

Land Use Compatibility Analysis

AVENTINE AT SWEETWATER SPRINGS

PDS2018-SPA-18-002; GPA-18-004; REZ-18-002; TM-5627; STP-18-013

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1.0 Executive Summary

The Project site is located in the community of Spring Valley within the unincorporated area of southwestern San Diego County (County). The approximately 10.6-acre Project site is located at the southwestern corner of Sweetwater Springs Boulevard and Austin Drive in the Spring Valley Community Plan Area. The site address is 2770-2792 Sweetwater Springs Boulevard. The County Assessor Parcel Numbers (APNs) are 505-580-07, -08, -09 and -10; refer to Figure 1, Regional/Local Vicinity Map.

The Project proposes construction of a residential project resulting in future development of 92 detached condominium units, along with development of private useable open space, landscaping, parking areas, and infrastructure improvements. The Project has been designed to provide a unique multi-family detached product served by private drives and shared courtyard driveways. The Project would offer three varying floor plans, each designed with unique, but compatible, architectural styles. The Project as proposed would require County approval of a General Plan Amendment (GPA) and Spring Valley Community Plan Amendment, Rezone; Specific Plan Amendment [SPA - Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado)]; Tentative Map; Site Plan; and Major Use Permit (MUP) modification.

The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project. However, a General Plan Amendment is proposed to change the existing General Plan Land Use Designation from General Commercial (GC) to Village Residential (VR-10.9). The Project site is currently zoned as C-36 (General Commercial). A Rezone is requested to change the current Use Regulation for the site from C-36 to a RM (Multi-Family Residential) Use Regulation to allow for the proposed condominium units.

A Market Study was prepared for the Project (Meyers Research 2018) to evaluate the current and future market conditions in the area and to evaluate the long-term viability and appropriateness of development of the Project site with commercial uses, as originally intended by the Spring Valley Community Plan. The study determined that development of the Project site as a commercial retail center is no longer a viable use that can be supported for the reasons described in the Market Study. Rather, development of the site with residential uses, consistent with that proposed with the Project, was determined to be a more sustainable long-term use as the submarket suffers from an oversupply of retail-oriented businesses, lack of visibility needed to support such uses, and a lack of sufficient new household growth needed to support additional retail space.

Although the residential land use proposed with the Project may differ from intended land uses identified in the Spring Valley Community Plan for the subject site, the technical analyses prepared for the Project provide support to the suitability of the site with respect to the surrounding area, to provide new residential housing opportunities for residents of Spring Valley and communities. Further, development of the site as proposed would provide a contribution pursuant to the County's Park Land Dedication Ordinance for new recreational amenities and improved pedestrian mobility and connectivity within the community, consistent with County goals for the circulation system.

As determined in the following Land Use Compatibility Analysis, the Project is considered to be consistent with applicable goals, policies, and objectives contained within the General Plan, Spring Valley Community Plan, and with other applicable plans and regulations, such as the County Wildland Urban Interface Ordinance, County of San Diego Multiple Species Conservation Program, and County Dark Skies Ordinance.

Operational aspects of the Project would be compatible with the surrounding community character. Operation of the Project would not result in activities that would disrupt adjacent land uses. Additionally, activities at the site would be buffered by the proposed development and Project landscaping, thereby distancing such activities from offsite land uses. Operation of the proposed residential uses would be typical of similar residential uses found within the surrounding and adjacent areas and would not represent a use that would conflict with current land uses found in the area. No significant increases in traffic along community roadways (e.g. Austin Drive or Sweetwater Springs Boulevard) are anticipated to occur with development of the proposed residential uses, and substantial new sources of noise that may affect offsite land uses would not result.

In summary, the Project would not result in a substantial land use conflict or development that would be incompatible with other surrounding land uses within the Spring Valley community. The Project as designed would offer new housing opportunities and visually enhance the existing setting, while also expanding and enhancing recreational opportunities for future residents of the development.

2.0 Introduction

2.1 Intent of Land Use Study

The purpose of the Aventine at Sweetwater Springs Land Use Compatibility Analysis is to consider compatibility of the proposed Project with surrounding land uses and consistency with applicable land use goals and policies of the County General Plan, Spring Valley Community Plan and the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado). The study considers the type of development proposed compared to the existing setting, the type and character of the land use intended by the County for the subject property, and Project consistency with applicable plans, goals, and policies. Further, the study evaluates the proposed residential use of the property relative to the long-term outlook of the market and the appropriateness of planned commercial use versus residential development of the site.

2.2 Project Location and Setting

The Project site is located in the community of Spring Valley within the unincorporated area of southwestern San Diego County. To the northwest/north is the City of La Mesa; to the north/northeast is the community of Valle de Oro (within San Diego County); to the southeast is the community of Jamul (within the County); to the southeast/south is the community of Sweetwater (within the County); to the southwest/west is the City of San Diego; and, to the west is the City of Lemon Grove.

The approximately 10.6-acre Project site lies within the boundaries of the Spring Valley Community Plan area and was included in the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado). The site is located at the southwestern corner of Sweetwater Springs Boulevard and Austin Drive. The property is bordered by north by Austin Drive; to the east by Sweetwater Springs Boulevard; to the south by an apartment complex; and to the west by Avenida Bosques; refer to Figure 1, Regional/Local Vicinity Map, and Figure 2, Surrounding Land Uses. The affected County Assessor Parcel Numbers are 505-508-07, -08, -09, -10.

The Project site is currently developed as a Neighborhood Retail center, which is defined as a shopping complex, around 125,000 square feet, with a supermarket or drugstore as an anchor tenant. However, the site has been unable to attract a mainstream grocery or pharmacy tenant as a necessary anchor to the retail center. Instead, the neighborhood retail center is currently anchored by a church with an ATM, liquor store and small pizza restaurant. It has historically severely underperformed in terms of ownership and tenant stability, vacancy and lease rates which has led to deterioration of the center over time. Although the site is dilapidated

and needs to be entirely redeveloped; the current lease rates are too low to finance the redevelopment of the site (Assessment of Land Use Change from Commercial to Residential, Meyers Research, 2018).

A large central surface parking lot serves the existing commercial uses. The site is currently 100% disturbed due to the existing use.

No natural features (e.g. rock outcroppings, ridgelines, steep slopes, drainages, rivers, or streams) are present onsite. Several large eucalyptus and pine trees are present in the northwestern corner of site. A number of large landscaped trees are also located offsite adjacent to the southwestern property boundary.

2.3 Project Description

The Project proposes construction of a residential project resulting in future development 92 detached condominium units, along with development of private useable open space, landscaping, parking areas, and infrastructure improvements. The Project has been designed to provide a unique multi-family detached product served by private drives and shared courtyard driveways. The Project would offer three varying floor plans, each designed with unique, but compatible, architectural styles. Refer to Figures 3A to 3E which illustrate the proposed development and the anticipated architectural concepts.

Parks/Open Space

Integrated into the development will be private useable open space areas [minimum 100 square feet (s.f.) per unit] adjoining each unit. The 92 dwelling units proposed would therefore require 9,200 s.f. of private useable open space. As proposed, the Project will provide a total of 18,400 s.f. of private useable open space, or two times that required by applicable regulations. Each residential unit will also have a fenced exclusive use backyard area.

As required, the Project also proposes group useable open space (minimum of 100 s.f. per unit). A children's play area is also required (minimum 400 s.f. for the first 25 dwelling units with two or more bedrooms; addition of 10 s.f. for each additional dwelling unit with two or more bedrooms thereafter). A total of 10,670 s.f. of group useable open space is therefore required; the Project proposes 14,880 s.f. of group useable open space onsite for use by residents. Facilities are anticipated to include a children's play lot and adjacent open turf play area, and a sport court area with adjacent turf play area and benches.

Parking

Parking for the condominium units (attached two-car garage), guest parking (on private access drives), and parking for recreational open space areas will be provided. Portions of several onsite private access drives will be constructed to accommodate limited on-street parking stalls. All onsite access drives proposed will be designed to maintain a 24-foot width at all times, including those roadways where on-street parking will be accommodated.

Utilities and Public Services

The site will be served by the San Miguel Fire Protection District for fire protection services and the San Diego County Sheriff's Department for law enforcement.

The Otay Water District (OWD) currently provides water service to the site and will continue to provide such services to the Project as proposed. The County of San Diego (Spring Valley) Sanitation District will provide public sewer service for the site, as occurs under existing conditions.

Onsite storm water flows would be captured and treated via a proposed onsite detention basin. Onsite storm water flows from the residential development area and drive aisles would flow southeasterly to the detention basin and would discharge to the existing storm drain system within Sweetwater Springs Boulevard.

Access/Circulation

Access to the Project site would be provided via a private driveway along August Drive and an existing private driveway along Sweetwater Springs Boulevard; refer to Figure 3A, Conceptual Site Plan/Landscape Plan.

Internal circulation would be provided via a series of access drives, each with two 12-foot travel lanes (two-way). A 4-foot wide sidewalk is proposed along both sides of each access drive. All internal drives would be designed to accommodate emergency vehicles, consistent with design requirements of the County and the San Miguel Fire Protection District.

Landscaping

Ornamental landscaping will be provided within the onsite common areas, along Project roadways, and at the Project entryways to visually enhance the proposed development and blend the site into the existing surrounding setting. Additionally, landscaping is proposed for the main entryways, common areas, and the recreational group open space and children's play area to enhance the visual appearance of the development and blend it into the existing setting within the community; refer to Figure 3A, Conceptual Site Plan/Landscape Plan. A robust tree planting program will be implemented throughout the neighborhood which will

consist of planting a minimum of two trees per dwelling unit within the Project site. All proposed landscaping will be subject to review for consistency with the Spring Valley Design Guidelines, Sweetwater Springs District. Maintenance of landscaping within private common areas will be the responsibility of the HOA (backyard private open space for each unit is excluded). Additionally, all landscaping would be consistent with the County's Water Conservation Landscaping Ordinance.

Sustainable Design Features

Sustainable project design features have been incorporated into the Project to reduce Greenhouse Gas (GHG) emissions associated with construction, energy use, area sources and water demand. These design features include policies and performance measures that have been incorporated into the Specific Plan. Such features include, but are not limited to, installation of solar/photovoltaic systems on all dwelling units equal to 1.8 kilowatt hours (kWh) per unit; cool roof design with special roof tiles and radiant barrier insulation; storage areas for collection of recyclables and yard waste for each unit; plumbing of each residential unit with a Level 2 electric vehicle (EV) charging station; high-efficiency street and area lighting; and high-efficiency HVAC systems. Refer to Section J, Project Design Features, of Chapter II, *Aventine at Sweetwater Springs*, of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) for a full list of project design features proposed.

Sound Walls

To minimize potential roadway noise, sound walls (5 to 6 feet as measured from ground surface) would be constructed along a portion of the northern and eastern boundaries the development; refer to Figure 3A, Conceptual Site Plan/Landscape Plan. The sound walls would allow for noise levels to be reduced to a level consistent with that required by the County of San Diego General Plan Noise Element.

2.4 Project Schedule and Phasing

Project construction is expected to commence in 2018 and be completed by end 2019. Project construction would not be phased and all construction would be completed at one time.

2.5 General Plan Land Use Designation and Zoning

The Project site lies within the Spring Valley Community Plan Area of the County of San Diego General Plan. The Project site has a County of San Diego General Plan land use designation of General Commercial, with a Regional Category of Village. A General Plan Amendment is proposed to change the existing General Plan Land

Use Designation from General Commercial (GC) to Village Residential (VR-10.9); refer to Figure 4, General Plan Land Use. An amendment to the Spring Valley Community Plan to change the land use designation from Commercial to Multi-Family Residential will also be required. The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project.

The Project site is currently zoned as C-36 (General Commercial). A Rezone is requested to change the current Use Regulation for the site from C-36 to a RM (Multi-Family Residential) Use Regulation to allow for the proposed condominium units. Refer to Tables 1A and 1B below which show the existing and proposed zoning for the subject property. Figure 5, Zoning, shows the existing and proposed zoning classifications for the Project site.

TABLE 1A. EXISTING ZONING

APN:	505-580-07, -08, -09 & -10	
Use Regulations	C-36 – General Commercial	
Neighborhood/Animal Regulations	Q	
Development Regulations	Density	40
	Lot Size	--
	Building Type	T
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G (35')
	Lot Coverage	--
	Setback	O
Open Space	A	
Special Area Regulations	B	

TABLE 1B. PROPOSED ZONING

APN:	505-580-07, -08, -09 & -10	
Use Regulations	RM – Multi-Family Residential	
Neighborhood/Animal Regulations	A	
Development Regulations	Density	--
	Lot Size	--
	Building Type	T
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G (35')
	Lot Coverage	--
	Setback	V
Open Space	A	
Special Area Regulations	B	

2.6 Matrix of Project Approvals/Permits

Table 2, below, identifies the approvals/permits that are expected to be obtained during the decision-making process for the Project. Table 2 is organized by agency/jurisdiction. In the case where multiple approvals are necessary from a single agency, the approvals are listed in the order that they are anticipated to occur.

TABLE 2. APPROVALS AND PERMITS ANTICIPATED

Government Agency	Action/Permit
County of San Diego	<ul style="list-style-type: none"> ▪ General Plan Amendment (GPA) and Spring Valley Community Plan Amendment ▪ Rezone ▪ Specific Plan Amendment (SPA) – Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) ▪ Tentative Map ▪ Site Plan ▪ Preliminary Grading Plan ▪ Grading Permit ▪ Improvement Plans and Permits ▪ Major Use Permit (MUP) Modification or Minor Deviation
State of California Water Resources Control Board	<ul style="list-style-type: none"> ▪ National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit

General Plan/Community Plan Amendment

The existing County of San Diego General Plan land use designation is General Commercial. A General Plan Amendment (GPA) is required to change the current General Plan designator from General Commercial to Village Residential (VR-10.9) and to update the Spring Valley Community Plan; refer to Figure 4, General Plan Land Use. The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project.

Specific Plan Amendment

The Project site is located within the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) area. The Rancho San Diego (Sweetwater-Avocado) Specific Plan was adopted based upon the following principles: effect improvements in the socio-economic mix of the future population; lessen environmental impact; improve circulation and the land use pattern for a greater degree of balance and efficiency in the overall plan; and effect land use changes which reflect changing market demands and local conditions. Thus, the Rancho San Diego (Sweetwater-Avocado) Specific Plan has undergone a number of amendments since its initial adoption that reflect the ever-changing market conditions. These changes allow the Specific Plan to maintain a vibrant and stable community. The Project as proposed will require an amendment to the Specific Plan to change the designation of the

property from General Commercial to Village Residential (VR-10.9) and to provide specific design guidelines and development regulations of the development.

