
Part XII

Valle De Oro

Community Plan

San Diego County General Plan

Adopted
August 25, 1977
Amended
January 12, 2005
GPA 04-010

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CERTIFICATE OF ADOPTION

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

Attest:



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

Text

Adopted August 25, 1977, as part of GPA 77-01

Latest Amendment January 12, 2005, as part of GPA 04-010

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

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VALLE DE ORO COMMUNITY PLAN

STATEMENT OF INTENT

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

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

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

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

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

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

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

INTRODUCTION

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

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

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

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

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

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

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

1. COMMUNITY CHARACTER

GOAL

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

BACKGROUND

The Valle de Oro Community Plan consists of three broad areas which are somewhat divergent in their individual character.

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

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

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

POLICIES AND RECOMMENDATIONS

1. Seek to eliminate existing uses which are nonconforming and are detrimental to surrounding uses by employing an amortization period. [I]
2. Verify the existence of adequate public facilities prior to development approvals. [R]

3. Support capital improvements to public facilities within Valle de Oro which will sustain a gradual growth rate and orderly growth pattern and which will not drastically alter the community character. [F]
4. The Department of Planning and Land Use should coordinate public facility capital improvement programs to ensure that all necessary services and facilities are provided in keeping with approved land use patterns and projected growth rates. [F]
5. Require the preservation of historic buildings and sites in the community. [R]
6. Require landscaping, including trees, along all Circulation Element roads. [R]
7. Ensure that provisions for recreational facilities shall be concurrent with planned growth. [R]

2. LAND USE

RESIDENTIAL

GOAL

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

BACKGROUND

Existing residential development varies widely in the Valle de Oro Community Plan Area. The Mt. Helix/Casa de Oro area has some high-density residential uses near Campo Road and Highway 94, but the bulk of this area's residential stock consists of upper-income custom home development (one-half acre minimum) on the slopes of Mt. Helix, and in the flatter, more rural areas to the east near Jamacha Road. This eastern portion near Jamacha Road is in an area where low-density residential and agricultural uses mesh well.

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

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

POLICIES AND PROCEDURES

1. Promote planned residential developments and planned mobilehome developments where compatible with surrounding development. [R]
2. Encourage flexibility of building type in all residential development through parcel zoning and planned residential development review. [P]
3. Encourage medium and high density residential development only in areas where necessary public services and facilities are easily provided and surrounding land uses are compatible (refer to Land Use Map). [P]
4. Require medium to high density residential development to provide open space and recreational areas for residents. [R]

5. Apply low density land use designations to areas with steep slopes. [P]
6. Set height limits on hillside development which will prevent obtrusive structures from blocking nearby residential views. [P]
7. Require development in areas with plan densities of one-half acre or greater which are on steep slopes to preserve significant portion of each lot in its natural state (with allowances for fire safety purposes) through application of open space easements. [R]
8. Maintain existing residential character in the Mt. Helix area (north of Casa de Oro and west of Avocado Boulevard) by limiting residential densities to a maximum of one or two dwelling units per acre. [P]
9. Closely regulate all clustering and planned development projects in the Mt. Helix area to ensure that such projects are compatible and similar to surrounding development. [R]
10. Maintain existing residential and agricultural character in the eastern portion of the plan by limiting residential densities to a maximum of two dwelling units per acre (See Agricultural Goals and Policies). [P]
11. Support the preservation of existing semi-rural residential neighborhoods and encourage the establishment of additional rural residential neighborhoods (refer to Land Use Map). [P]
12. Encourage the use of innovative development to avoid the monotony of tract developments. [GEN]
13. The Department of Planning and Land Use shall study and recommend appropriate off-street parking requirements for multi-family developments. [I]
14. Require an absolute one-acre minimum parcel size for development, in areas which are outside of the Current Urban Development Area boundary, except for Specific Plans over 500 acres in size designated as such on the Valle de Oro Community Plan Map; such Specific Plans shall have specific lot size limitations based on language in the Valle de Oro Community Plan regulating the Specific Plan area. [P, R]
15. 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. [R]

COMMERCIAL

GOAL

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

BACKGROUND

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

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

POLICIES AND RECOMMENDATIONS

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

AGRICULTURAL

GOAL

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

BACKGROUND

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

POLICIES AND RECOMMENDATIONS

1. Encourage the preservation of all active and productive crop bearing agricultural lands by appropriate means. [GEN]
2. Encourage additional light agricultural development in appropriate areas. [P]
3. Require subdivisions in the eastern portion of the plan area to be designed in such a way that newly created lots may be used for avocational agriculture if the owner desires. Areas to be preserved as natural open space shall be included in open space easements. [R]

INDUSTRIAL

GOAL

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

BACKGROUND

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

POLICIES AND RECOMMENDATIONS

1. New industrial areas shall be compatible with light industrial activities. [P]
2. Industrial areas as identified on the Land Use Map or Specific Plan shall be (1) of sufficient size to allow adequate internal circulation, (2) located in areas which are served by an adequate transportation system, and (3) adequately buffered from surrounding uses. [P]
3. All industrial activities shall provide buffering or screening when located adjacent to residential areas. [R]
4. Require strict regulation of all extraction industries to minimize dust, noise, traffic, unsightly views, undesirable accumulation of water, and safety and health hazards. [R]
5. The Department of Planning and Land Use shall consider as part of the special use permit process specific guidelines for extraction operations and rehabilitation of the landscape. [R]
6. The County of San Diego shall adopt a business licensing program for industrial businesses. [I]
7. Support strict regulation of all extraction industries to ensure proper rehabilitation of the landscape. [R]

OPEN SPACE

GOAL

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

BACKGROUND

The large area of open space within the Valle de Oro Planning Area includes the Sweetwater River floodplain, an 1,800 acre National Wildlife Refuge in Rancho San Diego, and other areas of Diegan coastal sage scrub and riparian habitats. In addition, numerous smaller open space areas exist through the plan area, most the result of steep or rough terrain which has made development infeasible.

POLICIES AND RECOMMENDATIONS

1. Require proper open space areas for moderate and higher density housing. [R]
2. Incorporate public and semi-public owned land unsuitable for intense development into the open space/recreation system. [DPR]
3. Limit development of steep slopes to agriculture and very low residential densities and promote clustering in flatter areas. [P]
4. Limit land uses in areas where natural hazards exist to very low residential densities, agriculture and recreation. [P]
5. Encourage the utilization of open space as a buffer between incompatible land uses. [R]
6. Properly buffer industrial land uses from surrounding residential uses. [R]
7. The Department of Planning and Land Use shall, in the review of private residential development, require open space dedications, which coincide or link with established or functional open space corridors, recreation locations, and conservation areas, as identified within this community plan. [R]
8. Open space areas in private residential developments shall be utilized to preserve sensitive habitat or viewshed, or may be reserved for the use of the residents, or available for use by the general public. Developments that include open space areas shall provide for future control and maintenance of all open space areas. [R]

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

COMMUNITY DESIGN

GOAL

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

BACKGROUND

None.

