the public health and safety, and which is commensurate to planned levels of growth".

The Hansen's Ranch property is within the Spring Valley sanitation district and is served through the existing sewer lines.

4.5.2 Education

The goal is to "maintain a continuing high level of public education and physical school improvements in the Valle de Oro area to serve not only the education needs of the young, but adults as well."

Both elementary and high school facilities are available to share the projected enrollment created by this development. Cuyamaca and Grossmont Colleges are within easy commute of this property and is currently under-utilized due to its limited curriculum, ie. many local students travel to Grossmont College because classes are either not available or at the wrong time to accommodate their needs. The school proposes to expand thereby reducing this concern.

4.6 Conservation

A Resource Conservation Area (RCA) overlay designation, as defined in policy 2.7 of the General Plan Land Use Element, has been applied to a portion of the project site. A description of this Resource Conservation Area as defined in Appendix K. Page X-K-5 of the General Plan is as follows:

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

THE POINTE conserves and enhances this resource in two manners: first by establishing a quality wetlands in a more suitable location on site (see Environmental Impact Report and Army Corps of Engineers 404 permit), and second by isolating and preserving the bottling site in its present location, designating it a State Historical Landmark and listing it on the National Register of Historical Sites. The removal of the ponds is offset by the creation of a superior environment. A design retaining the ponds in their present location, as reflected in the existing approved specific plan, produces a substantially inferior habitat subject to increasing noise disturbance and human impacts. Proximity to the SR 54 (Jamacha Blvd.), exacerbates the current degraded condition of the ponds, with increased noise, air pollution and human intrusion. Therefore, the project proponent sees moving a portion of the Resource Conservation Area is the conservation action "...most appropriate to the project and consistent with the intent of this overlay designation." (See definition of Resource Conservation Areas [RCA] in Section 2.7, Special Area Overlays of the Land Use Element of the County General Plan.) The suitability of this action is reflected in the recommendation of the U.S. Fish and Wildlife Service leading to issuance of the Corps of Engineers 404 Permit.

Conserving the remainder of the RCA containing the Isham Springs site (all other areas have been mitigated by field research and reports), consists of protection and preservation. The Springs will be preserved and made accessible for viewing only, as a

"Pointe of Interest" for the resort guests and the public. The archaeological sites have been salvaged and recorded to the extent justified by their significance. No further work or preservation is recommended.

The County General Plan

As in the land use element, the General Plan is not as specific as the Spring Valley Community Plan and thus this section will reference the Community Plan. Those areas that the Community Plan Conservation Element does not cover are mostly related to services which are covered in detail in other sections of this specific plan report.

Spring Valley Community Plan

The goal is to "promote wise utilization and planned management of all valuable resources, natural and man made, and prevent wasteful exploitation and destruction of the resources"

Policies & Recommendations

General

The County will conserve unique resources in Spring Valley by utilizing Resource Conservation Area (RCA) overlays (see adopted Conservation Element, Policy 1, p. 4-6) and appropriate Land Use designations.

Water Resources

Policy 3

Encourage the strict regulations of the uses of water bodies within the planning area to insure that such uses are compatible with existing ecosystems.

Regulations, Conditions & Programs

Resource Conservation Areas and open space designations are used to conserve and protect the unique resources on the property.

The Fish and Wildlife Service has determined in the Army Corps of Engineers 404 Permit processing under the Clean Waters Act that a wetland habitat within contiguous open space offering natural transition to upland habitat has more biological significance than the

degraded watering tanks, and therefore the Bancroft Creek Mitigation Area has been designed accordingly.

Policy 4

Conserve water and biological resources of the Hansen's **Ponds Ranch specific-plan area** and the Sweetwater Reservoir and place them in Resource Conservation Areas.

The Hansen's Ponds are replaced by an enhanced wetlands area which is isolated from human intrusion, development and SR54, to a large area of contiguous open space which can provide a superior buffer and ecosystem. After evaluating the existing resource and the potential for an enhanced system in the Bancroft Creek drainage area, the Army Corps of Engineering has granted a 404 Permit under the Clear Waters Act allowing the ponds to be removed and the other area to be improved. This recognizes that the limited resources available at the ponds today are in jeopardy from the expressway construction. If retained with development surrounding as in the existing specific plan, all indications are their ability to function as biological habitat would be greatly encumbered.

Policy 5

Require strict controls over urban waste water discharge into streams, ponds, or other waters.

All waste on the site will be properly disposed of through the Spring Valley Sanitation District system. Irrigation shall be controlled to avoid excess runoff. All water from the project will be intercepted by the Urban Runoff Diversion System proposed for the Sweetwater Reservoir. Current off-property wastewater and runoff discharge is captured and recycled.

Policy 6

Encourage the use of reclaimed water for irrigation, recreation and other purposes.

If and when permitted, use of reclaimed water will be considered. The water that is recirculated for irrigating the wetlands mitigation area is cleansed by the natural plant system, thereby providing a better quality discharge than what currently flows into Sweetwater Reservoir.