The purpose of the proposed amendment to the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado), Chapter II. Aventine at Sweetwater Springs, is to describe and define the amended land use and zoning proposed for the Project. The Project will amend the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) consistent with its planning principles to: provide additional housing opportunities in the area near public facilities; improve pedestrian mobility and connectivity within the community; and provide densities consistent with the existing established neighborhoods in the surrounding Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) area and surrounding community. The proposed Specific Plan Amendment provides the development regulations and design guidelines for the Project. Section H, Land Use Designation and Zoning, of the Specific Plan Amendment describes the proposed County General Plan and Spring Valley amendments necessary to implement the Project. General Plan Conformance, including conformance with the County General Plan and Spring Valley Community Plan, is provided in Section K, Project Conformance with Applicable Plans and Policies, of the Specific Plan Amendment.

Approval of the proposed Specific Plan Amendment will include the text and exhibits which establish conformance of the Project with existing County of San Diego plans, policies and ordinances, and a land use plan that designates the permitted land use for the Project.

Rezone

A Rezone is required to change the current Use Regulation from C-36 (General Commercial) to a RM - Multi-Family Residential Use Regulation. The Rezone will allow for a "V" designator to allow for varied setbacks and an "A" designator for Neighborhood/Animal Regulations. Project density would be consistent with the General Plan land use designation of Village Residential (VR-10.9). All other development regulations (e.g., lot size, building type, height, lot coverage, open space, etc.) would remain the same with the project as proposed; refer to Tables 1A and 1B.

Tentative Map

A Tentative Map is required to subdivide the site into 92 detached condominium units. The development will include private drives, exclusive use areas for each unit, and common recreational areas. The common areas, including the private drives, private open space areas, onsite water quality basin, noise walls, and site entries will be maintained by the HOA.

Site Plan

A Site Plan is required to implement the site's architectural component, as well as a mechanism to comply with the Spring Valley Town Center Design Guidelines. The Site Plan is required to implement the proposed "V" designator for setbacks and the "B" designator (Special Area Regulations) to ensure consistency with the Spring Valley Design Review Guidelines. Any Project-specific design criteria identified in the proposed amendment to the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado), Chapter II, Aventine at Sweetwater Springs, would be implemented through County approval of the Site Plan.

Grading Plan

A Grading Plan is required to illustrate existing site topography and proposed grading required in order to accommodate the proposed development. As designed, the Grading Plan for the Project indicates minor grading and will require approximately 23,200 c.y. of balanced cut and fill.

Major Use Permit (MUP) Modification or Minor Deviation to MUP

The Project site is part of a Planned Residential Development (PRD) to which a Major Use Permit (MUP) applies. A MUP Modification or Minor Deviation to the MUP would be required to remove the Project site from the PRD.

2.7 Surrounding Land Uses

The Project site is located in the community of Spring Valley within unincorporated southwestern San Diego County. The Project site is bounded by Austin Drive, a two-lane road, to the north. A U.S. postal office lies directly north of the site (across Austin Drive), with Monte Vista High School with associated sports fields located further to the north (approximately 0.7 mile to the north). Across Austin Drive to the northwest are multi-family residential uses (apartments) and single-family residential uses to the northeast. To the east, the site is bordered by Sweetwater Springs Boulevard, a four-lane roadway, which provides a buffer from lands zoned for commercial/office and light industrial use to the east across Sweetwater Springs Boulevard. Such uses include medical use (physical therapy office) as well as the San Miguel Fire District offices and the District's Fire Station No. 15, located approximately 0.9 mile east of the project site.

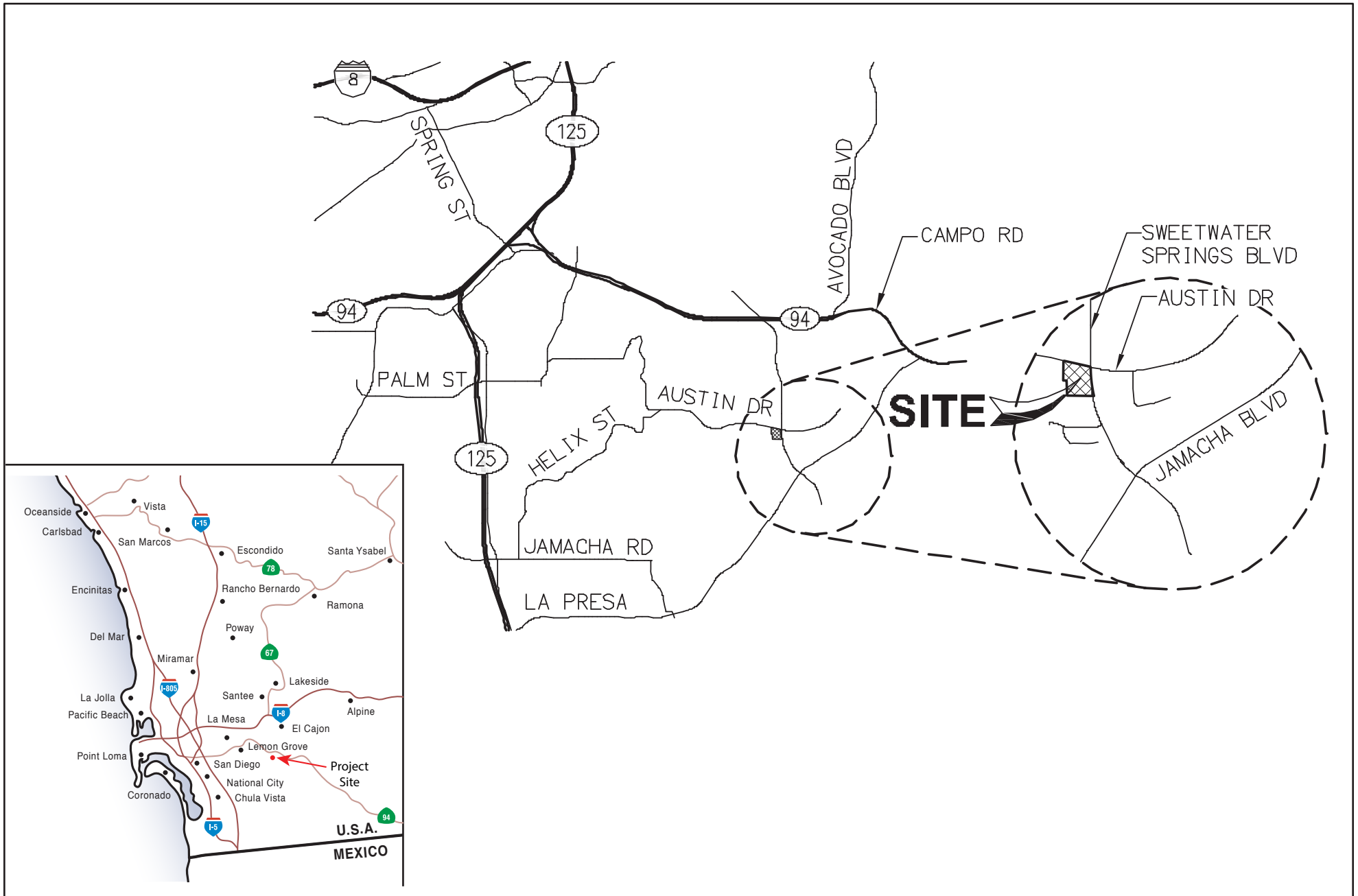
Lands further to the east and to the southeast, across Sweetwater Springs Boulevard and Via Orange Way, are zoned light-industrial and support a variety of uses (e.g., toy store, laser cutting service, spirits distillery, church, auto repair, hearing aid store, fire protection system supplier, pre-made stone countertop store, window/door installation store, metal refinishing, motorcycle repair, etc.). A large-

scale self-storage facility is also located approximately 0.35 mile to the east of the project site.

Adjacent to the south is an apartment complex, with single-family residential uses further to the south and southwest. To the west, Avenida Bosques directly borders the site. The Sweetwater Springs Community School and multi-family residential uses are located directly to the west of the site across Avenida Bosques.

According to the Spring Valley Community Plan, much development within the community has occurred without adherence to zoning and building codes. Codes and ordinances were not adequately enforced in the past, allowing many undesirable and illegal businesses and/or processes to locate and operate within Spring Valley. As a result, many low rent developments and businesses require a heightened need for enforcement. The high degree of business, industrial, high density, power lines and roadways throughout the community give it a “dowdy and decaying look.” As a result, such conditions have the potential to negatively impact the existing community character.

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Not to Scale

Project Site

Aventine at Sweetwater Springs
SURROUNDING LAND USES

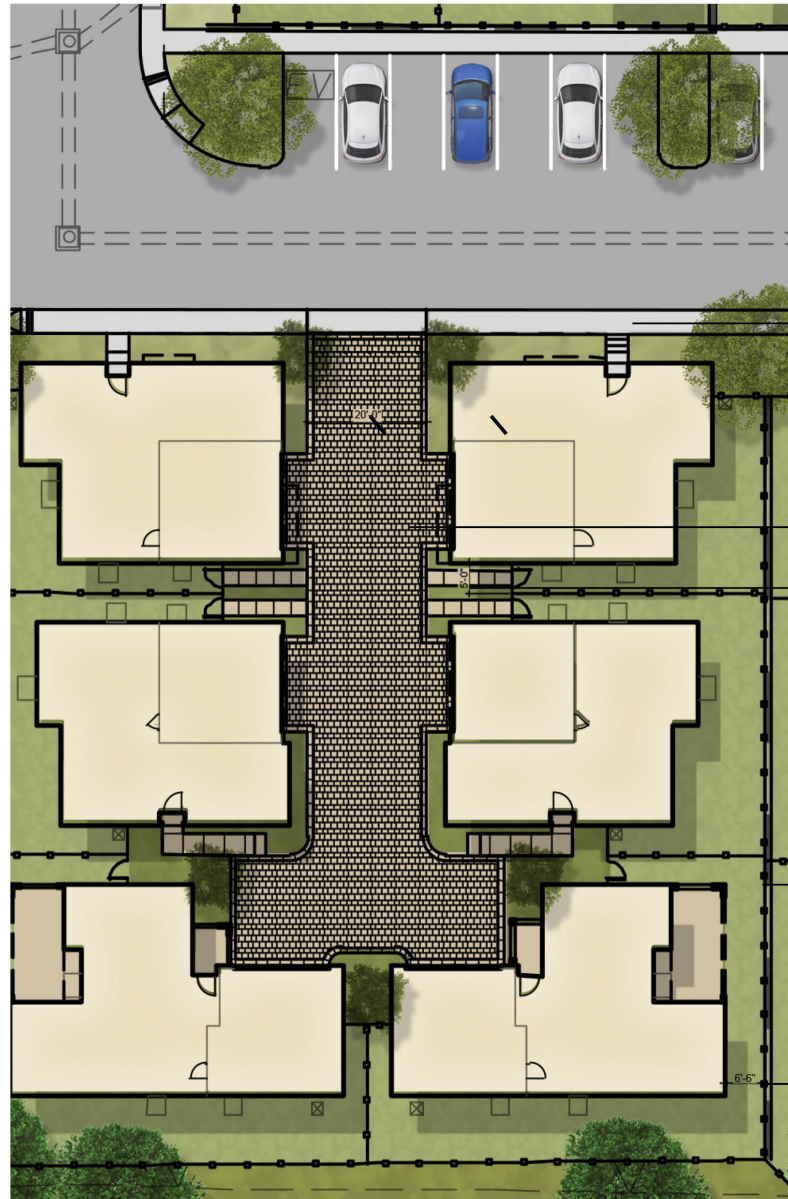
Figure 2

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Conceptual Site Plan/Landscape Plan (NTS)

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Concrete Walk

Interlocking Pavers
Min. Interior Side Yard
Setback, Typ.

Privacy Fence

Min. Rear yard
Setback, Typ.

Standard Motorcourt Enlargement (NTS)

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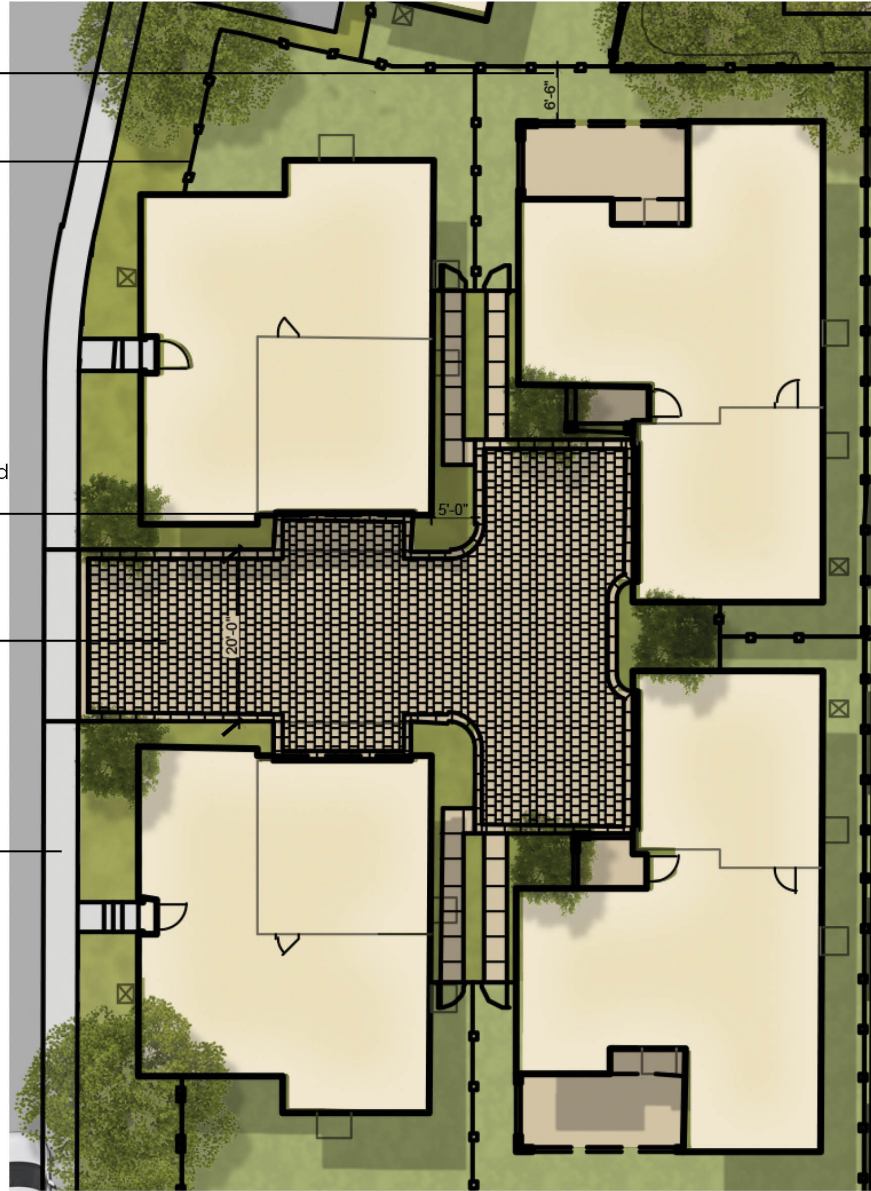
Min. Rear Yard
Setback, typ.