POLICIES AND RECOMMENDATIONS

1. Encourage the utilization of local parks as one focus of community activity and the provision of open space between communities. [DPR]
2. Mature trees, shrubs, and significant land forms should be conserved in all public and private development projects. [R]
3. Encourage the elimination of roadside billboards and the strict regulation of on-site and off-site advertising signs, which should complement the aesthetic value and unique character of the community. [B]
4. Billboards and on-site advertising signs should complement the aesthetic value and unique character of the community. [B]
5. Encourage the provision of adequate, appropriate, off-street parking for all types of vehicles in all new developments. [R]
6. Encourage the maintenance of all private property, including prompt disposal of trash and abandoned vehicles. [GEN]
7. Limit the construction of street lights, sidewalks, curbs and gutters in rural areas (densities two dwelling units per acre or less) in keeping with surrounding character and public safety requirements. [DPW]
8. The following site design criteria shall be used for all multi-family (3 or more units) development in the plan area. [R]
 - a. At least 75% of the front yard shall consist of landscaped open space. The front yard shall be a minimum fifteen foot depth from the street right of way.
 - b. At least one-half of all parking spaces shall be either garaged or covered overhead.

- c. All multi-family developments of seven units or more shall have all parking spaces screened from public streets by either structures, or a combination of landscaping and decorative "gateways" of wood, masonry, or stucco material. Development of six units or less shall be exempted from this requirement. [R]
 - d. Appropriate screening from adjacent properties zoned for lesser residential densities shall consist either of a six-foot high fence made of wood, masonry, or stucco material, or a minimum five-foot wide strip of dense landscaping.
 - e. Adequate noise mitigation measures as identified by the Department of Planning and Land Use shall be included.
 - f. Family residential developments shall include appropriate play areas for children.
 - g. Trash collection and storage areas must be screened from public view.
9. The following site design criteria shall be used for all commercial development in the plan area. [R]
- a. Use of roof top equipment is discouraged. All roof top equipment must be screened from public view.
 - b. Trash collection and storage areas must be screened from public view.
 - c. Sites shall include a minimum of 20% of the area devoted to open space (non-parking).
 - d. Multi-building commercial developments shall include exclusively pedestrian walkways and spaces connecting the buildings, and such pedestrian walkways shall be separated from auto and parking areas.
 - e. A minimum 10-foot landscaped strip shall be provided along all public roads (except for permitted entryways).
 - f. All parking areas shall be landscaped.
 - g. Curb openings shall be regulated according to street frontage of a site.
 - h. Additions to commercial buildings involving an increase of less than 100% of the existing floor area shall be exempted from the above requirements if a finding is made that such improvements are not physically feasible on the site without demolition of existing structures.

- i. Properties bounded by residentially-zoned areas shall be screened from such areas with either a six-foot high fence made of wood, masonry, or stucco material, or a minimum five-foot wide strip of dense landscaping. [R]
10. The following site design criteria shall be used for all industrial development in the plan area. [R]
- a. Use of rooftop equipment is discouraged. All rooftop equipment must be screened from public view.
 - b. Trash collection and storage areas must be screened from public view.
 - c. Appropriate screening from adjacent properties zoned for non-industrial uses shall consist of either a six foot high fence made of wood, masonry, or stucco material, or a minimum five-foot wide strip of dense landscaping.
 - d. Parking located in the front of industrial sites shall be separated from any public or private road by a minimum five-foot landscaped strip (except for entryways).
 - e. All industrial uses shall provide curb, gutter, and sidewalk improvements for parcel frontage along public and private streets.
 - f. Additions to industrial buildings involving an increase of less than 100% of the existing floor area shall be exempted from the above requirements if a finding is made that such improvements are not physically feasible on the site without the demolition of existing structures.

SLOPE DEVELOPMENT

GOAL

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

BACKGROUND

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

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

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

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

POLICIES

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

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

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

DRAINAGE LIMITATION CLASSIFICATION	MINIMUM REQUIRED % OF LOTS WITHOUT PADS	MINIMUM REQUIRED % OF AREA IN NATURAL OPEN SPACE
Slight	0	0
Moderate	0	0
Severe	10	10

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

3. If the erosion hazard for any portion of a site is rated "severe" as documented in the 1975 Soil Survey, then at least 10% of that portion of the site with an erosion hazard rating of "severe" shall remain in natural open space.
4. If the rockiness limitation for any portion of a site is rated "severe" as documented in the 1975 Soil Survey, then at least 50% of all lots created within that portion of the site with a rockiness rating of "severe" shall not be graded for pads.
5. The pad grading restrictions shall be diminished proportionally to that percentage of the site which has a shrink-swell limitation of "severe" or "very severe" as documented by the 1975 Soil Survey.
6. The pad grading restrictions shall be considered met if either the lots created shall not require a grading permit for development, or the lots created may not be issued a grading permit for development by use of restrictive easement.
7. Cut and fill grading for roads and accessways shall be kept at an absolute minimum necessary.

8. The pad grading restrictions shall be diminished proportionally to that percentage of the number of dwelling units which consist of airspace-only stacked housing.
9. The percentage requirements set forth in policies 1 through 5 may be diminished if both of the following findings can be made:
 - a. The proposed development consists of five acres or less of undeveloped land in an area which is almost fully urbanized.
 - b. The site is completely or almost completely flat.
10. The percentage requirements set forth in policies 1 through 5 may be diminished if a finding can be made that reduction of the percentages would result in the protection of environmental resources which could not be protected if the full percentage requirements were adhered to.
11. Policies #1 through #5 set minimum guidelines for residential developments, and shall not be used to replace requirements set forward on a site-specific basis during the regulatory planning process.
12. Specific Plan Areas designated as such on the Valle de Oro Community Plan Map are exempt from the above requirements if they contain slope development criteria as a part of development guidelines in the Valle de Oro Community Plan Text, or have an adopted Specific Plan as of July 1, 1987.

SPECIFIC PLAN AREAS

RANCHO SAN DIEGO

DESCRIPTION OF AREA

Specific Planning Area 2.5 and 2.2 includes 3,717 acres of Rancho San Diego, located in the southeastern portion of the Valle de Oro Community Plan Area, along both sides of the Sweetwater River (See Land Use Map).