Policy 8

Provide safe and efficient disposal of Urban storm runoff to protect the Sweetwater Reservoir and riparian areas of the Sweetwater River.

THE POINTE contributes funds according to Sweetwater Authority Board Resolution 84-8 for constructing the first portion of the urban storm water runoff diversion system now being designed. Operations and irrigation will be conducted in such a way that runoff is not excessive.

Vegetation and Wildlife Habitats

Policy 17

Require retention of native vegetation on significant portions of Specific Plans and Plan Developments over 10 acres in size.

THE POINTE project has 65% open space with 48% of the site being natural, undisturbed open space. (The golf course and grading for environmental mitigation areas is considered disturbed.) Upland slopes in the residential areas are revegetated with native vegetation and form a complete ecosystem with the wetlands habitat.

Policy 18

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

THE POINTE is located adjacent to circulation element roadways and abundant vegetation which will be irrigated and maintained is provided. The residential areas which are located amongst the large open space expanses are enhanced with

native vegetation.

Policy 20

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

A new RCA is being created over two portions of the ranch to cover areas currently not so designated. This includes the comprehensive wetlands mitigation plan areas involved with the 404 permit.

Policy 22

Encourage the maintenance and enhancement of functional plant and wildlife habitats for threatened and endangered species.

The wetlands area includes habitat that is suitable for threatened and endangered species. Upland endangered species are also considered for planting in this area.

Policy 23

Encourage educational programs for the wise use and conservation of resource (the adopted circulation element).

Information regarding the vegetation, wildlife, and surrounding area will be provided by **THE POINTE** under their "Pointes of Interest" trail program.

Soils and Minerals

Policy 24

Require development which is in harmony with existing topography and avoids severe grading.

Homesites and residential structures are "custom" designed to conform harmoniously with the topography. The clustering of units in cul-de-sacs, retaining native rock outcroppings and other design techniques maximize the open space and natural appearance of the site. This has been discussed in Section regarding the open space criteria, and is explained in detail in the EIR.

Policy 25

Encourage strict standards to limit soil erosion and identify problem areas.

The soils on site are generally erosive and are generally very thin (less than 12 inches thick) over

the site. Standard construction techniques such as removing soils under fills and sand bag diking will be used.

Light Pollution

Policy 26

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

Lights will be set within vegetation low to the ground to avoid excessive illumination and allow the lights to reflect off the vegetation. Where poles are provided they will be capped so that the light is directed downward.

Policy 27

Cut off luminaries shall be used which eliminate unwanted light scattering into the atmosphere.

(See Policy 26)

Policy 28

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

These types of downward directed light with cutoff luminaries will be used on tennis courts and other recreational areas, and will be timed to turn off by 10 P.M.

Air Quality

Policy 30

Encourage development plans which accommodate nonpolluting transportation.

The regional transportation system is greatly enhanced by **THE POINTE** dedications and construction. The mixed use provides a hub for bus transit and will use carpooling/shuttle services to transport guests and the public to and from destinations around San Diego.

Policy 33

Improve the air quality in the

THE POINTE generates

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.

pollutants within the limitations of the Regional Air Quality Strategy, and through the provision of transportation systems will help to reduce pollutants created today.

Cultural and Historical Sites

Policy 34

Specific archaeological sites: RCA 31 Cal:F:5:15, partially excavated by Kaldenbert (1975) and Gross (1975): Historic site of the Isham Springs bottle Plant.

The Isham Springs site is to be preserved and will be visible to the public along with information explaining its history.

Policy 34B

Isham Springs and Bancroft Creek Mitigation Area, Sweetwater Springs Blvd. at Jamacha Blvd. RCA No. 15.

The Isham Springs site is preserved while an enhanced wetlands area functions in concert with large amounts of open space and upland habitat is provided in accordance with an Army Corps of Engineers 404 permit in lieu of the ponds.

Policy 35

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

The Spring Valley Historical Society has visited the site of the Isham Springs and will be provided detailed drawings of the proposed area. It is hoped the Society will assist in planning and operating the museum.

Recreation

The County General Plan

The general goals of the recreational element and the facilities which it proposes are:

"To enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation,

rest, activity, education, and relationships with their neighbors.

To provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system."

THE POINTE provides two recreation centers and large natural open space areas which are available for passive recreation. Riding, hiking and jogging trails allow traversing the property from one end to the other and complement a regional network. A stable and tack area is the hub of the equestrian system, providing horseback riding for both resort guests and the public. The resort offers many activities such as tennis, racquetball, squash, handball, volleyball, bicycling and skating, which are available to **THE POINTE** residents and the general public.

The Spring Valley Community Plan

The goal is to "support the establishment of a well balanced system of natural parks and recreational facilities which preserve natural terrain vegetations and wildlife sanctuaries, and will enrich the lives of all residents within the community".

The open space areas on Hansen's Ranch will be open to the public and accessible through the riding and hiking trails. Local residents will be able to use recreational centers which will include swimming pools.