Privacy Fence

Min. Interior Side Yard
Setback, typ.

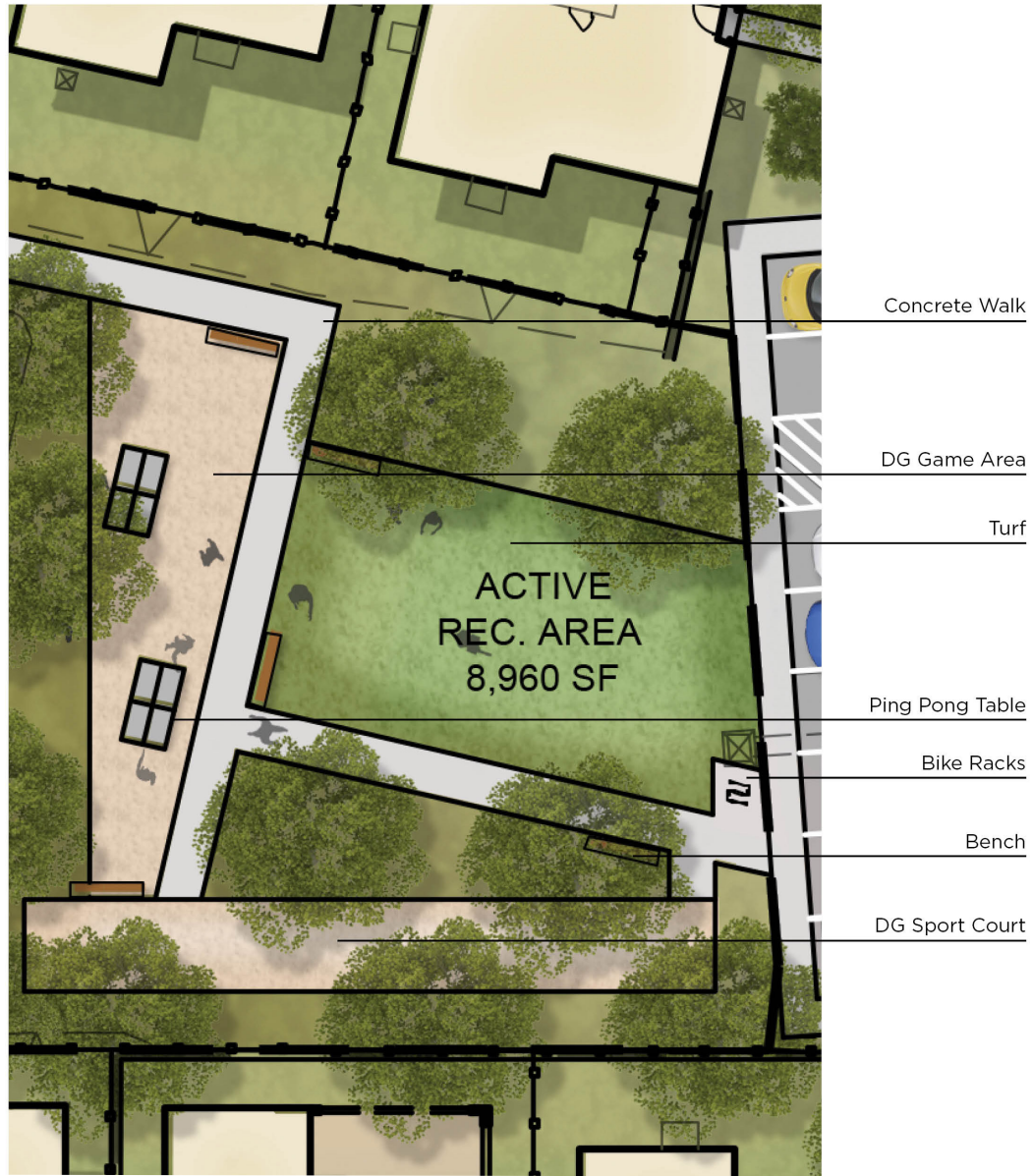
Interlocking Pavers

Concrete Walk



Small Motorcourt Enlargement (NTS)

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Active Recreation Concept Plan 8,960 SF (NTS)

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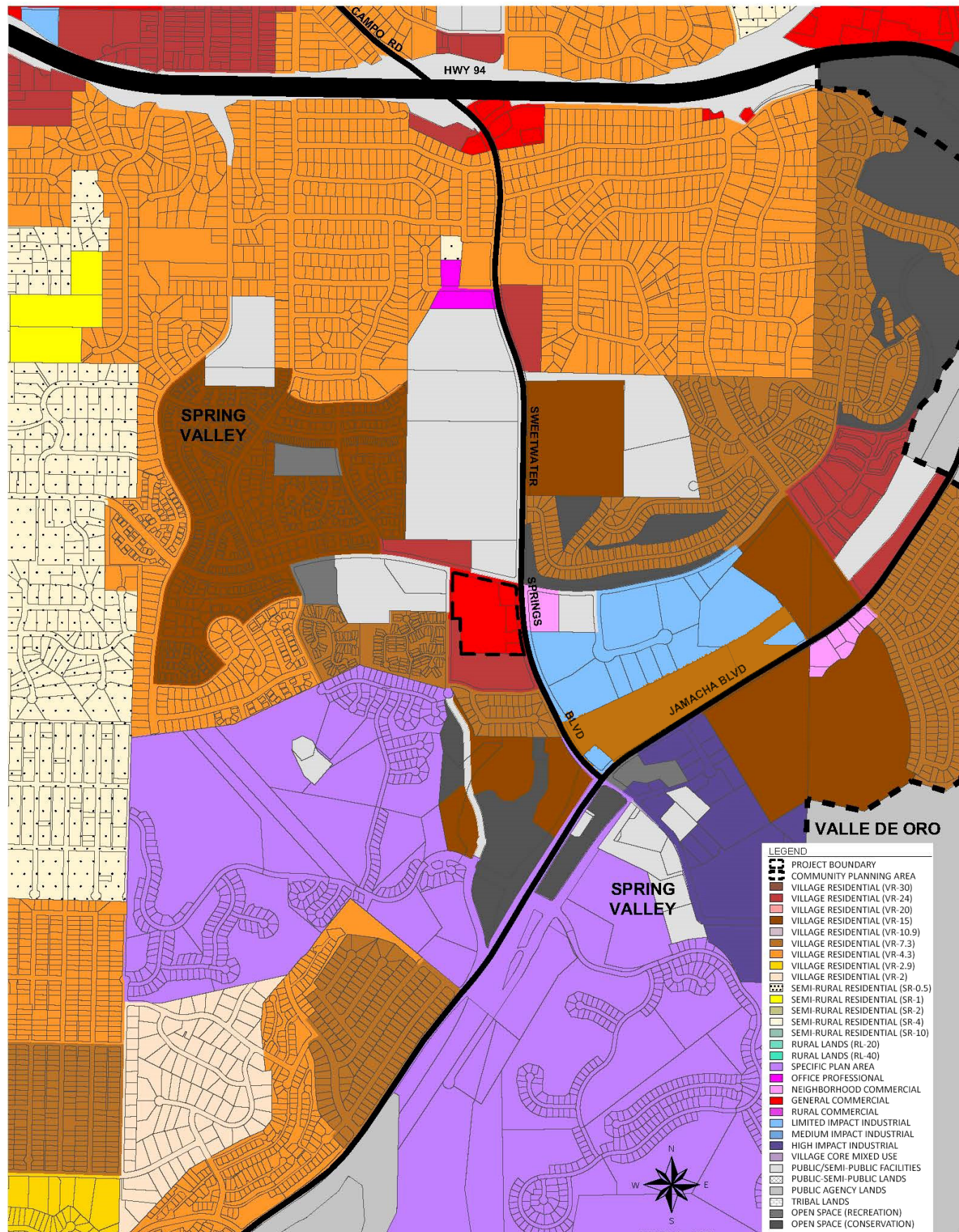


Tot Lot Play Area Concept Plan, 6,240SF (NTS)

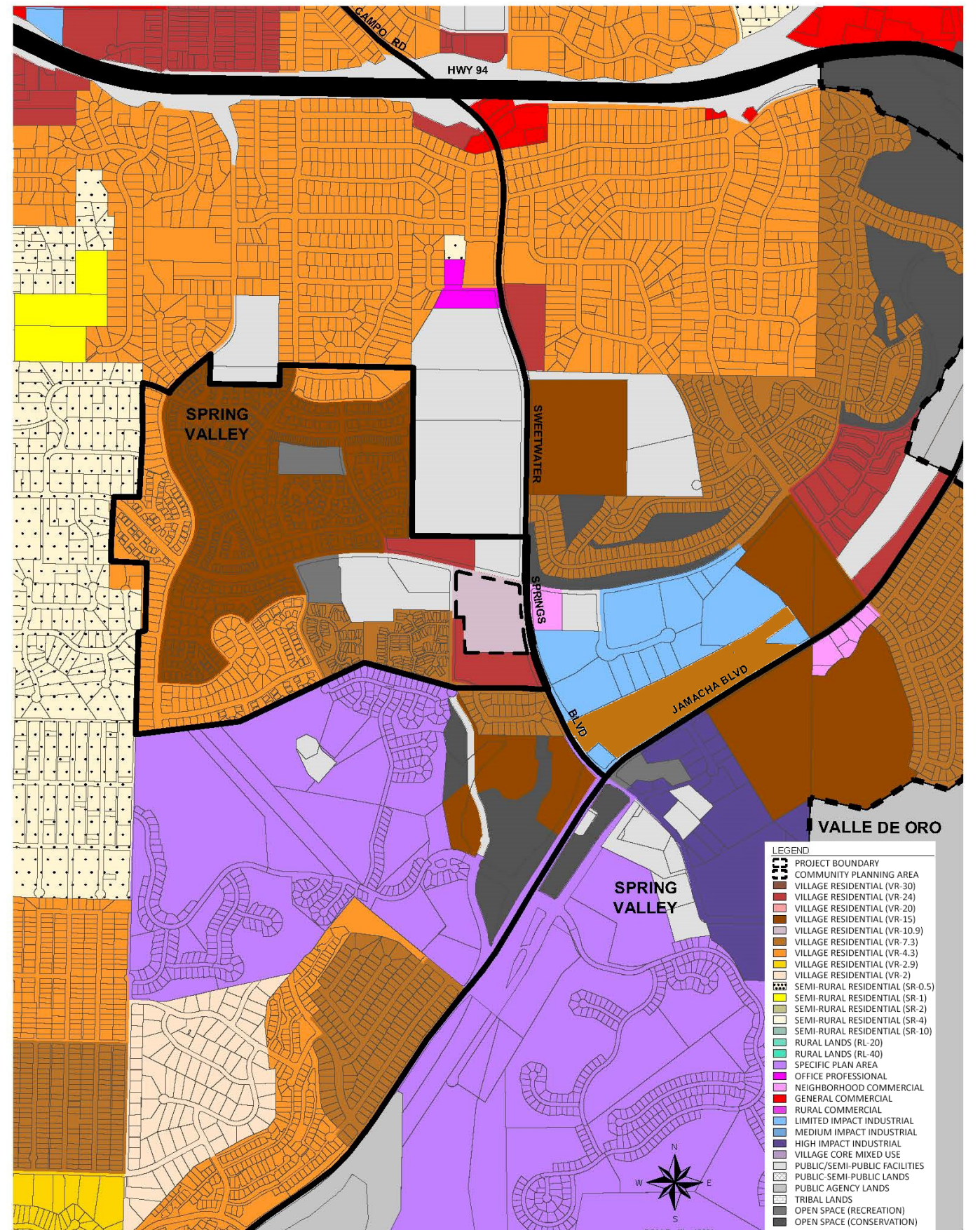
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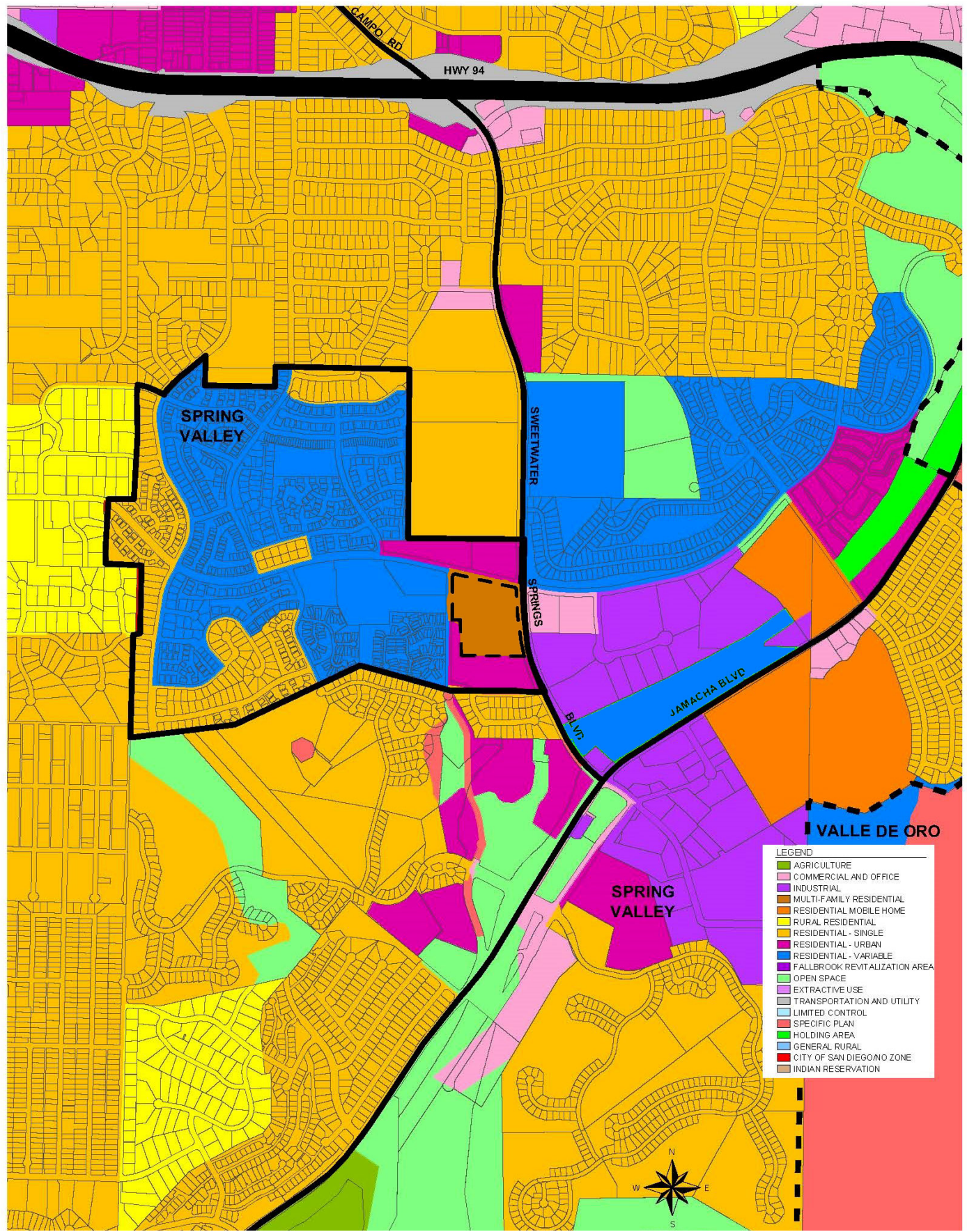
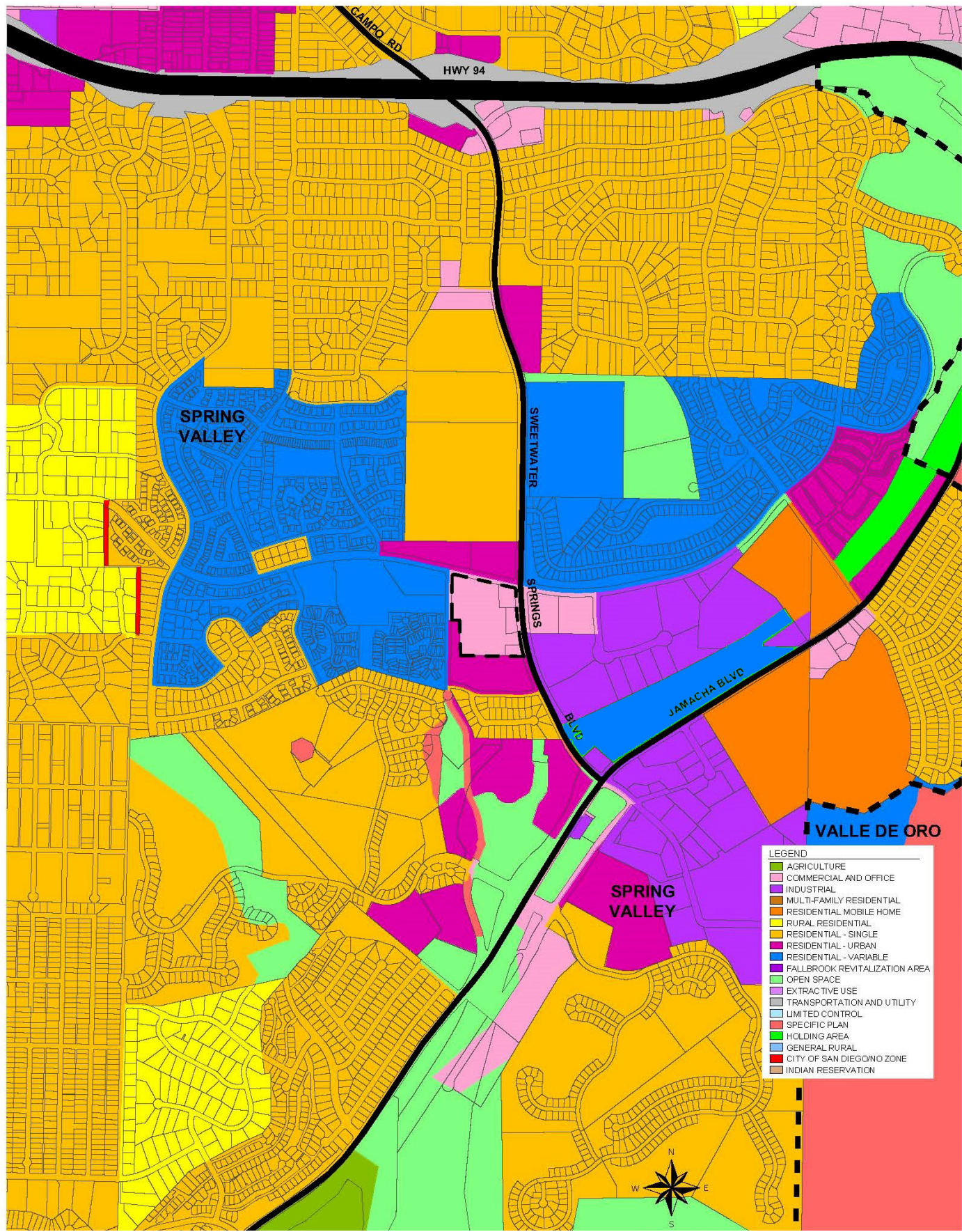