PROJECT BACKGROUND

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

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

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

PROJECT DESCRIPTION

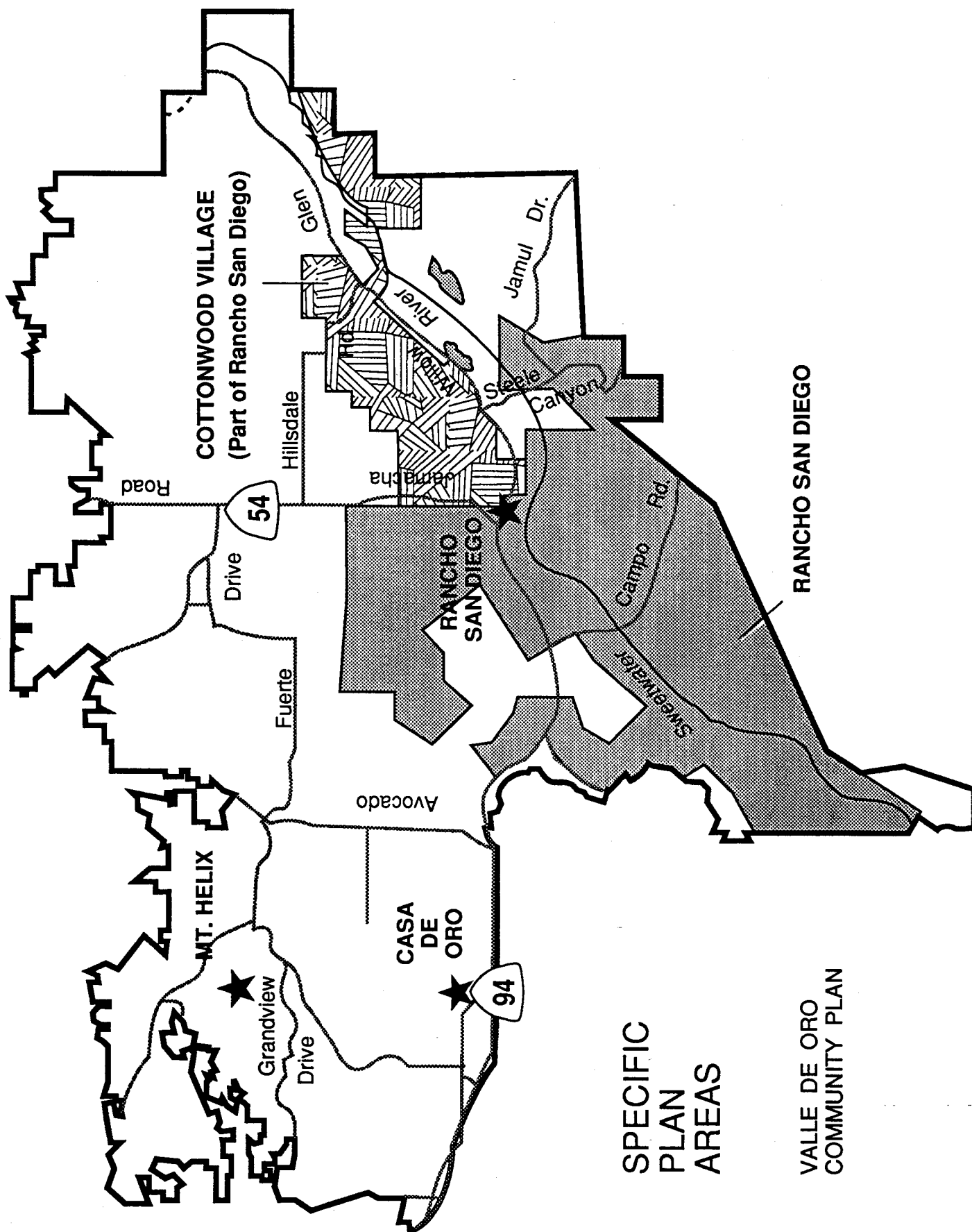
Rancho San Diego has always been envisioned as a "new-town"; that is, a balanced community offering residents a place to work, shop, and play. A variety of residential styles, including single-family detached, attached residential units, and high density apartments, is planned.

CONDITIONS

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

A. General

1. Maximum overall average residential density will be 1.4 dwelling units per acre.
2. All goals, objectives, and policies of the Valle de Oro Community Plan shall apply.
3. Design should be compatible with surrounding development.



SPECIFIC
PLAN
AREAS

VALLE DE ORO
COMMUNITY PLAN

4. The applicable zoning should recognize and preserve sensitive biological habitats as a resource of national and regional significance and ensure that human use of these areas is compatible with their habitat functions. To that end, the zoning should strictly limit recreational uses and prohibit urban types of development.

B. Residential

1. A range and mix of residential densities and housing types (apartment-type densities to estate residential housing) shall be provided as follows:
2. Single-family dwelling units shall comprise not less than 40% of the total dwelling units and shall primarily consist of subdivision lot development.
3. Multi-family residential, including apartments, condominiums, and senior housing, shall comprise not more than 40% of the total dwelling units. The multi-family areas should be developed at a variety of densities, the majority of which should not be more than 25 dwelling units per acre, with the exception of senior housing and a residential development within the Town Center of up to 29 units per acre.
4. Senior citizen housing should be provided within the plan area in the form of either density bonuses of up to 25% of the maximum density specified herein, and integrated within variable or multiple family development areas; and/or as a separate project or projects within the multi-family areas at up to 40 dwelling units per acre and may include congregate housing or convalescent care. Any density bonus senior citizen housing project shall be developed under the guidelines of the County Housing Element. Congregate housing or convalescent care facilities are exempt from County Housing Element requirements.
5. All development shall be sited and designed to respond to the natural topography by minimizing exposed cut and fill slopes. Daylight grading, contour grading, and hillside adaptive foundations shall be used to minimize the visual impact of grading.

C. Commercial/Industrial

1. The provision of a market research study to justify size and location of all commercial activities.
2. Industrial uses should be located in areas adjacent to existing industrial activities or in areas located adjacent to freeways or prime arterial roads and should not exceed 3 percent of the plan area.

3. General commercial activities shall be located along prime arterial or major roads and should not exceed four percent of the plan area.
4. Neighborhood commercial activities shall be located along with convenient access from residential areas.

D. Conservation

1. Conservation of significant natural resources as identified in the community plan (see Resource Conservation areas) through open space easement dedication, recreation uses, or by any other appropriate means.
2. Provision and protection of a system of open space, recreation areas providing linkages, trails, and buffers within the specific planning areas.
3. Protection of Sweetwater Reservoir and the Sweetwater River Floodplain from urban development and the impacts of urban development such as urban runoff and wastewater.
4. Encourage the use of crib walls or contoured cut slopes to minimize visual impacts from grading on steep slopes.
5. AREA TO REMAIN UNDISTURBED. Based on the slope analysis submitted a fixed percentage of the land within each slope category shall remain undisturbed. The percent of undisturbed area required shall not be transferred from one category of slope to another, and areas devoted to roads, driveways, parking lots, patios or paved play areas shall not be included in the undisturbed area. The installation of a leach system and underground utilities may be included in the undisturbed area.

The minimum requirements for undisturbed areas are as follows:

<u>Slope Categories</u>	<u>Minimum Percent of Undisturbed Area</u>
10-20% slope	35%
20-30% slope	55%
30-40% slope	85%
40+% slope and above	95%

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

E. Public Facilities

1. Provision of all necessary public facilities and identification of financing mechanisms for:
 - a. transportation access, including roads, bridges on/off-site;
 - b. sewage and wastewater treatment and disposal;
 - c. public schools;
 - d. fire protection;
 - e. parks; and
 - f. any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan.