Policies and Recommendations Regulations, conditions & Programs

Policy 1

The County will implement a local park acquisition program which will utilize all established acquisition

THE POINTE project will pay fees in lieu of dedicating park lands.

and funding mechanisms and will actively pursue new innovative techniques to help expedite acquisition and minimize costs.

Policy 11

Encourage strict regulation of offroad vehicle traffic and support the County wide efforts to designate suitable areas for their operation.

The current illegal use of offroad vehicles on Hansen's Ranch is curtailed when the resort community is built.

Policy 12

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

Although not a park land, the large open space areas of Hansen's Ranch contain wetlands mitigation areas which will be protected. Also the Isham Springs site complements the public activities at **THE POINTE**.

Policy 13

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

The riding and hiking trails established on the property will link with other trails in the region. The open space is designed to be compatible and contiguous with that proposed for Rancho San Diego and Dictionary Hill.

Policy 14

Encourage parks which will preserve and protect unique resources.

All archaeological sites on the Hansen's Ranch Project have been evaluated. Isham Springs bottling house will be protected by an RCA.

Policy 16

Priority shall be given to the development of Neighborhood Community Park sites in areas with high densities of population so

The resort amenities serve the community in tandem with the residential recreational areas.

as to serve the immediate recreation needs of the largest number of people.

I. Scenic Highways

The County General Plan

It is the goal of the scenic highway element to create a network of County highway corridors within which scenic, historical, and recreational resources are protected and enhanced. Future Highway 54 is classified as a first priority scenic highway, which emphasizes the Sweetwater Reservoir and Mount Miguel features in conjunction with the surrounding open space. Since stringent development controls to insure viability of a luxury destination resort will be enforced even after construction completes, and vast amounts of open space are being preserved, **THE POINTE** meets the goals of a first priority scenic highway.

References

Objective 2

Protect and enhance scenic resources within designated scenic highway corridors.

Regulations, Conditions & Programs

The preservation of vast amounts of open space, enhancement of native vegetation, and the use of terrain sensitive design, as well as the incorporation of corridor median landscaping, protects and enhances the scenic beauty of the area. The elimination of off road abuse and trash dumping further improves the scenic attractiveness of the area.

Spring Valley Community Plan

The scenic highways goal is to "utilize scenic highway corridors as one method of protecting and enhancing the appearance of scenic, historical, and recreational areas".

Several elements make up the rationale for a scenic highway designation through the Hansen's Ranch area. The two most

important are the Sweetwater Reservoir and Mount Miguel. The lower mountains of Hansen's Ranch and those south of the reservoir contribute to the scenic element of the site.

Policies and Recommendations

Policy 2

Support priorities for scenic highway corridors in Spring Valley as follows SR 54 from SR 125 to El Cajon, first priority;

Regulations, Conditions & Programs

The large amount of open space and the terrain fitting housing preserve the natural vistas on the ranch. Due to the large amount of planting and highlighting, the resort and its associated offices offer an aesthetically pleasing view.

4.9 Public Safety

The County General Plan

The general goals of the public safety element are to:

Minimize injury, loss of life and damage to property resulting from fire, geologic occurrence, or crime.

Maximize public safety factors in the physical planning process.

Optimize organization and delivery of emergency services upon occurrence of fire, geologic activity, or crime.

References

Fire Hazards

Policy 1

The County shall seek to reduce fire hazards to an acceptable level of risk.

Regulations, Conditions & Programs

Implementation of **THE POINTE** increases access to these and surrounding lands by the provision of a road system, and provides convenient sources of water. A significant reduction of fire hazard to the site and adjacent neighborhoods is achieved by **THE POINTE** plan.

Geologic Hazards

Policy 2

The County will continue to pursue erosion and landslide control programs through such means as: strict enforcement of grading ordinances, continued support of the floodplain zoning program, and by requiring soils and geologic reports in hazardous areas.

Standard erosion prevention measures such as prescribed in the County grading ordinance will be utilized. Generally soils or site are not highly erosive and the area is not subject to land slides.

Crime Prevention

Policy 2

Encourage crime prevention through the planning process by establishing specific design criteria and standards to be used in the review of land use development.

Plans for **THE POINTE** have been reviewed by the County Sheriff's Department with respect to crime prevention. It has been determined the resort community will not adversely affect the level of service in the area.

Emergency Services

Policy 1

The County will establish and support a comprehensive emergency medical service system which coordinates regional resources to meet or exceed the criteria and standards for such a system.

Emergency medical services are available from both private and public sources. The San Miguel Consolidated Fire Dept. operates mobile equipment for emergency medical treatment (Paramedic Service).

Spring Valley Community Plan

The goal is to "develop and maintain plans and programs to assure the health, safety and well-being of the residents of the Spring Valley community"

Pointe Resort communities have the advantage of trained staff on property at all times to assist in all types of public safety activities.

Policies and Recommendations

Regulations, Conditions & Programs

Policy 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.