EXISTING



PROPOSED

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3.0 Applicable Plans and Regulations

3.1 San Diego County General Plan (Adopted August 3, 2011)

The County of San Diego General Plan is intended to provide guidance for the long-term development of San Diego County. The General Plan includes various Elements that address different aspects of growth, including accommodating population growth and housing needs, while influencing the distribution of development in order to protect scarce resources wisely; preserving the natural environment; providing adequate public facilities and services efficiently and equitably; assisting the private sector in the provision of adequate, affordable housing; and, promoting the economic and social welfare of the region. Goals, policies and objectives are provided within each of the Elements to guide future land development and ensure consistency with the County's intended vision for the future of San Diego County.

The County of San Diego General Plan Land Use Element designates the Project site as General Commercial (GC) with a Regional Category of Village. A General Plan Amendment is required to change the current General Plan land use designation from General Commercial to Village Residential (VR-10.9) to appropriately reflect the characteristics of the proposed Project. The Regional Category will remain as Village. Refer to Figure 4, General Plan Land Use.

An evaluation of the Project's consistency with applicable goals and policies of the General Plan is provided in Table 3 of this document.

3.2 Spring Valley Community Plan (Adopted August 3, 2011)

The Spring Valley Community Plan designates the subject property as General Commercial with a Regional Category of Village, consistent with the General Plan. The Community Plan is supplemental to the County General Plan and provides goals and policies to guide development of this area of southwestern San Diego County. Applicable goals and policies of the Spring Valley Community Plan, along with a discussion of Project consistency, are provided in Table 3 of this document.

3.3 Wildland Urban Interface Ordinance

The Project site is located within an area affected by the County's Wildland Urban Interface Ordinance. The Ordinance applies to lands with a high potential for the risk

of wildfire, and therefore, such lands are subject to additional preventative design measures to reduce the occurrence or spread of wildfire. The Ordinance is intended to mitigate the risk to life and structures from intrusion of fire from wildland exposures and fire exposures from adjacent structures, and to mitigate structure fires from spreading to wildland fires.

3.4 Multiple Species Conservation Program Subarea Plan

The Multiple Species Conservation Program (MSCP) is a comprehensive, long-term habitat conservation plan which addresses the needs of multiple species and the preservation of natural vegetation communities in San Diego County. The MSCP is aimed at maintaining or improving the status of threatened and endangered species and reducing the need for future listings of species under the federal and State endangered species acts.

The MSCP addresses the potential impacts of urban growth, natural habitat loss and species endangerment and creates a plan to mitigate for the potential loss of Covered Species and their habitat due to the direct impacts of future development of both public and private lands within the MSCP area. The total study area encompasses 12 jurisdictions and consists of 582,243 acres, of which 43% (252,132 acres) is in unincorporated areas under the jurisdiction of San Diego County.

The MSCP is a subregional plan under the Natural Communities Conservation Program (NCCP), which is implemented through local Subarea Plans. The County of San Diego MSCP Subarea Plan, adopted in 1997, and its associated Implementing Agreement establish conditions under which the County, for its benefit and the benefit of public and private landowners and other land development project proponents within its Subarea boundaries, will receive from the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife certain long-term Take Authorizations (and acknowledgment that the MSCP satisfies conditions established in the Section 4(d) Special Rule for the coastal California gnatcatcher) which allows for the taking of specific threatened and endangered species incidental to land development and other lawful land uses authorized by the County. As a result, the overall effect of the MSCP is creation of a large, connected preserve that addresses the regional habitat needs for multiple species.

The Project site is located within the South County Segment of the County's MSCP Subarea Plan. The San Diego MSCP Plan for the southwestern portion of San Diego County provides protection for 85 species and includes the City of San Diego, portions of the unincorporated County, and ten additional city jurisdictions. Further, the Project site is not located within a Focused Conservation Area or Pre-Approved Mitigation Area (PAMA) of the County's MSCP Subarea Plan.

3.5 Spring Valley Community Trails Master Plan

The County of San Diego Trails Program and the Community Trails Master Plan (CTMP) were adopted by the San Diego County Board of Supervisors on January 12, 2005. The County Trails Program is intended to provide a guide for development of a system of interconnected regional and community trails and pathways. Such trails and pathways are meant to address public need for recreation and transportation; however, such amenities will also provide public health and quality of life benefits relative to opportunities for hiking, mountain biking, and horseback riding throughout the County's biologically diverse physical environments. The County's Trails Program focuses on the development and management of trails on public, semi-public, and private lands. The Community Trails Master Plan is the implementing document for the trails program and contains the trails and pathways plans adopted by individual communities within the unincorporated County.

3.6 County of San Diego Dark Skies Ordinance

The County's Dark Skies Ordinance (Light Pollution Code) is intended to reduce potential adverse lighting effects on astronomical research at the Palomar and Mount Laguna Observatories in San Diego County. The Dark Skies Ordinance identifies lands within 15 miles of either observatory as being within Zone A, and lands outside of the 15-mile radius, but within the unincorporated portion of the County of San Diego, as within Zone B. Stringent lighting regulations are provided for Zone A to minimize or avoid adverse impacts on dark skies, with particular consideration for operation of the observatories.

The Project site is located approximately 44 miles to the southwest of the Palomar Observatory and approximately 32 miles to the southwest of the Mount Laguna Observatory. The Project site is therefore located within Zone B of the two observatories.

4.0 Conformance Analysis

The Project would be subject to the goals, policies, and objectives of the County of San Diego General Plan and the Spring Valley Community Plan. In addition, development of the site would be subject to the County's Wildland Urban Interface Ordinance, Zoning Ordinance, County MSCP Subarea Plan, Spring Valley Community Trails Master Plan, and Dark Skies Ordinance. Project conformance with these plans and policies is discussed in detail below in Table 3, Project Conformance with Applicable Plans and Policies, and in subsequent discussion.

TABLE 3. PROJECT CONFORMANCE WITH APPLICABLE PLANS AND POLICIES

Applicable County General Plan Goals and Policies	Conformance Analysis
Guiding Principles	
Guiding Principle #1. Support a reasonable share of projected regional population growth.	Consistent. The project provides a range of housing types that can aid the County in meeting its required housing needs for projected population growth, including multi-family housing options that are currently unavailable in the area.
Guiding Principle #2: Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	Consistent. The Project site is located within an existing area with a “Village” Regional Category designation. The surrounding community is largely built-out and contains a mixture of land uses, including commercial and industrial uses and a school, thereby providing access to jobs. Existing infrastructure, including Sweetwater Springs Boulevard, provide for vehicle access to the Project site. Public utilities, including water and service facilities, are currently provided to the existing onsite commercial uses and would be adequate to serve the Project.
Guiding Principle #3: Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	Consistent. The Project is proposed on a site currently developed as a commercial center. Because the commercial space is not fully utilized, the area has deteriorated over time and become an attractive nuisance. The Project would provide new, architecturally pleasing residential homes near existing jobs and other services, reinforcing the vitality and character of the existing community. Proposed recreational amenities onsite would provide residents with new opportunities for recreation.
Guiding Principle #5: Ensure that development accounts for physical constraints and the natural hazards of the land.	Consistent. The site is currently developed with an existing commercial shopping center consisting of several buildings and supporting surface parking. The site is therefore relatively flat, with no steep slopes, hillsides, drainages, or other natural features that would restrict residential development onsite. The Geotechnical Report prepared for the Project (Geocon, 2017) did not identify any known geological hazards (e.g., fault lines, landslides, liquefaction, etc.) that would represent physical constraints to future onsite development. A Phase I Environmental Site Assessment has been prepared for the Project site and concluded that the site is appropriate for residential development.