3. HOUSING

GOAL

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

BACKGROUND

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

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

POLICES AND RECOMMENDATIONS

1. Allow only the construction of new units that are compatible with or an improvement to the immediate residential neighborhood character.
2. Monitoring of low- and moderate-income housing stocks in the Valle de Oro Plan Area shall include all housing filling that need and shall not be restricted to "assisted" housing and density bonus units.
3. New Senior Citizen bonus density projects authorized under the Housing Element and Board Policy shall be limited to and encouraged only in areas where adequate infrastructure and support systems exist, and where neighborhood compatibility can be shown. Development of Senior Citizen bonus density projects shall conform with the guidelines of Appendix B.
4. Provide low and moderate income families with home ownership assistance as well as rental assistance.

4. CIRCULATION

GOAL

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

BACKGROUND

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

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

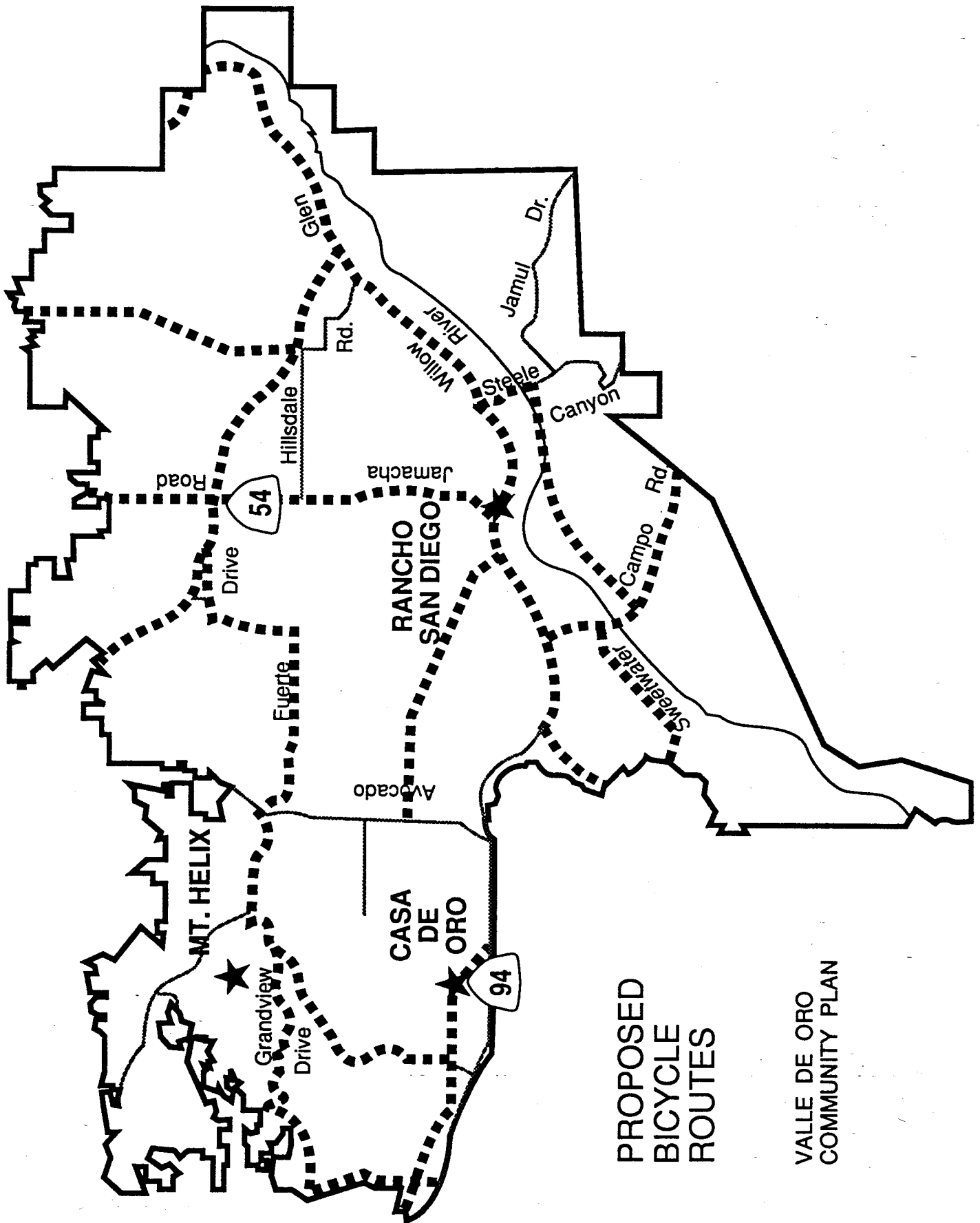
Roads which are planned as four-lane divided or four-lane undivided roads include: 1) Campo Road, 2) Avocado Boulevard, 3) Chase Avenue, 4) Fury Lane, 5) Jamacha Road in Rancho San Diego (six lanes from Campo Road/ Route 94 to Chase Avenue), 6) Willow Glen Drive, 7) Steele Canyon Road, 8) Bancroft Drive.

Numerous two-lane light collector roads exist or will exist in the Valle de Oro Planning Area. Most of these are in the Mt. Helix Area, and all of these are existing roads.

POLICIES AND RECOMMENDATIONS

1. Require the construction of a local road-network which is designed to service the adopted land use pattern. [T]
2. The County Circulation Element shall reflect the road system as identified in the Valle de Oro Community Plan. [T]
3. Require road design within the community which is compatible with the topography and landscape and minimizes grading. [DPW]
4. Require design of all road improvements that maximizes environmental and aesthetic considerations consistent with safety needs. [DPW]

5. Where practical, landscaping shall be provided within the right-of-way of roads and prime arterials. [DPW]
6. Require landscaping, including trees, along private property frontage of all Circulation Element roads wherever possible. [DPW]
7. Encourage the location of future freeways and prime arterials where they will bypass rather than divide residential neighborhoods. [T]
8. Encourage the separation of facilities for pedestrian, bicycle and motor vehicle traffic in order to minimize conflict and to insure safe movement throughout the community. [T]
9. The Bicycle Sub-Element of the Circulation Element shall reflect the bicycle system as identified in the Valle de Oro Community Plan. [T]
10. Curb, gutter, sidewalk, and streetlights shall be provided in new subdivisions along streets and highways where adjacent lots average less than one-third acre each or where commercial, industrial, or educational land uses are located. [DPW]
11. Eliminate safety hazards caused by direct access of traffic onto major arterial or collector streets when reviewing projects along such streets. [DPW]
12. Require the design of commercial and industrial developments to minimize the need for automobiles to cross pedestrian walkways and to avoid backing into streets or highways. [DPW]
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. [DPW]
14. Encourage the creation of a system of trails specifically for horseback riding and hiking to connect appropriate recreational facilities and to integrate this system with existing and proposed trails within the San Diego region. [DPW]
15. Develop a public transit service which offers regular and frequent schedules and which connects with intersecting routes to provide public transit passengers mobility through the San Diego Metropolitan Area. [T]
16. The Department of Public Works shall prepare a detailed feasibility study, including all necessary environmental documentation, for Highway 54 between the South Bay freeway and El Cajon to establish limited access expressway standards. [DPW]