Coordination with the resort allows the fire and police services to provide better service to all residents of the area.

Policy 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.

The resort facilities have been reviewed by the fire district and found adequate. Sprinklers are now required in all residential units thereby providing a greater degree of safety.

Policy 6

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

The wetlands area incorporated in **THE POINTE** design is an efficient use of water providing biological results. All drainage within the project will be designed to carry design storms without damage to property, and runoff is disbursed within several natural open space areas which could help ground water recharging.

Fire Protection

Another goal is to "provide adequate fire protection to the community" (see Policy 3 of Public Safety)

4.10 Seismic Safety

The County General Plan

The seismic safety element goal is to minimize loss of life and destruction of property in San Diego County by making planning

recommendations giving consideration to seismic and geologic occurrences.

References

Objective 1

If a project is proposed in an area classified as seismically and geologically hazardous, the proposal should establish that:

1. The unfavorable conditions do not exist in the specific area in question; and/or
2. that the development is consistent with the policies of the County of San Diego as set forth in this element.

Objective 2

Establish a project review process that allows considerations of seismic and geologic hazards at the earliest possible point in the development process, preferably before comprehensive engineering work has commenced.

Regulations, Conditions & Programs

Neither the County "faults and epicenters" nor "landslide areas" maps indicate hazards on the site. Field investigations by Advance Planning & Research Association and Geocon, Inc. indicates there are no geologic conditions on site which would preclude development.

The above referenced soil and geotechnical investigations were used as a basic design tool in the formulation of the specific plan. As such, the work provides an early warning of any expected hazardous conditions on the site.

The Spring Valley Community Plan

The goal is to "support the goals and objectives of the Seismic Safety Element of The County General Plan."

4.11 Noise

The County General Plan

Two goals have been identified for successful implementation of the noise elements.

The above referenced soil and geotechnical investigations were used as a basic design tool in the formulation of the

specific plan. As such, the work provides an early warning of any expected hazardous conditions on the site.

Protect and enhance the County's acoustical environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver. First priority shall be given to residential areas to assure an environment free from excessive or damaging noise. Control of noise at its source shall be given priority over changes in residential structures or neighborhood where practical."

References

Policy 3

Establish a coordinated program within the environmental development agency to maximize efforts to deamplify noise along its transmission paths.

Policy 4a

Ensure acceptable noise levels at the receiver's site by incorporating appropriate regulations and standards in the County's development policies and ordinances.

Policy 4b

Because exterior community noise equivalent levels (CNEL) above 55 or 60 decibels and/or interior CNEL levels above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:

Regulations, Conditions & Programs

Jamacha Boulevard and Hwy 54 have been identified as a noise source in the Environmental Impact Report, having the potential to generate adverse levels into **THE POINTE**. These levels will be mitigated by siting of residential units, selection and use of building materials in the commercial areas, berming, landscaping, grade separation of building and roadway, and noise attenuating walls.

The Specific Plan dictates intense uses be near primary roads and that residential be removed from these areas. This complements the noise mitigation by removing the residential from the source. Design criteria such as resort orientation, elevation differences, and separation distances minimize the potential noise impact.

The Environmental Impact Report contains a noise analysis of Jamacha Boulevard and Hwy 54 for present and future levels and addresses the goals of this policy. Noise contours were developed indicating which lots might be impacted.

1. Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of CNEL equal to 55 decibels.
2. Whenever it appears that new development will result in any existing or future) noise sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required.
3. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 60 decibels, the development should not be approved unless the following findings are made:
 - a. Modifications to the development have been or ,will be made which reduce the exterior noise level below CNEL equal to 60 decibels.6 or
 - b. If with current noise abatement technology it is infeasible to reduce exterior CNEL to 60 decibels, then modifications to the development have been or-will be made which reduce interior noise below CNEL equal to 45 decibels. Particular attention shall be given to noise sensitive interior spaces such as bedrooms. And,
 - c. If finding "b" above is made, a further finding is made that there are specifically identified overriding social or economic considerations which warrant approval of the development without modification as described in "a" above.

Action Program 4b3

Require present projected noise level data to be included in Environmental Impact Reports. Designs to mitigate adverse noise impacts shall also be used. See Environmental Impact Report

The Spring Valley Community Plan

The goal is to "protect and enhance Spring Vall-ey's acoustical environment by supporting the control of noise at its source, along its transmission path, and at the site of the ultimate receiver."

A detailed noise study is included in the EIR.

Policies & Recommendations

Regulations, Conditions & Programs

Policy 1

Require the strict enforcement of County Noise Ordinance.

Strict adherence to the Noise Ordinance is observed to protect the resort environment.

Policy 2

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

Berming and noise attenuating walls provide the primary means of minimizing noise at the site.

Policy 3

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

Separation, both vertical and horizontal, and other noise attenuating measures are incorporated in the site design. Intense uses are located adjacent to primary roads while residential is situated in low intensity areas.