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>Guiding Principle #6: Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.</p>	<p>Consistent. The Metropolitan Transit Service provides bus transit service for the Spring Valley community along the Rancho San Diego 856 line. There is an existing transit stop located at Sweetwater Springs Boulevard and Austin Drive that would serve Project residents. The Homeowners Association for the Project would be responsible for providing new residents with transit route and stop information.</p>
<p>Guiding Principle #7: Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.</p>	<p>Consistent. As provided in the Greenhouse Gas (GHG) Analysis prepared by Ldn Consulting (2018), sustainable project design features have been incorporated into the Project to reduce GHG emissions associated with construction, energy use, area sources and water demand. These design features include policies and performance measures that have also been incorporated into the Specific Plan. Such features include, but are not limited to, installation of solar/photovoltaic systems on all dwelling units equal to 1.8 kWh (per unit); cool roof design with special roof tiles and radiant barrier insulation; plumbing of each residential unit with a Level 2 electric vehicle (EV) charging station; storage areas for collection of recyclables and yard waste for each unit; high-efficiency street and area lighting; and high-efficiency HVAC systems.</p> <p>In addition, the Project shall comply with the County of San Diego Water Conservation Landscaping Ordinance to reduce dependence on potable water supplies for irrigation. The Project shall submit a Landscape Document Package that complies with the referenced County Ordinance and demonstrates a 40 percent reduction in outdoor use. The Landscape Document Package shall be submitted to the County for review and approval prior to issuance of any building permits and compliance with this measure shall be made a condition of the Project's approval.</p> <p>Refer to Section J, Project Design Features, of Chapter II, Aventine at Sweetwater Springs, of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) for a full list of project design features proposed.</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
Land Use Element	
<p>LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.</p>	<p>Consistent. The Community Development Model is implemented by three regional categories – Village, Semi-Rural, and Rural Lands, which reflect the different character and land use goals of the County’s developed areas, its lower-density residential and agricultural areas, and its very low-density or undeveloped rural lands. The Project site has a Regional Category of “Village.” The proposed residential land use and density are consistent with the “Village” designation, and therefore, the Project would be consistent with the Community Development Model and future planned development for the Sweetwater Springs area.</p>
<p>LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.</p>	<p>Consistent. The Project site is designated “Village” on the Regional Categories Map. No change to the Regional Category is proposed with the Project. By providing housing opportunities consistent with future development envisioned with the Community Development Model, the character of surrounding lands would be preserved.</p>
<p>LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units. 0020</p>	<p>Consistent. The Project proposes a General Plan Amendment to change the existing land use designation from GC (General Commercial) to VR-10.9 (Village Residential), which allows for a residential density of 10.9 dwelling units per acre (du/ac). The Project proposes a maximum of 92 dwelling units on the 10.6-acre property, for an overall density of 8.7 du/ac, consistent with the proposed VR-10.9 land use designation. This is also consistent with the Spring Valley Community Plan Land Use Goal LU 2.1.</p>
<p>LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.</p>	<p>Consistent. Refer to Policy LU 1.7. Proposed density would be consistent with other single- and multi-family uses present in the surrounding area. This is also consistent with the Spring Valley Community Plan Land Use Goal LU 2.1.</p>
<p>LU-2.4 Relationship of Land Uses to Community</p>	<p>Consistent. Refer to discussion of Guiding Principles, above. The Project will</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a community Plan area, in addition to the General Plan Guiding Principles.</p>	<p>amend the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) to include the Project site and incorporate design guidelines that are consistent with the character of the surrounding community and in particular the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) area as applicable. The Rancho San Diego (Sweetwater-Avocado) Specific Plan was adopted based upon the following principles: effect improvements in the socio-economic mix of the future population; lessen environmental impact; improve circulation and the land use pattern for a greater degree of balance and efficiency in the overall plan; and effect land use changes which reflect changing market demands and local conditions. Thus, the Rancho San Diego (Sweetwater-Avocado) Specific Plan has undergone a number of amendments since its initial adoption that reflect the ever-changing market conditions. These changes allow the Specific Plan to be maintained as a vibrant and stable community. Accordingly, the Project will amend the Rancho San Diego (Sweetwater-Avocado) Specific Plan to provide additional housing opportunities in the area near public facilities; improve pedestrian mobility and connectivity within the community; and provide densities consistent with the existing established neighborhoods in the surrounding Rancho San Diego Specific Plan area and community. See also the Rancho Specific Plan, Chapter II. Aventine at Sweetwater Springs, J. Design Guidelines.</p> <p>Consistent with the Spring Valley Community Plan, which encourages densities less than 15 du/ac, the Project proposes development at a density of 8.7 du/ac. The Project lies within the boundaries of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado). The proposed SPA amendment will provide development regulations and design guidelines to ensure that the Project is developed consistent with the character, design, and densities within the existing Specific Plan area and the surrounding community, as appropriate.</p> <p>Additionally, the Project is proposed with consideration for the existing land use setting. A variety of residential development is present in the surrounding area including multi-family residential use (apartments) to the northwest and single-family residential use to the northeast across Austin</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
	<p>Drive. Adjacent to the south is an apartment complex, with single-family residential uses located further to the south and southwest. To the west, Avenida Bosques borders the site. The Sweetwater Springs Community School and multi-family residential uses are located directly to the west of the site across Avenida Bosques. Refer also to Figure 2, Surrounding Land Uses.</p> <p>To the east, the site is bordered by Sweetwater Springs Boulevard, a four-lane roadway, which provides a buffer from lands zoned for commercial/office [medical use (physical therapy office)] and light industrial use (e.g., toy store, laser cutting service, spirits distillery, church, auto repair, hearing aid store, fire protection system supplier, pre-made stone countertop store, window/door installation store, metal refinishing, motorcycle repair, etc.) located to the east/southeast across Sweetwater Springs Boulevard and Via Orange Way. However, the Project is distanced from such uses and further buffered by Sweetwater Springs Boulevard, as well as proposed perimeter landscaping, slopes and the on-site detention basin. Therefore, the proposed residential use of the Project site does not conflict with such existing uses.</p> <p>In addition, operational aspects of the Project would be compatible with the surrounding community character. Operation of the Project would not result in activities that would disrupt adjacent land uses. Additionally, activities at the site would be buffered by the proposed development and Project landscaping, thereby distancing such activities from offsite land uses. Operation of the proposed residential uses would be typical of similar residential uses found within the surrounding and adjacent areas. No significant increases in traffic along community roadways (e.g. Austin Drive or Sweetwater Springs Boulevard) are anticipated to occur with development of the proposed residential uses, and substantial new sources of noise that may affect offsite land uses would not result.</p>
<p>LU-2.9 Mitigation of Development Impacts. Require measures that minimize significant impacts to</p>	<p>Consistent. The Project does not include land uses that would cause excessive noise, vibration, dust, odor, aesthetic impairment, and/or that</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	would be detrimental to human health and safety.
LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	Consistent. By amending the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) to allow residential uses on the site, the project will add a mixture of residential land use designations to the Rancho Specific Plan 74-01 (Sweetwater-Avocado) area. The Project is designed to provide a unique multi-family detached housing product served by private drives and shared courtyard driveways. The Project includes three floor plans each designed with three unique, but compatible, architectural styles. Project-specific design criteria identified in the proposed amendment to the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) would be implemented through County approval of a Site Plan.
LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.	Consistent. The Project site has a Regional Category of "Village" in the County General Plan. The site is located within proximity to existing transit routes and a transit stop (e.g., along Sweetwater Springs Boulevard and Austin Drive). Designated bike lanes are also provided along Sweetwater Springs Boulevard and Austin Drive in the vicinity of the site.
LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	Refer to Guiding Principle #7 which identifies the proposed project design features (PDFs) that have been incorporated into the Project design to promote sustainable construction and operations. The PDFs are proposed in order to reduce Project energy and water supply demands, thereby resulting in reduced GHG emissions and potential contributions to adverse effects on climate change.
LU-5.5 Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian	Consistent. The Project site is located within proximity to existing transit routes and a transit stop. Designated bike lanes are currently provided along Sweetwater Springs Boulevard and Austin Drive adjacent to the

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.</p>	<p>Project site. Therefore, the provision of new bike lanes is not required or proposed with Project implementation. The Project proposes a sidewalk system within the interior of the site that would provide connection to the existing offsite circulation system. Implementation of the Project would not impede bicycle and/or pedestrian access.</p>
<p>LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p>	<p>Not Applicable. The Project site is currently developed as a commercial center and supports a number of buildings in combination with surface parking areas. No streams, rivers or drainages, natural habitat, or other sensitive natural resources are present onsite.</p>
<p>LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. [See applicable community plan for possible relevant policies.]</p>	<p>Consistent. The Project site is currently developed as a commercial center. There is no natural open space, natural resources or agricultural uses onsite. The Project is located within the service boundaries of the San Miguel Consolidated Fire District (SMCFD). The SMFPD has provided a will serve letter for the Project and the Project has incorporated design measures to ensure that adequate fire protection and emergency access/circulation are provided. The Project would replace the current commercial use and surface asphalt parking lot with residential uses exhibiting front/back yards, common open space/recreational areas, and landscaping that would increase pervious land area on the site. The Project proposes approximately 14,880 s.f. of community amenities (e.g. private active recreation area and children’s play area) that would provide recreational opportunities for residents of the Project.</p> <p>Additionally, consistent with the Spring Valley Community Plan Design Guidelines, the Project would replace a commercial center that is currently underutilized and that exhibits characteristics of blight within the community, replacing the use with architecturally pleasing, unique, detached homes that will provide housing opportunities to the community.</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying storm water to the maximum extent practicable.</p>	<p>Consistent. The Project site is currently developed as a commercial center. Minimal grading would be required to prepare the site for residential development and to address storm water requirements. The Project would therefore not substantially alter the existing topography of the site.</p>
<p>LU-9.1 Village and Community Core Planning. Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities, and amenities of Village areas, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.</p>	<p>Consistent. The Project lies within the boundaries of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado). Chapter II, Aventine at Sweetwater Springs (proposed SPA amendment), includes development regulations and design guidelines to ensure that the Project is developed consistent with the overall character, design, and densities within the Specific Plan and Community Plan areas.</p>
<p>LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]</p>	<p>Consistent. Consistent with the Spring Valley Community Plan, which encourages densities less than 15 du/ac, the Project proposes development at a density of 8.7 du/ac. The Project lies within the boundaries of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado). The Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) will be amended to include Chapter II, Aventine at Sweetwater Springs (proposed SPA amendment), that will provide development regulations and design guidelines to ensure that the Project is developed consistent with the character, design, and densities within the existing Specific Plan area and the surrounding community as appropriate. No steep slopes or other environmental constraints are present onsite that would restrict development.</p>
<p>LU-9.3 Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific</p>	<p>Consistent. The Project will amend the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) by adding Chapter II. Aventine at Sweetwater Springs, to include development regulations and design guidelines to</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.	ensure that the Project is consistent with the established character, design, scale, and densities of existing established neighborhoods in the surrounding Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) area and community. These guidelines will ensure that development of the Project is compatible with the overall scale and character of the established neighborhood.
LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Consistent. The Project proposes development of a unique neighborhood for local residents near places to work and shop. The courtyard residential products will enhance the mix of housing types within the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) area.
LU-9.6 Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.	Not Applicable. The Project does not include Town Center uses.
LU-9.7 Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.	Consistent. The Project is within the boundaries of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) and within the General Plan regional designation area of an existing Village. As such, there are a number of land uses in the immediate vicinity that provide a mix of commercial and civic land uses. The Project will provide additional housing opportunities in the area and will be located within an existing Village near public facilities, such as schools, community centers, and parks. The Project has been designed with improved pedestrian mobility and connectivity within the community. The proposed Project will amend the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) by adding Chapter II, Aventine at Sweetwater Springs, to include development regulations and design guidelines to ensure that the Project is consistent with the established character design, and densities with the existing established neighborhoods in the surrounding Rancho San Diego