PROPOSED
BICYCLE
ROUTES

VALLE DE ORO
COMMUNITY PLAN

17. Support timely and adequate public notification of all proposed changes in the community transportation system. [T]
18. Provide the Valle de Oro Community Planning Group with proper notice of road projects requiring an Environmental Impact Report. [T]
19. Encourage the establishment of a network of bikeways and pedestrian paths connecting residential areas to schools, recreational facilities, and commercial centers. [T]
20. The Department of Public Works shall prepare a specific design plan for landscaping improvements along Campo Road in Casa do Oro after the formation of a County Service Area for that purpose. [DPW]
21. The Department of Planning and Land Use shall request the California Department of Transportation (CALTRANS) to schedule the construction of the northbound ramp of SR 125 from SR 94 as soon as possible. [T]
22. Eastward extension of the Route 94 Freeway from Avocado Boulevard shall minimize impacts upon the scenic or environmental quality of RCA #5 or the natural slopes and riparian areas adjacent to RCA #5 (see Conservation Element). [T]
23. The Department of Planning and Land Use shall study and recommend revision of the Circulation Element to establish location and construction standards for riding and hiking trails as they relate to existing and proposed streets and highways. [DPW]

5. PUBLIC SERVICES, FACILITIES, AND IMPROVEMENTS

GOAL

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

WATER

GOAL

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

BACKGROUND

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

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

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

EDUCATION

GOAL

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

BACKGROUND

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

A. Existing Enrollment and Facilities

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

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

The Grossmont Union High School District encompasses the cities of El Cajon and La Mesa as well as a large portion of the unincorporated area including all of Valle de Oro. The district operates nine high schools and two continuation schools. One high school is located within the plan area.

The Grossmont Community College District includes all of Valle de Oro as well as the City of La Mesa and Lemon Grove. A one hundred thirty four acre campus is located out of the planning area in Fletcher Hills and has an estimated capacity of 10,000 students. Present enrollment exceeds 15,000 students.

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

B. Projected Future Needs

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

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

LIQUID WASTE

GOAL

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

BACKGROUND

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

Following are the major components of the SVSD sewerage system:

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

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

The Trunk Sewer System is a gravity flow system set up to transport wastewater from collection systems to the SVSD outfall sewer. The SVSD Trunk Sewer System consists of two parts in this area: the Casa De Oro and Bancroft Trunks. These trunks are fixed in location and capacity.

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

Otay Municipal Water District consists of the following components:

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

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

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

Project Needs and Constructions

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

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

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

The present EIR states that a 4.5 mgd pipe is needed. Otay will consume 1.3 mgd for relief of its present system. 1.7 mgd will be allocated to Rancho San Diego's present project with an excess of 1.5 mgd providing extra growth in the Jamacha area. As of January 1987, this additional 1.5 mgd of capacity must be used only within the urban limit line, except if sewer service outside the urban limit line is needed to protect the public health and safety. The 4.5 mgd pipeline also provides a fail safe system for satellite treatment plants in case of treatment disposal failures.

POLICIES

1. Future service from the Rancho San Diego interceptor will only be extended to areas within the Urban Limit Line, with the exception being the connection of sewer service to areas with failing septic systems as defined by the County Department of Health. [R,DPW]
2. Requests for use of the Rancho San Diego interceptor beyond 2.9 mgd will be considered based on the following criteria. [R,DPW]
 - a. The availability of Metro capacity;
 - b. The need for service hookups within the urban limit line plus the needs of failing septic systems beyond the urban limit line;
 - c. Whether such service enhancement would be growth inducing.
3. The County of San Diego shall review all proposed capital projects for sewer system improvements submitted by all agencies using the Rancho San Diego interceptor. [DPW]

4. The Spring Valley Sanitation District shall monitor its sewage flow to assure that it does not exceed its current capacity in the Metro system. [DPW]
5. Districts within the Rancho San Diego interceptor service area will only serve areas within those portions of their district for which the Local Agency Formation Commission (LAFCo) has approved active powers, except for sewer service needed to protect the public health and safety. [DPW]
6. The Spring Valley Sanitation District shall not enter into out-of-district service/construction agreements with private property owners. [DPW]
7. A letter of sewer availability will not be requested nor accepted for projects which include lands that are located outside the urban limit lines. [R,DPW]

6. CONSERVATION

GOAL

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

FINDINGS

There are two major stream systems in the Valle de Oro Community Plan Area. The western portion of the plan area is drained by Spring Valley Creek with two of its tributaries in the Valle de Oro Plan Area, Casa de Oro, and Mt. Helix Creeks. These creeks flow through developed areas, and significant flooding problems exist south of Highway 94. The eastern portion of the plan area is drained by the Sweetwater River. This riparian area, for the most part, is in its natural state as it flows into Sweetwater Reservoir.

Several portions of the Valle de Oro Community Plan Area contain unique flora and fauna. These include the Sweetwater River floodplain, home to the endangered Least Bell's Vireo, and the area east of Vista Grande Road, which provides habitat for several threatened species.

POLICIES AND RECOMMENDATIONS

General

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

Water Resources

3. Encourage the strict regulation of the uses of water bodies within the planning area to ensure that such uses are compatible with existing ecosystems. [GEN]
4. Require strict controls over urban wastewater discharge into streams, ponds, or other waters. [R]
5. Encourage the use of reclaimed water for irrigation, recreation, and other purposes. [GEN]

6. Provide safe and efficient disposal of urban storm runoff to protect the Sweetwater Reservoir and riparian areas of the Sweetwater River. [W]
7. Protect existing groundwater reserves for potential emergency use. [W]
8. All commercial, industrial, and agricultural land uses in the Sweetwater River area shall be analyzed and monitored to ensure that groundwater deposits and flows are not contaminated by commercial and industrial activities. [W]
9. The quality of groundwater in the Sweetwater River Area shall be monitored and analyzed to ensure that groundwater deposits and flows are not contaminated by commercial, industrial, and agricultural activities. [W]
10. The County shall monitor groundwater levels throughout the plan area and consider regulatory measures if long-term depletion of groundwater resources is occurring. [W]
11. The County shall monitor subsurface flows of the Sweetwater River basin and consider regulatory measures if long-term depletion of the groundwater resources is occurring. [W]
12. The County shall study methods and make recommendations for controlling urban runoff in the Sweetwater River basin in order to protect Sweetwater Reservoir and groundwater supplies from contamination. [W]
13. Encourage identification and preservation of significant natural drainage areas and allow only uses compatible with flooding, such as agriculture, parks, recreation, riding and hiking trails, and other open space activities. [W]
14. Include the following significant drainage areas as Resource Conservation Areas and apply the appropriate controls: [W]
 - a. The Sweetwater River Floodplain and identified contiguous high value habitats. (RCA No. 1) [P]
 - b. The "Damon Lane" riparian habitat. (RCA No. 2)
 - c. Steel Canyon Creek riparian habitat. (RCA No. 3)
 - d. Jamacha Creek, north and south of Hillsdale Road. (RCA No. 4)