Policy 4

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

The road is elevated to help eliminate traffic noise. Other areas have noise attenuating walls to reduce noise levels.

4.12 Energy

The County General Plan

The term "goals", as used in the energy element, refers to aims or purposes which are general and timeless in nature and do not readily adapt to measurement. The term "objective" refers to the shorter measurable results required to accomplish the stated goals.

The Following Goals have been selected as a means of guiding San Diego County toward a wise and rational use of its energy.

Goal 1: Define and assure adequate energy supplies for San Diego County.

Goal 2: Encourage the utilization of alternative passive and renewable energy resources.

- Goal 3:** Maximize energy conservation and efficiency of utilization.
- Goal 4:** Minimize environmental impact of energy.
- Goal 5:** Minimize economic or social impact of energy supply and demand.
- Goal 6:** Minimize possibility of energy shortages and resulting hardships.
- Goal 7:** Seek equitable sharing of both the benefits of energy consumption and the hardships of energy shortage.
- Goal 8:** Encourage compatibility with national and state energy goals and city and community general plans/regional comprehensive plans.

References

Objective 1

Achieve maximum conservation practices and maximum development of renewable alternative sources of energy.

Regulations, Conditions & Programs

The process of cogeneration, where the heat by-product is used after generating on-site electricity, has been successfully incorporated in other resort designs. Its use in **THE POINTE** has been evaluated.

Conservation Policies

UT - User Technology

Policy UT - 1

Encourage energy conservation in residential and commercial space heating.

Homes and other proposed uses will be insulated pursuant to state law, and the use of solar and other energy sources is being reviewed. Orientation of residential and commercial structures considers seasonal sun angles and, where possible, incorporates the most efficient configurations.

Policy UT-3

Promote energy conserving measures in residential and

The use of solar energy is encouraged, where feasible. Energy

commercial water heating.

efficient equipment is utilized throughout the resort commercial and residential areas.

Policy UT-6

Encourage more efficient utilization of industrial process steam and waste heat.

The resort complex is well adapted for cogeneration facilities and a system has been seriously considered.

US - Urban and Site Design

Policy US-1

Encourage innovative building design and orientation techniques which conserve energy.

The overall orientation of the property towards the southwest enables the builder to effectively utilize the sun and wind directions.

Policy US-4

Promote land use aimed at minimizing transportation requirements.

Since numerous employment opportunities are provided in the project, local residents do not have to commute and others drive opposite rush hour traffic thereby utilizing the "dead lanes" of the freeways. The balance of land uses considers U.L.I. studies to determine the optimum mix. Additional commercial would improve the balance of jobs, but site conditions preclude this possibility at the present time.

T - Transportation

Policy T-1

Promote the availability of safe and practical walking and bicycling routes within the County.

Jamacha and Sweetwater Springs Boulevards will have bicycle lanes which are part of a regional system.

Policy T-2

Promote the development and expansion of improved, multi-modal transit facilities within the County.

The resort buildings meet and exceed all energy requirements.

The Valle de Oro Community Plan

The goal is to "promote energy conservation so as to preserve natural resources and reduce pollution."

Providing a community in which people can live, work, and play at the same location is one of the best ways to conserve resources and reduce pollution.

Policies & Recommendations

Policy 1

Encourage energy saving transportation. (See Circulation Element)

Policy 2

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

Regulations, Conditions & Programs

The majority of resort guests arrive via various forms of mass transit. The efficient system through the project reduces stop and go traffic thereby reducing pollution.

The resort buildings meet and exceed all energy requirements.

SECTION V
IMPLEMENTATION

5.1 Discretionary Permits

A Major Use Permit and Rezone modification controlled the County of San Diego Code of Regulatory Ordinances and the Board of Supervisors' Policies is being processed concurrently with this Specific Plan.

5.2 Tentative Map

An approved Tentative Map, 4828, presently covers the property included in this Specific Plan Amendment.

5.1.2 Zoning

The ~~entire resort and~~ multi-family areas affected by this Specific Plan Amendment are zoned S-88 (Specific Planning Area Use Regulations) using Sections 2888b of the County Zoning Ordinance which states "Following the adoption of a specific plan, any use set forth in the specific plan is permitted by the S-88 Specific Planning Area Use Regulations." Although most uses desired are readily apparent from this text and the specific plan map, several uses which need to be included by this plan are listed below.