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
	Specific Plan 74-01 (Sweetwater-Avocado) area and community.
<p>LU-9.8 Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity and site, building, and landscape design that is compatible with surrounding areas. [See applicable community plan for possible relevant policies.]</p>	<p>Consistent. The Project includes an internal pedestrian walkway system that would provide connection to offsite pedestrian facilities on roadways adjacent to the Project site. The proposed landscape palette for the Project is consistent with the Spring Valley Community Plan, Sweetwater Springs District. The landscaping plan details the use of street trees that are consistent with trees found within the surrounding areas, and similar planting materials, lighting, signage, walls, and fences, will provide a continuous visual link between the Project and the surrounding community. Also ensuring compatibility with the surrounding areas, landscaping will be used to screen solid block walls along public streets and a 20' landscape buffer will also be provided along perimeter public streets and community walls/fences.</p> <p>The Project provides physical and function pedestrian connections to surrounding multi-family neighborhoods to the greatest extent, given existing grade separations, including slopes and an existing retaining wall separate the Project site from adjacent developed neighborhoods. In addition, an existing County storm drain easement is located along Austin Drive and Sweetwater Springs, Boulevard, prohibiting connectivity within the easement areas. However, the network of Internal pedestrian sidewalks connects to existing sidewalks along Austin Drive and Sweetwater Springs Boulevard.</p>
<p>LU-9.10 Internal Village Connectivity. Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.</p>	<p>Consistent. The Project includes an internal pedestrian walkway system that would provide connection to the existing offsite sidewalk system along adjacent roadways. In addition, the Project includes an onsite common recreation area and a children's play area to meet the recreational needs of future residents of the development. Onsite recreation facilities would be privately maintained by the HOA and would be for the exclusive use of Project residents.</p>
<p>LU-9.11 Integration of Natural Features in Villages.</p>	<p>Consistent. There are no natural features, unique topography, or</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>Require the protection and integration of natural features, such as unique topography or streambeds, into Village projects.</p>	<p>streambeds within the Project site. The site is currently developed as a commercial shopping center.</p>
<p>LU-12.2 Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.</p>	<p>Consistent. The Project site is currently served by the Otay Water District for water service and the County of San Diego Sanitation District for sewer service. Both agencies have indicated that they can adequately serve the Project as proposed. Due to the nature of the residential use, the Project is not anticipated to create substantial new demand for fire protection or law enforcement services or facilities.</p> <p>A Trip Generation Analysis was prepared by LL&G (2018) to determine potential average daily traffic (ADT) generated by the proposed development. Due to the low numbers of trips generated by the proposed use and the condition of roadways and intersections in the study area considered, the Project would not adversely affect existing levels of service (LOS). No significant impacts would occur and no mitigation measures or roadway/intersection improvements are required or proposed.</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>LU-12.1 Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing. In addition to utilities, roads, bicycle and pedestrian facilities, and education, police, and fire services, transit-oriented infrastructure, such as bus stops, bus benches, turnouts, etc., should be provided, where appropriate.</p>	<p>Consistent. Water and sewer services are currently provided to the existing onsite commercial uses. The affected service agencies would continue to provide such services to the proposed residential development. The Project Applicant would be required to make payment of Traffic Impact Fees, drainage area fees, park-in-lieu-of fees, and/or other fees for local school and fire services.</p> <p>The Project would not be phased, and all required infrastructure would be provided with initial Project construction.</p> <p>The Project includes a system of private drives providing circulation within the proposed development. A network of pedestrian walkways is also proposed throughout the neighborhood to encourage pedestrian mobility. The site is located within proximity to existing transit (bus) stops located along Sweetwater Springs Boulevard and Austin Drive, among other area roadways. No new bus stops, benches, or turnouts are proposed with the Project.</p>
<p>LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.</p>	<p>Consistent. The Project site is located within the service boundaries of the Otay Water District (OWD). The OWD currently provides potable water service to the existing commercial uses located on the property. The OWD has completed a Project Facility Availability Form for water service indicating that it has adequate facilities and water resources to serve the residential development as proposed. In addition, the Project will comply with the County's Climate Action Plan, Measure W-1.2 (Reduce Outdoor Water Use).</p>
<p>LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>Consistent. See Policy LU-13.1 above.</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
Mobility Element	
<p>M 1.2 Interconnected Road Network. Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.</p>	<p>Consistent. Access to the proposed development would be provided via existing Sweetwater Springs Boulevard and Austin Drive. All access and internal circulation drives would be constructed consistent with applicable County and fire district design requirements.</p>
<p>M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.</p>	<p>Consistent. The Project would be served by a network of internal private drives designed to provide adequate emergency access. The internal access drives have been designed to reduce traffic speeds by narrowing the travel lanes to the extent feasible (two 12-foot travel lanes, or 24 feet total width) while still allowing for adequate circulation of emergency vehicles to enhance walkability, as well as vehicular and pedestrian/bicycle safety.</p>
<p>M-4.2 Interconnected Local Roads. Provide an interconnected and appropriately scaled local public road network in Village and Rural Villages that reinforces the compact development patterns promoted by the Land Use Element and individual community plans.</p>	<p>Consistent. Access to the Project would be provided via existing Sweetwater Springs Boulevard and Austin Drive. The internal private drives have been appropriately scaled to provide adequate access to the compact development pattern and to efficient vehicular circulation within the interior of the Project site.</p>
<p>M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.</p>	<p>Consistent. The Project is within the service boundaries of the San Miguel Fire Protection District. The District has reviewed the Project and determined that access and internal circulation is appropriately sized to accommodate fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>M-8.1 Maximize Transit Service Opportunities. Maximize opportunities for transit services in unincorporated communities Coordinate with SANDAG, the CTSA, NCTD, and MTS to provide capital facilities and funding, where appropriate, to:</p> <ul style="list-style-type: none"> ▪ Maximize the speed and efficiency of transit service through the development of transit priority treatments such as transit signal priority, transit queue jump lanes, and dedicated transit only lanes ▪ Provide for transit-dependent segments of the population, such as the disabled, seniors, low income, and children, where possible ▪ Reserve adequate rights-of-way to accommodate existing and planned transit facilities including bus stops 	<p>Consistent. The Metropolitan Transit Service provides transit service the Spring Valley community along the Rancho San Diego 856 line. There is an existing transit stop located at Sweetwater Springs Boulevard and Austin Drive which would provide residents of the Project with access to public transit. The Homeowner’s Association (HOA) for the Project would be responsible for providing new residents with transit route and stop information, as appropriate.</p>
<p>M-11.2 Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.</p>	<p>Consistent. The Project site is located within a broader area within the General Plan Regional Category designation of Village. The Project is near transit routes and a transit (bus) stop. Existing dedicated bike lanes are present along Sweetwater Springs Boulevard and Austin Drive. Residents of the Project would access these off-site facilities via the proposed Project access drives onto Sweetwater Springs Boulevard and Austin Drive.</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>M-11.4 Pedestrian and Bicycle Network Connectivity. Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks.</p>	<p>Consistent. Refer to Policy M-11.2.</p>
<p>M-11.7 Bicycle and Pedestrian Facility Design. Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village.</p>	<p>Not Applicable. Refer also to Policy M-11.2. Bicycle parking will be provided at the children's play area and the active recreation area.</p>
<p>M-11.8 Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.</p>	<p>Not Applicable. Refer to Policy M-11.2. According to the Spring Valley Community Trails Master Plan, there are no existing or planned community trails or pathways within the immediate Project vicinity. The Project would not be required to construct any new trails or pathways in conformance with the Trails Master Plan.</p>
<p>M-12.1 County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.</p>	<p>Not Applicable. Refer to Policy M-11.8.</p>
<p>Conservation and Open Space Element</p>	
<p>COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p>	<p>Consistent. The Project would comply with the County's Water Conservation in Landscape Ordinance which requires the use of drought tolerant plant materials, water efficient irrigation systems and other technologies to minimize the use of potable water. The Project would be required to provide separate irrigation meters and would comply with the County's Climate Action Plan, Measure W-1.2 (Reduce Outdoor Water Use).</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>COS-4.5 Recycled Water. Promote the use of recycled water and gray water systems where feasible.</p>	<p>Not Applicable. The Otay Water District does not provide recycled water to the Project area. Therefore, the use of recycled water for the Project is not feasible.</p>
<p>COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.</p>	<p>Consistent. the Project site is highly developed/disturbed and supports a commercial shopping center and surface parking lot; however, the Project site has been identified as having high sensitivity for potential paleontological resources to be present. As such, implementation of a monitoring program may be required during Project grading/excavation activities to ensure that any unknown paleontological resources discovered are properly handled and treated.</p>
<p>COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>Not Applicable. The Project site is currently developed as a commercial shopping center. There are no existing scenic resources onsite.</p>
<p>COS-12.2 Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.</p>	<p>Not Applicable. The Project site is currently developed as a commercial shopping center. There are no ridgelines within the Project site.</p>
<p>COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.</p>	<p>Consistent. The Project site is designated Village and is located near existing job producing land uses (commercial and industrial), a public school, a transit route and dedicated bike lanes along Sweetwater Springs Boulevard and Austin Drive. Such land uses and alternative transportation opportunities are designed to reduce vehicular trips.</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.</p>	<p>Consistent. The Project is near an existing transit route and bus stop. Dedicated bike lanes are provided along Sweetwater Springs Boulevard and Austin Drive adjacent to the Project site. Opportunities to utilize alternative modes of transportation would therefore be available to residents of the proposed Project and of the surrounding area. The Project site is also located near existing job producing land uses (commercial and industrial).</p>
<p>COS-14.3 Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.</p>	<p>Consistent. Refer to Guiding Principal #7. The Project would incorporate sustainability measures to conserve energy, water, open space, and natural resources by way of its project design features. These project design features have been incorporated into the Project to reduce greenhouse gas emissions associated with construction, energy use, area sources and water demand. In addition, the Project must comply with regulatory compliance measures that will serve to reduce the Project's greenhouse gas emissions. These project design features are consistent with all applicable County General Plan policies related to reducing greenhouse gas emissions. The 184 trees that will be planted within the project site are anticipated to result in the sequestration of approximately 135 metric tons CO₂ equivalent (MT CO₂e) of greenhouse gas emissions. The project will also comply with the County's Water Conservation Landscaping Ordinance. Refer also to the Greenhouse Gas Analysis prepared for the Project (Ldn Consulting, 2018).</p>
<p>COS-14.8 Minimize Air Pollution. Minimize land use conflicts that expose people to significant amounts of air pollutants.</p>	<p>Consistent. The Project would result in development of a limited number of detached condominiums. The majority of emissions would be generated during the grading/construction phase and from vehicle use. Best Management Practices and mitigation measures (as appropriate) would be implemented to minimize such emissions. The proposed residential use would be similar in nature to other residential uses in the surrounding area and would not result in a land use conflict that exposes people to significant amounts of air pollutants.</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>COS-14.9 Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.</p>	<p>Consistent. The proposed residential land use is not anticipated to generate significant amounts of air pollutants or GHGs. Sustainability measures would be incorporated to reduce Project energy demands and GHG emissions. As applicable, mitigation measures would be implemented to reduce any Project-related air quality and/or GHG impacts to a less than significant level.</p>
<p>COS-15.1 Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.</p>	<p>Consistent. Refer to Policy COS-14.3.</p>
<p>COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.</p>	<p>Consistent. Refer to Policy COS-14.3.</p>
<p>COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs.</p>	<p>Consistent. The Otay Water District does not provide recycled water to the Project area. Therefore, the use of recycled water for the Project is not feasible.</p>
<p>COS-24.1 Park and Recreation Contributions. Require development to provide fair-share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law.</p>	<p>Consistent. The Project would be required to comply with the requirements set forth in the Park Lands Dedication Ordinance (PLDO) Spring Valley Local Park Planning Area which requires the payment of \$562,948 total PLDO fees.</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
Housing Element	
<p>H-1.3 Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.</p>	<p>Consistent. The Metropolitan Transit Service provides transit service the Spring Valley community along the Rancho San Diego 856 line. There is an existing transit stop located near the Sweetwater Springs Boulevard/Austin Drive intersection, as well as along other roadways, which would serve residents of the proposed development.</p>
<p>H-1.7 Mix of Residential Development Types in Villages. Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.</p>	<p>Not Applicable. The Project is not considered a large-scale residential development. The Project would allow for future construction of 92 detached condominium homes on approximately 10.6 acres.</p>
<p>H-1.9 Affordable Housing through General Plan Amendments. Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible.</p>	<p>Not Applicable. Refer to Policy H-1.7. The Project is not considered to be a large-scale development, based on the size of the subject property (approximately 10.6 acres) and the and the number of residential dwelling units proposed.</p>
<p>H-2.2 Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.</p>	<p>Consistent. As required, the Project also proposes group useable open space (minimum of 100 s.f. per unit). A children's play area is also required (minimum 400 s.f. for the first 25 dwelling units with two or more bedrooms; addition of 10 s.f. for each additional dwelling unit with two or more bedrooms thereafter). A total of 10,670 s.f. of group useable open space is therefore required; the Project proposes 14,880 s.f. of group useable open space onsite for exclusive use by residents. Facilities are anticipated to include a children's play lot and adjacent open turf play are, and a sport court area with adjacent turf play area and benches.</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
Safety Element	
<p>S-6.2 Fire Protection for Multi-Story Development. Coordinate with fire services providers to improve fire protection services for multi-story construction.</p>	<p>Consistent. The Project proposes detached condominium units. Consistent with the proposed Multi-Family Residential zone, building heights would be limited to 35 feet. All homes proposed would be two stories in height.</p>
<p>S-6.4. Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).</p>	<p>Consistent. The San Miguel Consolidated Fire District has reviewed the Project and determined that minimum emergency response times can be met.</p>
<p>S-12.1 New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.</p>	<p>Consistent. The Project would allow for future development of 92 detached condominium units. The addition of 92 new housing units to the Spring Valley community is not anticipated to substantially increase demands for law enforcement personnel or require construction of new facilities. The County of San Diego Sheriff's Department would continue to provide police protection services to the site following Project implementation.</p>
<p>S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.</p>	<p>Consistent. The Project has been designed to conform to design requirements of the County and the San Miguel Consolidated Fire District to ensure that adequate access and circulation are provided for all emergency service providers and that response times are not adversely affected.</p>
Noise Element	
<p>N-1.1 Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.</p>	<p>Consistent. A Noise Assessment has been prepared for the Project (Ldn Consulting, 2018) based upon the County's Noise Compatibility Guidelines and Noise Standards to evaluate exterior and interior noise levels for the Project.</p>

TABLE 3, CONTINUED

Applicable County General Plan Goals and Policies	Conformance Analysis
<p>N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.</p>	<p>Consistent. A 5- to 6-foot high sound wall is proposed along the northern and eastern perimeter of the Project site to reduce noise levels to below the County's adopted maximum threshold. The sound wall would be required to reduce noise-affected exterior areas of the proposed residential lots located nearest to Austin Drive and Sweetwater Springs Boulevard.</p> <p>A 20' landscape buffer is proposed between the public street and sound wall to visually screen the appearance of the wall from the public street.</p>
Applicable Spring Valley Community Plan Goals and Policies	Conformance Analysis
Land Use (LU)	
<p>Goal LU 2.1 Residential development that is not higher than 15 dwelling units per acre to allow for moderate development that compliments and improves the character of Spring Valley.</p>	<p>Consistent. The Project proposes a residential density of 8.7 du/ac, less than the maximum density recommended per Goal LU 2.1.</p>
<p>Policy LU 2.1.1 Discourage the expenditure of funds collected by or granted to the County of San Diego from creating additional deed restricted affordable housing, until such time that densities of subsidized affordable housing are equitable between the remaining communities within the County Water Authority Boundary and excluding age restricted senior housing.</p>	<p>Consistent. The Project does not include deed restricted affordable housing; therefore, no County funds for such purposes would be expended on the Project.</p>
<p>Recommendation LU 2.1.1 The Spring Valley CPG recommends that the land use maps reflect smaller densities to reduce density allowances for the community altogether. The heaviest density suggested is no more than 15 dwelling units per acre.</p>	<p>Consistent. The Project proposes an overall density of 8.7 dwelling units per acre, which would be consistent with the proposed General Plan land use designation of VR-10.9 (or 10.9 du/ac).</p>

TABLE 3, CONTINUED

Applicable Spring Valley Community Plan Goals and Policies	Conformance Analysis
<p>Goal LU 2.4 Residential development that incorporates design guidelines and improves upon the community character of Spring Valley.</p>	<p>Consistent. The Project will amend the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) to include the Project site and incorporate design guidelines that are consistent with the character of the surrounding community and in particular the Rancho San Diego (Sweetwater-Avocado) Specific Plan area as applicable. See also the Project design guidelines; Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado), Chapter II. Aventine at Sweetwater Springs, J. Design Guidelines.</p>
<p>Policy LU 2.4.1 Require all new development and remodeling of multi-unit residential uses to:</p>	<p>Consistent.</p>
<ul style="list-style-type: none"> ▪ Utilize building colors that are subdued in density and saturation 	<p>Building colors would be subdued and compatible with the overall architectural theme of the neighborhood, as identified in the design guidelines of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado).</p>
<ul style="list-style-type: none"> ▪ Provide signs in conformance with Spring Valley sign requirements 	<p>The Project shall comply with the Spring Valley Community Plan signage requirements.</p>
<ul style="list-style-type: none"> ▪ Be constructed to be as energy efficient as possible, including but not limited to solar, recycled water, use of native vegetation or xeriscaping 	<p>As provided in the Greenhouse Gas (GHG) Analysis prepared by Ldn Consulting (2018), sustainable project design features have been incorporated into the Project to reduce GHG emissions associated with construction, energy use, area sources and water demand. These design features include policies and performance measures that have also been incorporated into the Specific Plan. Such features include, but are not limited to, installation of solar/photovoltaic systems on all dwelling units equal to 1.8 kWh (per unit); cool roof design with special roof tiles and radiant barrier insulation; plumbing of each residential unit with a Level 2 electric vehicle (EV) charging station; storage areas for collection of recyclables and yard waste for each unit; high-efficiency street and area lighting; and high-efficiency HVAC systems.</p> <p>In addition, the Project shall comply with the County of San Diego Water</p>

TABLE 3, CONTINUED

Applicable Spring Valley Community Plan Goals and Policies	Conformance Analysis
	<p>Conservation in Landscaping Ordinance to reduce dependence on potable water supplies for irrigation. The Project shall submit a Landscape Document Package that complies with the referenced County Ordinance and demonstrates a 40 percent reduction in outdoor use. The Landscape Document Package shall be submitted to the County for review and approval prior to issuance of any building permits and compliance with this measure shall be made a condition of the Project's approval.</p> <p>Refer to Section J, Project Design Features, of Chapter II, Aventine at Sweetwater Springs, of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) for a full list of project design features proposed.</p>
<ul style="list-style-type: none"> ▪ Provide parking at a minimum of two spaces per units in addition to handicapped and required visitor's parking. Accommodations on appropriate reductions can be made only for those types of developments noted in General Plan Policy M-10.5, when reductions would not affect desired community character. Parking for Multi-family units shall be covered and/or garaged 	<p>The Project is comprised of detached condominium homes, each of which will include a garage providing two garage spaces per unit (184 spaces total). In addition, 24 uncovered on-street guest spaces are proposed. A total of 16 spaces will be provided adjacent to the two proposed onsite recreation areas. Two additional parking spaces that meet American Disability Act (ADA) requirements are proposed adjacent to the active recreation area. The Project does not rely on offsite parking to meet applicable parking requirements. Reductions to applicable parking requirements are not required or proposed.</p>
<ul style="list-style-type: none"> ▪ Provide landscaped open space for at least 75% of the front yard 	<p>The Project would amend the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) to include Chapter II, Aventine at Sweetwater Springs which includes development regulations, including the front yard setback. The Project is comprised of a single condominium lot with 92 detached units. Front yard setbacks would include landscaping and walkways. In addition, 14,880 square feet of Group Useable Open Space is provided within the Project, consistent with the Spring Valley Design Guidelines.</p>