- e. Campo Creek, south of Campo Road, between Avocado Boulevard and Jamacha Boulevard. (RCA No. 5)
- f. Natural drainage area south of Eucalyptus Park and east of Bancroft Drive. (RCA No. 7)
- g. Natural drainage area southwest of Conrad Drive, containing native and introduced plants. (RCA No. 8)

Vegetation and Wildlife Habitats

- 17. Require retention of native vegetation on significant portions of Specific Plans and Planned Developments over 10 acres in size. [R]
- 18. Require use of native species for landscaping where practical for public projects and private projects except for landscaping alongside Circulation Element roadways. [R]
- 19. Use Land Use Element designations compatible with areas supporting unique vegetation and wildlife habitat resources. [P]
- 20. Conserve unique functional plant and wildlife habitats, particularly those supporting rare, endangered, or threatened or depleted species, using Resource Conservation Area designations. [P]
- 21. Include the following areas supporting functional plant and wildlife habitats and/or rare, endangered, threatened, or depleted species as Resource Conservation Areas: [P]
 - a. Habitat for threatened species, east of Vista Grande Road. (RCA No. 14)
- 22. Encourage the maintenance and enhancement of functional plant and wildlife habitats for threatened and endangered species. [GEN]
- 23. Encourage educational programs for the wise use and conservation of resources (see adopted Circulation Element). [GEN]

Soils and Minerals

- 24. Require development which is in harmony with existing topography and avoids extensive and severe grading. [R]
- 25. Encourage strict standards to limit soil erosion and identify problem areas. [P]

Light Pollution

26. All outdoor lighting fixtures shall be shaded on top so that all light will shine downward. [R]
27. Cut-off luminaries shall be used which eliminate unwanted light scattering into the atmosphere. [I]
28. Cut-off luminaries using low pressure sodium or equivalent monochromatic light sources shall be required for outdoor lighting of nonresidential common facilities such as recreation areas. [R]
29. Support the development of standards for strict controls concerning illumination pollution. [R]

Air Quality

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

Cultural and Historical Sites

34. The County of San Diego shall undertake a detailed study for protection of these Cultural and Historic Resource Conservation Areas listed below for application of the appropriate zoning implementation methods such as Historic District Designator. [I]
 - A. Specific Archaeological sites: These sites, listed below have been identified as significant archaeological resources recommended for preservation or salvage. The exact locations of these sites will not be revealed to the general public to avoid vandalism.

RCA 20, Cal:F:5:7, recommended by Gross & Ezell (1972) for excavation or preservation.

*RCA 21 Cal:F:5:11
RCA 22 Cal:F:5:35
RCA 23 Cal:F:5:2
RCA 24 Cal:F:5:3
RCA 25 Cal:F:5:5
RCA 26 Cal:F:5:6
RCA 27 Cal:F:5:9
RCA 28 Cal:F:1:7
RCA 29 Cal:F:1:6
RCA 30 Cal:F:5:22

B. Historic Sites are listed below: [I]

- a. Old Jamacha School (1886) (RCA No.36)
- b. Steel Bridge, SR 94 at Sweetwater Riverbed (RCA No. 37)
- c. Artist Colony Houses - Grossmont Area (RCA No. 38)

Grossmont Inn - 9680 Evans Drive

William Gross House - 9633 El Granito

Madame Schummann-Heink House - 9951 El Granito

Havrah Hubbard House - 9725 Sunset

Owen Wister House - 9499 El Granito

John Vance Cheney House - 9410 Sierra Vista

Carrie Jacobs Bond House - 9623 Summit Circle

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

*Resource Conservation Areas numbered 21 through 30 are located in the Rancho San Diego Specific Plan Area.

7. RECREATION

GOAL

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

BACKGROUND

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

Eucalyptus Park (8 acres on Bancroft Drive, north of Campo Road).

Mt. Helix Park (10 acres atop Mt. Helix).

Park I, Cottonwood Village (5.5 acres at Wind River Road and Brabham Street).

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

Estrella Drive Park (6 acres on Estrella Drive east of Conrad Drive).

Avocado Park (5 acres on Fury Lane east of Avocado Boulevard).

Damon Lane Park (29 acres north of Fury Lane, south of Fuerte Drive).

Cottonwood Parks II and III (8.5 and 10 acres respectively in Cottonwood Village).

The following areas are shown on the Recreation Element Map and the Valle de Oro Community Plan Map as Community or Neighborhood Park Sites; however, no property has been purchased or dedicated.

A park site in the general vicinity of Vista Grande Road.

A park site in the general vicinity of Chase Drive and Fuerte Drive.

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

POLICIES AND RECOMMENDATIONS

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

2. Community and neighborhood parks shall be developed to meet the needs of the community. [DPR]
3. Upon the creation of a tax supported public entity which will provide for the maintenance of local parks, the County will develop local parks utilizing any and all appropriate funding sources. [DPR]
4. The advice and consent of the Valle de Oro Planning Group, other affected community groups, and the citizens of the Planning Area shall be solicited before proceeding with parkland development plans. [DPR]
5. The Parks and Recreation Department will utilize generalized local park locations as identified on the Land Use Map in developing the local park program for Valle de Oro. [DPR]
6. Encourage the development of Neighborhood and Community Parks and recreational facilities cooperatively with existing and future schools with other special districts and public agencies and encourage joint use of the facilities. [DPR]
7. Whenever possible, parks should be located on existing public or semi-public owned land. [DPR]
8. Neighborhood and community centers shall be located whenever possible in identified neighborhood and community parks with the level and type of recreational programs to be determined by the Board of Supervisors based upon community input. [DPR]
9. The Parks and Recreation Department shall recommend appropriate citizen groups to coordinate the community centers' activities and act as a forum for community selection of activities as part of the formation of the tax supported entity providing for its operation and maintenance. [DPR]
10. Encourage strict regulation of off-road vehicle traffic and support the County wide efforts to designate suitable areas for their operation. [DPR]
11. Once park needs have been established in an area, park locations, design, and boundaries shall incorporate historic and archaeological sites to complement the active recreation area within the park whenever possible. [DPR]
12. 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 Valle de Oro. The County will aid the Community in seeking appropriate funding services for maintenance of this trail system. [DPW]

13. Encourage parks which will preserve and protect unique resources including any archaeological sites. [DPR]
14. Neighborhood and Community Park sites shall be acquired, developed, and maintained in order to meet the standards for park and recreation facilities set forth in the County Recreation Element. The Recreation Element suggests a standard of 15 park acres per 1,000 population; however, a more realistic and attainable goal would be 5 park acres per 1,000 population. [DPR]
15. Priority shall be given to the development of Neighborhood Community Park sites in areas with high densities of population so as to serve the immediate recreation needs of the largest number of people. [DPR]
16. The County will work with the Department of Interior, U.S. Fish and Wildlife Service, and the community in order to ensure that the limited recreational uses allowed in the National Wildlife Refuge meet the needs of the Valle de Oro Plan area.