- ~~1. Laundry facilities for the entire resort.~~
- ~~2. Maintenance areas for maintaining the property including machine, carpentry, electrical, plumbing, and automotive.~~
- ~~3. Telecommunication facilities/microwave.~~
- ~~4. Specialty and sundry shop.~~
- ~~5. Administrative offices.~~
- ~~6. Cogeneration facilities for on-site electrical generation.~~
- ~~7. Day care and babysitting services for personnel, guests, and the public.~~

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- ~~8. Sign making shop.~~
- ~~9. Plant nursery for on site landscaping.~~
- ~~10. Catering support facilities.~~
- ~~11. Outdoor dining, entertainments, dancing, activities, etc.~~
- ~~12. Sightseeing tours and travel agency.~~
- ~~13. Barber shop and beauty salon.~~
- ~~14. Florist and gift shops~~
- ~~15. — Bus and other transportation facilities.~~
- ~~16. — Animal mascot (Texas Longhorn Steer) at Rustlers Rooste~~

The environmental mitigation areas and the golf course are zoned S80 (Open Space) which is used for lands needing appropriate controls as it is unsuitable for intensive development. It is typically applied in both urban and rural environments to hazard or resource areas, public lands, recreation areas, or lands subject to open space easement or similar restrictions. Permitted uses will have minimal impact on the natural environments, or are compatible with the hazards, resources and other restrictions on the property.

The single family detached areas are zoned RS (Single Family Residential). This use is intended to create and enhance areas where family residential uses are the principal and dominant use. This classification is typically applied to urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed.

The multi family areas are zoned RU (Urban Residential). Phase II of the Apartment project on the west side of Jamacha Blvd will be similarly zoned RU concurrent with this this Specific Plan Amendment approval. This use is intended to create and enhance areas where permanent family residential uses are permitted.

Typically this use is applied to rural, suburban, or urban areas where adequate levels of public services are available.

The office and business park areas are zoned C30 (Office-Professional). The C30 use regulations are intended to create and enhance areas where administrative, office, and professional services are the principal and dominant uses. Typically this use would not involve high volumes of vehicular travel, would be applied near residential areas, would have a scale and appearance compatible with and complementary to the adjacent residential use, and would have pedestrian as well as vehicular access.

The zoning will be custom-designed for **THE POINTE** through the use of the Neighborhood Regulations, Sections 3000 through 3999 and the Development Regulations, sections 4000 through 4999. The designators are as follows:

Neighborhood Regulations

Animal Regulations

Parking Regulations

Development Regulations

Maximum Density

Minimum Lot Size

Permitted Building Type

Maximum Floor Area Ratio

Maximum Floor Area of

Maximum Lot Coverage

Individual Building

Minimum Setback

Minimum Usable Open Space

The determination of which Development Regulation designators are appropriate and auxiliary to the use is controlled by Section

4008 of the zoning ordinance. The proposed zoning regulations for

SINGLE FAMILY UNITS: 1 - 15	
USE REGULATIONS	RS
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	5
Lot Size	3,000
Building Type	D
Maximum Floor Area	--
Floor Area Ratio	--
Height	G
Coverage	60%
Setback	V
Open Space	A
SPECIAL AREA REGULATIONS	P

Phase II of the apartment is shown below. Existing zoning regulations are shown on page 136.

URBAN RESIDENTIAL APARTMENT - PHASE II		
USE REGULATIONS	RU	
NEIGHBORHOOD REGULATIONS	Q	
DEVELOPMENT REGULATIONS		
Density	22	
Lot Size	7	
Building Type	K	acres
Maximum Floor Area	--	
Area	--	
Floor Area Ratio	G	
Height	60%	
Coverage	V	
Setback	A	
Open Space		
SPECIAL REGULATIONS	ARES	P

ZONING REGULATIONS

OPEN SPACE	
UNITS: 1,2,5,8	
USE REGULATIONS	S80
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	--
Lot Size	30,000D
Building Type	X
Maximum Floor Area	--
Floor Area Ratio	--
Height	C
Coverage	V
Setback	A
Open Space	
SPECIAL AREA REGULATIONS	--

URBAN RESIDENTIAL - PHASE I	
UNITS:	
USE REGULATIONS	RU
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	22
Lot Size	7 acres
Building Type	K
Maximum Floor Area	--
Floor Area Ratio	--
Height	G
Coverage	60%
Setback	V
Open Space	A
SPECIAL AREA REGULATIONS	P

SPECIFIC PLAN AREA	
UNITS: 1	
USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	F
DEVELOPMENT REGULATIONS	
Density	--
Lot Size	1 acre
Building Type	X
Maximum Floor Area	--
Floor Area Ratio	--
Height	Q
Coverage	--
Setback	V
Open Space	A
SPECIAL AREA REGULATIONS	--

OFFICE-PROFESSIONAL	
UNITS: 1, 17	
USE REGULATIONS	C-30
NEIGHBORHOOD REGULATIONS	--
DEVELOPMENT REGULATIONS	
Density	--
Lot Size	--
Building Type	X
Maximum Floor Area	--
Floor Area Ratio	--
Height	M*
Coverage	--
Setback	V
Open Space	--
SPECIAL AREA REGULATIONS	D

5.1.3 Planned Development Standards

The residential portion of **THE POINTE** SAN DIEGO must be planned as a whole according to a detailed, comprehensive plan encompassing such elements as the location of structures, the circulation pattern, parking facilities, open space and utilities together with a program for provision, operation and maintenance of all areas, improvements, facilities and services needed for the common use of the persons occupying or utilizing the property. It therefore, is a planned residential development (PRD) for which development standards must be set forth and met before a major use permit may be granted.