TABLE 3, CONTINUED

Applicable Spring Valley Community Plan Goals and Policies	Conformance Analysis
<ul style="list-style-type: none"> ▪ Provide minimum front yard setbacks of 15 feet from right-of-way 	<p>The Project is comprised of detached condominium homes on a single condominium lot. Access to homes is provided via internal private streets or shared private courtyard driveways. The front setback from the private street or shared courtyard driveway to the garage/main residence/entry feature is a minimum of 5 feet. All residential units are setback 15 feet from public right-of-way surrounding the Project site.</p>
<ul style="list-style-type: none"> ▪ Provide all parking onsite, within the property of the proposed project 	<p>All parking requirements will be met onsite, as detailed above.</p>
<ul style="list-style-type: none"> ▪ Provide screening for all parking, which may consist of landscape materials, decorative wood or fencing 	<p>Refer to Figure 3A, Conceptual Site Plan/Landscape Plan. Parking areas include landscaped areas to screen parking areas and must be consistent with the County's Parking Design Manual, including Section 7 (Landscaping) and the "cool parking" mitigation requirements identified by the California Air Resources Board.</p>
<ul style="list-style-type: none"> ▪ Provide screening from adjacent properties using either wood, masonry or stucco, at least six feet in height 	<p>The Project is screened from adjacent properties by a 6-foot high perimeter block wall and a 20-foot landscaped buffer.</p>
<ul style="list-style-type: none"> ▪ Conduct appropriate studies for noise 	<p>The Noise Assessment prepared for the Project (Ldn Consulting, 2018) determined that a 5 to 6-foot high sound wall is required along the northern and eastern property boundaries to reduce noise levels. All noise impacts identified would be reduced to a less than significant level via the mitigation measures proposed.</p>
<ul style="list-style-type: none"> ▪ Provide a multi-use area with open space and play areas for children as well as adults of at least 100 square feet per individual unit 	<p>Integrated into the development will be private useable open space areas (minimum 100 s.f. per unit) adjoining each unit. The 92 dwelling units proposed would therefore require 9,200 s.f. of private useable open space. As proposed, the Project will provide a total of 18,400 s.f. of private useable open space, or two times that required by applicable regulations. Each residential unit will also have a fenced exclusive use backyard area. As required, the Project also proposes group useable open space (minimum</p>

TABLE 3, CONTINUED

Applicable Spring Valley Community Plan Goals and Policies	Conformance Analysis
	<p>of 100 s.f. per unit). A children's play area is also required (minimum 400 s.f. for the first 25 dwelling units with two or more bedrooms; addition of 10 s.f. for each additional dwelling unit with two or more bedrooms thereafter). A total of 10,670 s.f. of group useable open space is therefore required; the Project proposes 14,880 s.f. of group useable open space onsite for use by residents. Facilities are anticipated to include a children's play lot and adjacent open turf play are, and a sport court area with adjacent turf play area and benches.</p>
<ul style="list-style-type: none"> ▪ Use paint colors of a neutral, subdued tone 	<p>Building colors would be subdued and compatible with the overall architectural theme of the neighborhood, as identified in the design guidelines of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado).</p>
<p>Goal LU 4.1 Maximize community character and cohesiveness by maintaining two-unit per acre developments without clustering.</p>	<p>Not Applicable. This policy is related to Issue LU 4.1 which addresses the planned Pointe development within the Spring Valley community. The Project site is not part of this development. The Aventine at Sweetwater Springs development is proposed at a density of 8.7 du/ac, consistent with that allowed by the proposed Village Residential (VR-10.9) General Plan land use designation. Project conformance with the design guidelines provided in the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado), Chapter II, Aventine at Sweetwater Springs, will enhance the overall community character and visual cohesiveness of the development within the surrounding setting.</p>

TABLE 3, CONTINUED

Applicable Spring Valley Community Plan Goals and Policies	Conformance Analysis
<p>Policy LU 4.1.1 Discourage the use of Lot Area Averaging, Planned Residential Developments or Specific Plans to enable clustering of units in steep slope areas adjacent to single family neighborhoods assigned Village Densities.</p>	<p>Not Applicable. This policy is related to Issue LU 4.1 which addresses the planned Pointe development within the Spring Valley community. The Project site is not part of this development. The Project has not been designed to utilize Lot Area Averaging, Planned Residential Developments, or Specific Plans to enable the clustering of units. The site is generally flat in nature (existing commercial shopping center) and does not contain steep slope areas that would require or encourage clustering of units to avoid such resources.</p>
<p>Circulation and Mobility (CM)</p>	
<p>Issue CM 5.1: Spring Valley is a highly urbanized suburb of San Diego with many narrow and winding roads. Most of these roads do not have sidewalks. The main focus regarding sidewalks has been and will continue to be, providing sidewalks in the vicinity of schools for the safety of students. Sidewalks are sparse and exist mostly where recent construction has required installation. Contiguous sidewalk installation needs to be done throughout Spring Valley, especially near and along routes to schools, shopping, recreation, and libraries. A Pedestrian Master Plan has been prepared for a small portion of Spring Valley where deficiencies in the pedestrian network, along with projects to correct the deficiencies identified. The master plan as presented includes only the La Presa area along Grand and Jamacha Road/Boulevard and some side streets. Additional planning is required to evaluate the remainder of the community and funding sources are needed to add pedestrian walkways to the community.</p>	<p>Consistent. The Project includes an internal pedestrian network along a system of sidewalks, providing direct connection to the existing offsite pedestrian network. Existing sidewalks are present along both sides of Sweetwater Springs Boulevard and Austin Drive (as well as other roadways) within the Project vicinity.</p>

TABLE 3, CONTINUED

Applicable Spring Valley Community Plan Goals and Policies	Conformance Analysis
<p>GOAL CM 5.1 A contiguous, safe, efficient, and attractive pedestrian network for Spring Valley that provides an alternative to vehicle trips.</p>	<p>Consistent. Refer to Issue CM 5.1.</p>
<p>Issue CM 9.1 Spring Valley is impacted by lack of onsite parking especially in areas where there are large numbers of apartment buildings. In addition, there is currently not enough on-street parking for existing multi-use occupancies.</p>	<p>Consistent. The Project is comprised of detached condominium homes, each of which will include a garage providing two garage spaces per unit (184 spaces total). In addition, 24 uncovered on-street guest spaces are proposed. A total of 16 spaces will be provided adjacent to the two proposed onsite recreation areas. Two additional parking spaces that meet American Disability Act (ADA) requirements are proposed adjacent to the active recreation area. The Project does not rely on offsite parking to meet applicable parking requirements.</p>
<p>Goal CM 9.1 Off-street parking that satisfies the needs of the community and does not adversely affect the community.</p>	<p>Consistent. The Project meets all required onsite parking onsite requirements. Refer to Issue CM 9.1.</p>
<p>Policy CM 9.1.1 Require off-street parking for all vehicles at a rate of two vehicles per unit in addition to visitor and handicapped parking for multifamily residential. (See also Policy LU 2.4.1)</p>	<p>Consistent. The Project meets all required onsite parking requirements. Refer to Issue CM 9.1.</p>
<p>Policy CM 9.1.2 Prohibit counting on-street parking for multi-use residential. Encourage shared parking in commercial or mixed-use areas.</p>	<p>Consistent. The Project as designed would meet all required onsite parking requirements. Refer to Issue CM 9.1.</p>

4.1 Wildland Urban Interface Ordinance

As stated above, the Project site is located within an area affected by the County's Wildland Urban Interface Ordinance. The Ordinance applies to lands with a high potential for the risk of wildfire, and therefore, such lands are subject to additional preventative design measures to reduce the occurrence or spread of wildfire.

The subject site is located within an area un-zoned for fire hazard severity, and therefore, preparation of a Fire Protection Plan (FPP) Report is not required; however, the County Fire Marshal and SMCFPD have reviewed the Project as designed to determine if the Project meets applicable fire protection requirements and that adequate facilities and personnel are available to serve the Project site. Recommendations made by the SMCFPD have been incorporated into the Project design to address water supply, circulation/access, building ignition and fire resistance, and/or fire protection systems and equipment, as appropriate. As such, the Project would be consistent with the requirements of the Wildland Urban Interface Ordinance and no land use conflicts would occur.

4.2 Multiple Species Conservation Program Subarea Plan

The Project site is located within the South County Segment of the County of San Diego's adopted MSCP Subarea Plan. The site is not located within a Focused Conservation Area or Pre-Approved Mitigation Area (PAMA) of the County's MSCP Subarea Plan.

The Project would not conflict with any local policies and ordinances pertaining to the protection of biological resources, and all Project impacts would be reduced to a level of less than significant through implementation of mitigation measures (e.g., restriction of grading, brushing or clearing activities during migratory bird nesting/breeding season in compliance with the Migratory Bird Treaty Act).

4.3 Spring Valley Community Trails Master Plan

According to the Spring Valley Community Trails Master Plan, there are no existing or planned community trails or pathways within the immediate Project vicinity. Therefore, the construction of new trails or pathways is not required or proposed as part of Project improvements.

The Project has been designed to provide internal private roads with 4-foot wide sidewalks to provide overall connectivity and walkability internally, consistent with General Plan Policy M-11.4 "Require development in Villages to provide comprehensive internal pedestrian and bicycle networks that connect to exiting or planned adjacent community and countywide networks." The proposed sidewalk

system would enhance circulation throughout the site and provide linkage to the active recreation and children’s play areas. Interior sidewalks would also provide linkage to the existing offsite sidewalk system along the Project’s frontage onto Austin Drive and Sweetwater Springs Boulevard, as well as Avenida Bosques to the west and Calle Marinero to the south, among other area roadways.

As such, the Project as designed would be consistent with the Community Trails Master Plan with regard to existing or planned trails or pathways. The Project as proposed would not obstruct or otherwise interfere with any planned trail/pathway construction that may occur in the future.

4.4 County of San Diego Dark Skies Ordinance

As stated above, the County’s Dark Skies Ordinance identifies lands within 15 miles of either the Palomar Observatory or the Mt. Laguna Observatory as being within Zone A, and lands outside of the 15-mile radius, but within the unincorporated portion of the County of San Diego, as within Zone B. Stringent lighting regulations are provided for Zone A to minimize or avoid adverse impacts on dark skies, with particular consideration for operation of the observatories.

The Project site is located approximately 44 miles to the southwest of the Palomar Observatory and approximately 32 miles to the southwest of the Mount Laguna Observatory. The Project site is therefore located within Zone B of the two observatories. Zone B requirements for lamp source and shielding of emissions are provided below in Table 4, below.

TABLE 4. ZONE B – LAMP TYPE AND SHIELDING REQUIREMENTS PER FIXTURE

Class	Lamp Type	Zone B
Class I: Color Rendition Important	Low Pressure Sodium	Fully Shielded
	Others Above 4050 Lumens ¹	Fully Shielded
	Other 4050 Lumens & Below ¹	Allowed ²
Class II: Parking Lots, Security, Etc.	Low Pressure Sodium	Fully Shielded
	Others Above 4050 Lumens ¹	Prohibited
	Other 4050 Lumens & Below ¹	Allowed ²
Class III: Decorative	Low Pressure Sodium	Fully Shielded
	Others Above 4050 Lumens ¹	Prohibited
	Other 4050 Lumens & Below ¹	Allowed ²
	Luminous Tube	Allowed ²

¹ Examples of lamp types of 4550 lumens and below (the acceptability of a particular light is decided by its lumen output, not wattage; check manufacturer’s specifications):

- 200 Watt Standard Incandescent and less
- 150 Watt Tungsten-Halogen (quartz) and less
- 75 Watt Mercury Vapor and less
- 50 Watt High-pressure Sodium and less
- 40 Watt Fluorescent and less
- Not allowed in Zone A, Class I

² Lights shall be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties. ³ Maximum of 8,100 total lumens per acre or per parcel, if under one acre.

Source: San Diego County Code. [(Title 5, Div.9, Sections 59.101-59.113 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155 and April 20, 2005 by Ordinance No. 9716.].

All outdoor lighting proposed with the Project would be energy-efficient, shielded, and screened to prevent direct rays from reaching adjacent properties. The height, materials, colors, and configuration of any proposed lighting fixtures would be designed to blend with the natural backdrop to the extent practical and to avoid potential lighting impacts on adjacent land uses. Unique lighting features may be used to accentuate architectural elements, landscaping, entrances, or pedestrian areas; however, if proposed within visually sensitive areas or adjacent to open space, such treatments would be minimized to the extent possible. All Project lighting would be shielded and directed downward to minimize the potential for glare or spillover onto adjacent ownerships and/or any designated open space lands. All outdoor lighting for the Project would be consistent with the requirements of the County of San Diego General Plan, Spring Valley Community Plan, County Zoning Ordinance, County of San Diego Light Pollution Code, and other federal, State, and local statutes or regulations related to dark skies and outdoor lighting, subject to review and approval by the County.

5.0 Evaluation of Site Suitability for Proposed Land Use

The proposed residential use of the subject property differs from the planned commercial use identified in the County General Plan and Spring Valley Community Plan. A Market Study was prepared by Meyers Research (2018) for the Project as proposed. The Market Study was prepared to identify specific challenges and opportunities for future development of the property and to evaluate current and anticipated conditions that may support and/or favor certain types of land uses. A brief summary of the key issues addressed in the study is provided below; refer to the independent technical report for a more in-depth analysis (available under separate cover).

Market Study

In evaluating the continued viability and appropriateness of the site for residential versus commercial development, the Market Study considered economic and demographic factors driving demand and feasibility of commercial uses in the area. Additionally, surrounding demographic characteristics, site characteristics, local rental rates, and location of competitive retail centers were also considered.

The Project site currently offers 82,458 s.f. of leasable space and is currently developed as a Neighborhood Retail center, which is defined as a shopping complex, around 125,000 square feet, with a supermarket or drugstore as an anchor tenant. With exception of the church at the southern end and several retail shops (wine & spirits, martial arts, pizza restaurant, costume store) at the northern end, the site is essentially vacant. The center has no anchor tenant and is comprised of secondary uses.

Historically, in July 2003, the entire neighborhood retail center onsite was leased up except for one space that was being used for the onsite leasing office. Although the center was technically fully leased up in July 2003, several retail renters were only paying rent because they were obligated to fulfill their lease term. These tenants physically closed their stores around 1998-2000 when the original grocery store (Alpha Beta/Big Bear) went out of business. The property owner was unable to find another grocery store to fill the anchor space and subsequently opened a food market in an attempt to provide an anchor tenant. The market went out of business in May 2010, and no other anchor tenant has been secured since that time. The current tenants comprise secondary and marginal uses and these uses are not conducive to a successful future operation as a retail center (Meyers Research 2018).