8. SCENIC HIGHWAYS

GOAL

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

BACKGROUND

None.

POLICIES AND RECOMMENDATIONS

1. Support the priority of the scenic highway corridors in Valle de Oro as designated in the County General Plan. [GEN]
2. Support priorities for scenic highway corridors in Valle de Oro as follows: Route 94 first priority; Route 125 (from Route 94 north to Interstate 8) as an existing designated route; SR 54 from Route 94 to El Cajon, first priority; Willow Glen Drive and Avocado Boulevard, second priority. [I]
3. In addition to the adopted Scenic Highways a scenic design study shall be completed and implemented for SR 54 north from Route 94 to the El Cajon City Limits. [I]

9. PUBLIC SAFETY

GOAL

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

BACKGROUND

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

POLICIES AND RECOMMENDATIONS

1. Encourage coordination between organizations delivering public safety services in order that a high level of service is provided at the lowest reasonable cost to residents. [GEN]
2. Develop an educational program to fully inform all citizens in the study area of the hazards due to flood, fire, earthquake, and nuclear problems. [GEN]
3. Support the continued adherence to fire and emergency service standards by public safety organizations within the Valle de Oro area in order that present services levels are maintained. [GEN]
4. Encourage the County Sheriff to periodically review current protection standards and level of service for the community and to recommend appropriate improvements. [GEN]
5. Encourage new methods of financing public facilities which will result in reducing costs. [GEN]
6. Encourage the use of natural drainage areas and streambeds as flood control protection, thereby improving groundwater recharging. [GEN]
7. Encourage an educational program to inform residents of the community as to the hazards and safety steps regarding traffic, flood, earthquake, and fire problems. [GEN]

FIRE PROTECTION

GOAL

PROVIDE ADEQUATE FIRE PROTECTION TO THE COMMUNITY

BACKGROUND

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

San Miguel Fire Protection District

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

The District presently operates six stations:

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

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

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

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

Station Number 22 -- Located at: 2249 Jamacha Road

Station Number 23 -- Located at: 2140 Dehesa Road

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

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

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

10. SEISMIC SAFETY

GOAL

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

BACKGROUND

None.

POLICIES AND RECOMMENDATIONS

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

11. NOISE

GOAL

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

BACKGROUND

None.

POLICIES AND RECOMMENDATIONS

1. Require the strict enforcement of County Noise Ordinance.
2. Require site design and building design controls to minimize noise emissions from noise sources.
3. Encourage land use and circulation patterns which will minimize noise in residential neighborhoods.
4. Support efforts of the County and CALTRANS to further and to implement road designs which reduce noise levels.
5. A general noise survey to include aircraft noise should be carried out to more fully assess current and potential noise problems in the plan area.
6. Support limiting truck traffic to designated routes to reduce noise in residential areas.
7. Encourage the County to perform a comprehensive noise survey in the Valle de Oro area to identify sources which emit high noise levels.

12. ENERGY

GOAL

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

BACKGROUND

None.

POLICIES AND RECOMMENDATIONS

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

POLICY CODE EXPLANATION

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

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

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

CODE

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

APPENDICES

APPENDIX A PROPOSED RESOURCE CONSERVATION AREAS

Resource Conservation Area (RCA) 1: Sweetwater River Floodplain and Federal Wildlife Refuge - Resources include riparian, riparian woodland, oak woodland, Coastal sage, chaparral, and grassland habitats. These habitats are important for wildlife, supporting a great diversity including many threatened and endangered species. Resources to be protected include trees, including willows, sycamores, cottonwoods, and oaks; riparian vegetation, including cattails, sedges, rushes, and aquatic vegetation; and native non-riparian vegetation including Coastal sage, chaparral and grasslands. Adjacent native vegetation should be conserved as viable edge habitats contributing to wildlife diversity of the local ecosystem.

RCA 2: "Damon Lane", Riparian Woodland Habitat - This is a combination of native riparian woodland and introduced eucalyptus woodland which lies in a natural drainage area augmented by urban runoff. Conserve woodland integrity and sufficient adjacent undeveloped natural and semi-natural habitats.

RCA 3: Steel Canyon Creek, Riparian Habitat - Oak Woodland habitat adjoining similar habitats in the Sweetwater River floodplain. Conserve integrity of groves from the river to the plan boundary.