The planned development standards for the type of project being proposed are set out in Sections 6600 through 6678 of the County Zoning Ordinance unless waived or modified as allowed by Section 6678. The following modifications are necessary to realize **THE POINTE** concept.

1. Section 6621 b,c,d and e refers to the density of a PRD having mixed uses, but does not consider the density relative to specific plan criteria. If the density calculation is based on only the residential area using the 1.5 dwelling units (DU) per acre set forth in the specific plan, only 522 units would be allowed. If open space were also included, an additional 279 units for a total of 801 units would be permitted. Since 855 units are proposed which is 113 units less than the 968 allowed by the specific plan, a waiver of this planned development criteria is necessary.

2. Section 6645a requires the 5-foot setback be measured from the private road easement. As shown on page 25, the property line is 5 feet from the face of curb or AC dike, and therefore this waiver is necessary.
3. Section 6645b must be modified to allow for ten feet (10 ft.) or shorter driveways on cul-de-sacs to facilitate the hillside housing concept proposed.
4. Section 6645e must be reduced to eight feet (8 ft.) between buildings to accommodate four foot (4 ft.) side yards.
5. Section 6645f must be waived to allow for the "zero lot line" concept which reduces grading.
6. Section 6648b which refers to usable open space and its definition must be waived. The site and **THE POINTE** concept are unique, and the value of the resources is reduced if this section is applied.

5.1.4 Major Use Permits

As required by the S-88 Specific Planning Area and S-80 Open Space Use Regulations and the Planned Development Standards, a major use permit (MUP) must be granted to allow the proposed land use changes. The major use permit is an on-going document which may establish conditions which will continue after the property is being used. These conditions, focusing on the locations, size, design, and operating characteristics of the proposed uses, guarantee the project will be compatible with and will not adversely affect or be materially detrimental to the adjacent uses.

5.1.5 Design Review Designator

Sections 5000 through 5960 of the County Zoning Ordinance contain Special Area Regulations whose purpose is to set forth specialized regulations which have limited application within San Diego County and which assure that consideration is provided areas of special interest or unusual value. The provisions of individual special area regulations are in addition to regulations imposed by the Use Regulations, Neighborhood Regulations or Development Regulations. When more than one regulation is applicable to the same subject matter within a zone, the most restrictive regulation applies.

The Design Review Area Regulations ("D" designator) insure that future structures and development of a site will complement not only the site to be developed but also the surrounding areas and existing development. When the "D" designator is applied, a statement of the objectives sought to be achieved and the standards by which the required site plan will be judged must be made. No permit of any type can be issued until a site plan has been submitted and approved in accordance with the Site Plan Review Procedure commencing at Section 7150 of the County Zoning Ordinance. The site plan is not required to contain more information than necessary to satisfy the stated concerns of the Board of Supervisors at the time the design review area designator was applied.

The office areas not included in the resort major use permit will have a "D" designator. The design criteria to which they will conform is discussed in Section 5.1.6.

5.1.6 Design Criteria

As a master planned community, it is important all elements of the project be compatible both with other elements of the plan and the community character. This is guaranteed through use of the Major Use Permit (MUP) and Design Review Designator ("D" designator) design criteria.

A site plan will be submitted in conjunction with the MUP and "D" designator applications. The site plan will be concerned with physical design, siting, interior vehicular and pedestrian access, and the interrelationships of these elements. Approval of the site plan does not authorize any use not otherwise permitted by the Zoning Ordinance.

The following elements will be reviewed.:

1. Conformance with the specific plan
2. Conformance with zoning and the neighborhood and development regulations
3. Separation or buffering of different uses through the use of open space, screening, landscaping, grade separation, etc.
4. Circulation and access for vehicular, pedestrian, bicycle and equestrian modes and their interrelationship
5. Scale, compatibility, orientation, and practicality of building siting
6. Use of Spanish-Mediterranean architecture with earth tones
7. Location, appropriateness, compatibility and functionality of signage
8. Layout, location and amount of parking
9. Noise and light sources and their potential impacts on surrounding uses
10. The use of drought resistant vegetation and its application to the site
11. Determine drainage and grading impacts have been addressed
12. Compatibility with adjoining properties and their uses

13. Serviceability including trash pickup and delivery services
14. Location and appropriateness of recreational facilities

5.2 Ministerial Permits

The discretionary approval documents discussed previously set out conditions which must be fulfilled prior to the construction and the subsequent use of the site. The various documents which must be processed to obtain the ministerial permits needed for construction are discussed in this section.

5.2.1 Final Subdivision Map

State law requires that prior to building, legal parcels, as defined by the Subdivision Map Act, be established if they do not already exist. **THE POINTE** does not consist of legal parcels in the same configuration as the existing site and, therefore, final subdivision maps must be filed in the Office of the County Recorder. The conditions contained in the resolution of approval, which were established in the discretionary approval stage, must be fulfilled prior to the recording of the maps.