The Project site is in a deteriorated state, with income which has been decreasing over the years, and in particular, in the past three years. It is currently leasing at an average of \$0.42 per square foot. Of the available square footage at the site, 38% of the square footage available is leased, with 10% of that space in default, resulting in a total vacancy rate of 66% based on leasable square footage. Further, operating income for the site has decreased with an 8% drop in 2015 over 2014, and a further 11% drop in 2016, which equates to a 19% drop between 2014 and 2016.

The site is dilapidated and would therefore need to be entirely redeveloped. At the current lease rates (averaging \$0.38 per square foot), the site does not operate successfully. Even if the site were to achieve lease rates similar to the more successful retail areas in the vicinity, these rates remain too low to finance construction of a new commercial retail center.

Evaluation of the Site as Continuing Commercial Use

Demographic characteristics in Spring Valley are strong, supporting roughly 625 retail-oriented uses in the local inventory area within a 3-mile radius of the Project site; however, this factor alone is insufficient to support the continuation of retail use at the site. Currently, there are roughly 44 vacant spaces in the Spring Valley retail market (within a 2.5 to 3-mile distance of the Project site) which translates to approximately 7% of the total 625 retail uses. This is higher than the acceptable 5% estimated vacancy of total space in the region. High vacancy rates have pushed down asking lease rates in the area.

Spring Valley and the surrounding areas such as Mount Helix, Rancho San Diego and south La Mesa/south El Cajon are currently commanding between \$16.20 and \$24.00 per year (\$1.35 to \$2.00 per month NNN). According to the Market Study, retail spaces typically spend no more than 8% to 10% of total sales on leasing expense to generate a profit. The lease rates necessary to support new retail development are higher than what is being achieved in Spring Valley (\$3.00 to \$3.30 per square foot per month NNN). The existing retail center would not be able to charge high enough rents to cover the cost to rehabilitate or redevelop the site as a viable commercial center.

Additionally, there are two regional shopping centers within a 5-mile radius of the Project site and an additional shopping center located approximately two miles further away, creating a significant outflow of discretionary expenditures away from the immediate vicinity of the Project site towards areas along the State Route (SR) 94/Campo Road and major thoroughfares.

The following factors were determined to be negative for continued use of the site as a retail center:

- Non-freeway and geographically constrained location - too far removed from SR 94 and SR 54 (Jamacha Boulevard).
- Poor market window for visibility.
- Surrounding topography is hilly in three directions, to the west, south and east, and not conducive to easy access for retail.
- The retail center has a long history of underperforming which suggests that rehabilitation of the existing use would not yield better traffic or attract better tenants.
- According to San Diego Association of Governments (SANDAG) reports for unincorporated County areas, estimated traffic counts at Austin Drive and Sweetwater Springs Boulevard are 9,300 cars per day (year 2016), whereas traffic counts of 40,000+ cars per day are ideal for successful retail. (e.g. SR 94 has an average daily traffic count of 44,000+ cars/day).
- There are an estimated 35,000 employees within a 10-minute drive of the site and over 75,000 employees within this same radius are required in order to support a good selection of restaurants and retail.
- Lease rates in the area have been declining as customers travel to areas with better variety and newer options (e.g., Rancho San Diego).
- Asking rental rates in the Spring Valley, Casa De Oro, and Rancho San Diego market areas generally range from \$16.20 to \$21.00 per square foot annually triple net (NNN).
- Rental rates would need to be at around \$35.00 to \$40.00 per square foot (NNN) to achieve breakeven on a revamped retail center at the Project site and it is unlikely that such rates could be achieved, given current rents in the area.

Viability as Neighborhood Retail

The Project site currently falls under the definition of a neighborhood retail center. In order to assess the feasibility of continuing to operate the site as a neighborhood serving retail center, the positive and negative attributes of the site were evaluated to consider certain metrics that would attract customers and successful retailers.

The site is located in a low-visibility area of Spring Valley at the southwest corner of Austin Drive and Sweetwater Springs Boulevard, due to the topographic incline from SR 54 up to Austin Drive. Although the site's frontage along both Austin Drive and Sweetwater Springs Boulevard would afford easy ingress/egress; the surrounding

topography is hilly in three directions, to the west, south and east, and not conducive to easy access for retail. Vehicular traffic coming north on Sweetwater Springs Boulevard climbs a hill before it reaches the Subject site. Population forecasts for the area also show some anticipated growth over the next several years. By virtue of its location almost one mile south of Highway 94 and 2.5 miles east of the 125 Freeway, there is also limited freeway accessibility and no freeway Visibility. The topography surrounding the site makes the site feel isolated and out of the mainstream in terms of retail patronage.

In order for a neighborhood retail development to succeed at a site with no freeway visibility, almost all the other metrics would need to be positive. The site was determined to be unsupportive of a retail development that aspires to attract customers from a wide area. Therefore, the site has not been able to successfully compete with the better- located retail-oriented competition. Taking into account the site's current and historical performance and very high vacancy rates, it was determined that it would be difficult to attract quality retailers, who, according to local brokers, would not seriously consider a location at this site (Meyers Research 2018). Challenges to operation of the site as a neighborhood retail center include:

- **Low Visibility Location for Neighborhood Retail:** The subject site is located in a low-visibility area of Spring Valley at the southwest corner of Austin Drive and Sweetwater Springs Boulevard and has not supported a neighborhood retail concept successfully to-date.
- **No Solid Anchor Tenant:** Currently, the anchor tenant at the site is not a retail use but a church.
- **Poor Existing Retail Performance:** The site is currently anchored by a church and has an ATM, liquor store, and small pizza restaurant. It has historically severely underperformed in terms of ownership and tenant stability, vacancy, and lease rates.
- **Insufficient Size to Create Destination:** Approximately 10.6 acres in size, the Project site is not large enough by itself to create a successful shopping and dining destination for the local area.
- **Limited Freeway Accessibility:** The site is located approximately one mile south of the closest main freeway (SR 94), roughly on-half mile from SR 54, and 2.5 miles from SR 125 and is not visible from any of these roads.
- **No Freeway Visibility:** The site has no freeway visibility. Potential customer traffic at the "main" intersection adjacent to the site (Austin Drive and Sweetwater Springs Boulevard) is only 9,300 cars and should be at least four times this to sustain the current use.

- **Insufficient Traffic Counts to Support Neighborhood Retail Use:** Traffic counts are an important criteria in retailer site selection and most quality retailers look for nearby traffic counts at least four times that of the site's 9,300 cars per day (by contrast, SR 125 to the west of the site averages 163,000 cars per day at Jamacha Boulevard).
- **Not Located at a Key Intersection:** The site is located at the intersection of Austin Drive and Sweetwater Springs Boulevard which has a relatively low traffic count and is not considered a key intersection.
- **Topography of Surrounding Area is Not Flat:** The topography surrounding the site makes the site feel isolated and out of the mainstream in terms of retail patronage. Vehicular traffic coming north on Sweetwater Springs Boulevard climbs a hill before it reaches the site.
- **Not Accessible to Wide Market Area:** By virtue of its location almost one mile south of SR 94 and 2.5 miles east of the SR 125 freeway, the site has minimal ability to attract customers from a wide area in sufficient quantities to support a successful neighborhood retail development.
- **No Synergy with Compatible Uses:** The site offers no meaningful synergy with other retail uses in the local area.

Additionally, the Market Study determined that conditions in Spring Valley indicate that there are approximately 625 retail uses near the Project site, indicating an oversupply. Therefore, the local area appears to be over-retailed. However, there appears to be undersupply in the Spring Valley retail market mainly in general merchandise, clothing, and food and beverage retailers. This apparent undersupply is attributable to the fact that the retail needs of Spring Valley residents are met in other neighboring areas within a 5-mile driving distance, outside of Spring Valley. Therefore, the Market Study concluded that there is no demand for a retail center at the Project site.

Viability as Residential Use

Development of the site as a residential for-sale project with a rezone from commercial to residential use is supported by the following:

- Compatible surrounding uses, including two new proposed residential developments near the Project site
- Strong consumer demand
- Lack of new construction for-sale inventory in East County San Diego
- A proposed attractive development that would enhance the value of the surrounding area

- Infeasibility of continued operation of the site as a retail development, with low neighborhood commercial lease rates and high vacancy rates
- A total tax valuation land basis which is more than double that of a retail development (\$52.9 million vs \$23.6 million)

Assuming a lot coverage of 25% for a new retail development, it is feasible that roughly 115,000 s.f. of retail could be developed at the site. At a recommended lease rate of \$1.50/s.f. and an estimated cap rate of 7.0%, the site developed as an ongoing neighborhood retail center could be valued at \$23.61 million. However, the sustained operation of the site as a retail land use is questionable. As a fully developed residential project with the proposed 92 multi-family detached small lot homes, the Project could be valued at \$52.9 million at sell out. This assumes the recommended total average price of \$575,000 per home. At an estimated sales pace of five units per month, the Project could achieve full tax revenue potential roughly 18 months from sales start (five units per month x \$575,000 per unit = \$52.9 million over 18 months). Therefore, development of the site with residential use type, similar to that proposed with the Project, would generate a higher tax revenue as compared to commercial development on the site.

Additionally, under current conditions, the Project site provides access to both SR 54 to the south and SR 94 just to the north. Shopping, dining, entertainment, schools, and recreation areas are in convenient proximity as well. Additionally, the site is within a 15-minute drive of several employment centers including Downtown San Diego, Chula Vista, El Cajon, National City and La Mesa and within ±30 minutes of the Otay Mesa, Serra Mesa/Mission Valley, and Sorrento Valley/University Towne Center employment nodes. Proximity to employment is a strength for the site as a residential development.

The Market Study determined that there are few actively selling new home communities within five miles of the Project site, particularly single-family homes. The site as a residential development also offers a viable location in an established community with good access to freeways, schools, retail/services and without the higher tax rates and home owners association fees of nearby master-planned communities found in south San Diego County (e.g., Otay Ranch).

The San Diego Association of Governments (SANDAG) Regional Housing Needs Assessment shows that although the County has planned for the necessary number of housing units over the assessment period, the County is behind in the number of approvals one would expect per year if housing availability is averaged over the planning period. Without approval of a substantial number of residential units over the next few years, the County will have a housing shortage. The County has responsibility for providing a percentage of projected required housing. As noted in a recent study, the County has only issued building permits for 26 percent of the

22,412 units allocated to it by the state in its Regional Housing Needs Allocation process (<http://www.sdchamber.org/wp-content/uploads/2017/03/Housing-Score-Card.pdf>.) The lack of housing supply can be considered to contribute to scarcity and high housing prices that put a strain on the general welfare of County residents. Guiding Principle 1 of the County General Plan calls for the County to accommodate a reasonable share of regional growth. Accordingly, given the current widespread regional housing scarcity, this Project would provide homes to increase the County's housing supply and thus contribute to the general welfare of County residents.

Summary

The long term viability of a neighborhood retail center is highly unlikely at this location; as described in the Market Study, the following conclusions were reached: 1) the local market area surrounding the site suffers from an oversupply of retail-oriented businesses; 2) the low and declining retail/commercial lease rates and high vacancy rates has resulted in a dilapidated and underutilized retail center which makes the probability of securing financing for rehabilitation or redevelopment of the site as a retail center highly unlikely; and, 3) the site lacks the fundamentals necessary to create a good local-serving retail development. As such, the site offers a number of characteristics that restrict or limit its potential to attract quality retail and dining tenants. Through the analysis provided, development of the Project site for commercial retail uses is longer supported. Rather, development of the site with detached, multi-family residential condominium uses, consistent with that proposed with the Project, was determined to be a more viable use. Refer also to the Market Study (2018) for a more in-depth discussion.

Although the residential land use proposed with the Project differs from what was designated in the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) for the subject site, the technical analyses prepared provide support that the appropriate land use at this site is residential housing which provides opportunities for residents of Spring Valley and surrounding communities. Further, development of the site as proposed would allow for contribution of new (private) recreational amenities with adequate user parking and development of a pedestrian system that would ultimately improve pedestrian mobility within the development while contributing to the County's intended development of a local (and regional) pathway system to improve connectivity and mobility within the unincorporated area. Finally, this particular location, on an already disturbed site in proximity to employment centers and shopping opportunities is consistent with General Plan policies to provided need housing opportunities adjacent to existing amenities and not extend built environments into pristine areas of the County.

6.0 Findings and Conclusions

The Aventine at Sweetwater Springs Project proposes a revision to the existing General Plan land use designation and zoning classification that apply to the property, as well as an amendment to the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado), to allow for specific design requirements that would ensure a quality development that would be an appropriate land use with consideration for the existing character of the Spring Valley community and current and future market and economic conditions of the local area and surrounding region.

As determined in this Land Use Compatibility Analysis, the Project is generally considered to be consistent with applicable goals, policies, and objectives contained within the General Plan, Spring Valley Community Plan, and other such documents, such as the County Wildland Urban Interface Ordinance and County Dark Skies Ordinance. The proposed General Plan amendment would ensure that the Project meets its potential to serve current and future residents and the surrounding community in a manner that will enhance the character of the property and the overall Spring Valley community and provide for the efficient and economic use of the land and its resources.

In addition, operational aspects of the Project would be compatible with the surrounding community. Operation of the project would not result in activities that would disrupt adjacent land uses. Additionally, activities at the site would be buffered by the proposed development and Project landscaping, thereby distancing such activities from offsite land uses. Operation of the proposed residential uses would be typical of similar residential uses found within the surrounding and adjacent areas. No significant increases in traffic along community roadways (e.g. Austin Drive or Sweetwater Springs Boulevard) are anticipated to occur with development of the proposed residential uses, and substantial new sources of noise that may affect offsite land uses would not result.

Although the residential land use proposed with the Project may differ from the original land uses identified in the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) and Spring Valley Community Plan for the subject site, the technical analyses prepared provide support that the more appropriate use at this site has evolved over the years and residential land uses are more appropriate at this location and will provide housing opportunities for residents of Spring Valley and surrounding communities. A Market Study was prepared to evaluate the current and future market conditions in the area and evaluate the appropriateness of development of the Project site with commercial uses, as intended by the Spring Valley Community Plan. The study determined that development of the Project site for commercial use is not supported. Rather, development of the site with residential

uses, consistent with that proposed with the Project, was determined to be a more viable use as the submarket suffers from an oversupply of retail-oriented businesses and a lack of sufficient new household growth needed to support additional retail space.

Also, as described in this analysis, the Project would not result in substantial land use conflicts or development that would be incompatible with other surrounding land uses within the vicinity of the Project site or the Spring Valley community. The Project as designed would offer new housing opportunities and visually enhancing the existing setting, while also expanding recreational amenities for residents of the proposed development.

7.0 References

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