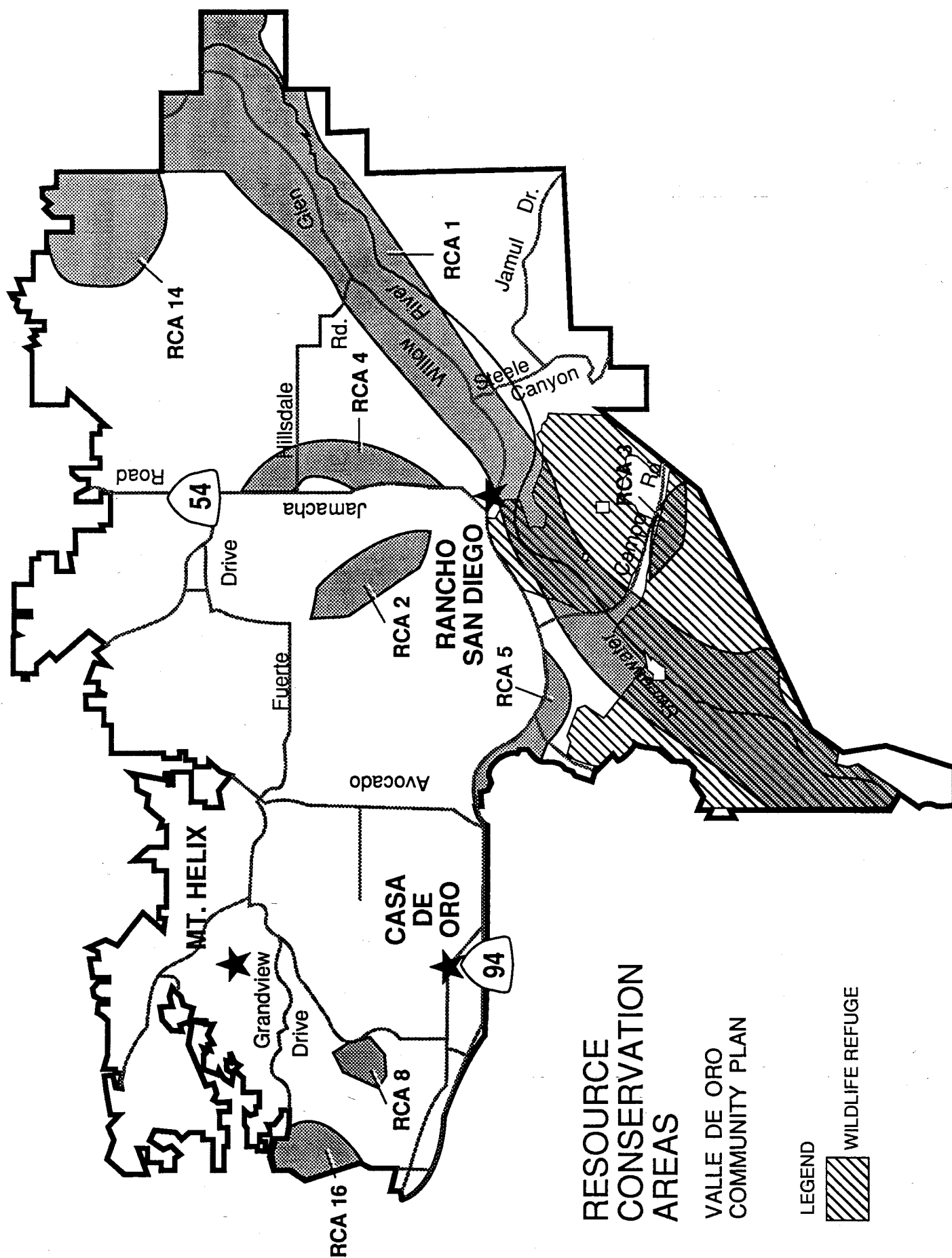
RCA 4: Jamacha Creek, north and south of Hillsdale - This narrow creek, partially fed by runoff, supports some riparian vegetation, and provides water for wildlife in a rapidly suburbanizing area. Conserve corridors to and from undeveloped areas.

RCA 5: Campo Creek, south of Campo Road, between Avocado Avenue and Jamacha Boulevard - This riparian woodland and oak woodland provides seasonal water and nesting habitat for resident and migratory birds. This area also includes Palmer sagebrush found only in low places in the southwestern part of San Diego County.

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

RCA 8: Area along Conrad Drive from Edgar Street to Avenida Gregory - And the area southwest from Conrad toward Orchard Drive. Contains semi-natural drainage vegetation features. Conserve adjacent undeveloped natural and semi-natural habitats.

RCA 14: Oakgrove and habitat for threatened and rare species - East of Vista Grande Road. This contains habitat for: a) Spleenwort - a threatened fern of limited distribution; b) Coast spice bush - a small spicy smelling shrub with reddish berry-like fruit, found only in hills and mesas of San Diego County;



c) *Pholisma* a small root parasite, superficially resembling a morell mushroom but with tiny flowers. Considered by the California Native Plant Society (Powell, 1974) to 1) have an occurrence confined to several populations or one extended population, 2) endangered in part, 3) declining and 4) rare outside of California; d) San Diego Sunflower - The late spring flowering bush sunflower occurs only in southwest San Diego County.

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

RCAs 20-30 - are archaeological sites recommended for excavation or preservation by professional archaeologists.

RCA 20: Cal:F:5:7 - Recommended by Gross & Ezell (1972) for excavation or preservation.

RCA 21: Cal:F:5:11	"
RCA 22: Cal:F:5:35	"
RCA 23: Cal:F:5:2	"
RCA 24: Cal:F:5:3	"
RCA 25: Cal:F:5:5	"
RCA 26: Cal:F:5:6	"
RCA 27: Cal:F:5:9	"
RCA 28: Cal:F:1:7	"
RCA 29: Cal:F:1:6	"
RCA 30: Cal:F:5:22	"

RCA 36: Old Jamacha School - 1886.

RCA 37: Steel Bridge - where Highway 94 crosses Sweetwater Riverbed. Last bridge of this type construction.

RCA 38: Grossmont Area, Artists' Colony Homes:

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

APPENDIX B SENIOR CITIZEN BONUS DENSITY PROJECT GUIDELINES

SITE LOCATION CRITERIA

<u>PUBLIC ACCESS</u>	<u>POINTS</u>
Continuous sidewalks (concrete or asphalt) to grocery shopping, pharmacy, bus, bank, recreation	
AND	30
Bus stops on-site or within 500 feet (walking distance)	
Not continuous sidewalk with low traffic and safe passage (less than 500' non-paved walkway)	
AND	20
Bus stops within .25 mile (walking distance)	
All walking shall be on sidewalks of not more than 6% grade--if area is steeper, multiply the steeper distances by 2. In other words, the distances to shopping, etc. would have to be shorter if the walkways were steeper than 6%.	
All public transportation shall be a 45 minute or less service from morning to evening.	
<u>Major Grocery Shopping, Full Service Banking, Postal Services, and Drug Store/Pharmacy (Portal to Portal)</u>	
Within .3 mile (walking distance)	30
Within .5 mile (walking distance)	15
<u>Major Shopping (Regional Shopping Center) (air miles)</u>	15
Within 4 miles--direct public transport, no transfers	
Within 6 miles requiring transfer	10
<u>Health Care (Air Miles)</u>	
Hospital within 5 miles; clinic/outpatient within 3 miles	15
<u>Recreational/Special Services</u>	
Neighborhood Park within .5 mile (walking distance)	5
Sr. Citizen Center within .6 mile (walking distance)	5
<u>TOTAL POINTS:</u>	
91-100	Excellent
81-90	Good
71-80	Marginal
70 & below	No Project

SITE DEVELOPMENT CRITERIA

POINTS

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

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

On-Site Facilities

** Recreation

- 4 - Lawn/picnic table area (at least 15 sq. ft./unit)
- 3 - Separate, private patios for each unit
- 3 - Spa or pool (swimming or lap)
- 1 - Barbeque facilities near picnic area
- 1 - Play courts (shuffleboard, horseshoes, etc.)
- 1 - Vegetable/flower garden area

* Other Facilities

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

** Parking

- 3 - Covered parking
- 2 - 1.1:1 spaces

Building Configuration

- 5 - One-story building (no more than 7 steps from lowest access to any unit--ramps also to be provided)
- 5 - Elevator in 2-story building (connects to all buildings' upper floors--required in more than 2 stories).
(Two-story building = no more than 1.5 flight of stairs from lowest access to any unit)

POINTS

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

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

APPENDIX C
VALLE DE ORO COMMUNITY PLAN AREA
GROWTH FORECASTS

	POPULATION	OCCUPIED HOUSING UNITS
1986	30,795	9,475
2000	44,101	14,609
2010	56,148	18,909

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

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