5.2.2 Improvement Plans

On-site and off-site improvements as outlined in the tentative map resolution of approval and sometimes in the specific plan, rezone, and major use permit resolutions of approval must be satisfied. The engineering drawings and documents are prepared by a private registered engineer and then checked for conformance to County Standards and resolution requirements by the County Department of Public Works. Upon acceptance by the County Engineer, the costs for the improvements are guaranteed and construction may commence.

5.2.3 Grading Plans

Grading plans are controlled and processed in the same manner as improvement plans.

5.2.4 Building Plans

Architectural plans must be processed through the County Building Department which consults with the Department of Planning and Land Use to verify conformance with the discretionary plans and documents. The working drawings are examined to verify they meet all requirements of state and local codes, after which a building permit may be obtained.

5.2.5 Covenants, Conditions and Restrictions

The project proponent intends to create a single homeowner's association which will insure that all subdivision Covenants, Conditions and Restrictions (CC&R's) are enforced and maintenance is practiced. As an active member of the community, the resort operator will be a member of the association and the resort will provide many services to support the CC&R's and ensure an outstanding community. The CC&R's are processed through the State of Department of Real Estate (DRE) after having been prepared by the builder and are not controlled by the county.

SECTION VI

RESORT CONCEPT IN SOUTH BAY/SPRING VALLEY

6.1 Demand for Services

~~THE POINTE SAN DIEGO is unique in that it is designed to pattern as closely as possible physically and in operations, the existing POINTE properties in Arizona. The initial POINTE property at 7677 North 16th St, now twenty five years old, is one of only eight resort/hotel motel complexes in the United States to have been awarded concurrently the Mobil Five Star, AAA Five Diamond, and Meetings and Conventions Magazine Gold Key ratings. Being one of the top eight with over 20,000 properties evaluated illustrates the uniqueness of the concept proposed in the Specific Plan.~~

~~This extremely successful operation has been based on moving into a depressed or even blighted location, establishing the resort, and then being the catalyst leading to the economic rejuvenation of the entire area. It is anticipated that THE POINTE will become a geographic landmark as experienced in Arizona, i.e. people will be "going out" by THE POINTE rather than to Spring Valley.~~

~~The Spring Valley site is ideal for the proposed development because it is an infill location abutting existing urban development. Accordingly it does not contribute to urban sprawl or induce growth. Yet THE POINTE offers public restaurants, lodging, convention facilities, recreation, and other activities which are totally lacking or insufficient in the eastern urbanized area of San Diego County. The quality of life for neighbors of THE POINTE will improve dramatically due to the myriad activities available for their enjoyment. From jobs to dining to recreation, THE POINTE brings everything to the~~

~~community; reducing vehicular trips and commutes. The San Diego site is unique in that it enjoys the rural setting necessary for the character of the resort while being convenient to urban necessities; it is only 18 minutes from the airport, the main source of a national market.~~

~~The City of Phoenix has presented several special Visual Improvement awards to **THE POINTE** for aesthetically pleasing setting and architecture. The Spanish influenced design is timeless, and retains its beauty and appeal, despite current architectural trends and fads. The resort community appearance will beautify the area complementing the picturesque views of towering Mount Miguel and Sweetwater Reservoir. On clear days much of the residential housing will see downtown San Diego, the Pacific Ocean and Mexico, as well as beautiful views of the inland mountains.~~

~~Many popular recreational activities, for which San Diego is so well known, are convenient to the site. As with almost all resorts/hotels/motels in the region, transportation to the beach is necessary and will be provided. Additionally, tours will be available to Mexico. Also readily available are four championship golf courses where special guest privileges will be arranged similar to the situation in Arizona. This is in addition to the unique course proposed on site.~~

~~In a similar manner to **THE POINTE** resorts in Phoenix, through the use of project and surrounding open space, the equestrian theme will be emphasized in San Diego. This western ambience is extremely popular with the guests, and also beneficial to local residents because of the convenient horseback riding trails, hayrides, breakfast rides and local tack facilities.~~

~~On an average basis, THE POINTE patrons consist of about 60 percent group business who use resort facilities primarily between Monday and Thursday. This year round patronage is supplemented by commercial business travelers and vacationers, especially on weekends when special rates attract visitors from the local community. since THE POINTE benefits from its existing nationwide reputation, much of its business will be of a regional and national nature.~~

~~As evidenced by the success of the existing properties, THE POINTE has all the facilities necessary in a first class destination resort. In addition to excellent meeting facilities, including a 20,000 square foot grande ballroom and superior guest accommodations consisting of nothing less than a two-room suite, the resort will have three restaurants offering a large variety of cuisine and atmosphere. Management will capitalize on experience of staff and operate all facilities in a manner conducive to the high ratings received.~~

~~Spring Valley and the South Bay are experiencing the greatest growth of any region of the County. Combined with a national market and the existing deficiency of this type of facility, THE POINTE successfully fulfills a need in San Diego.~~