

**RANCHO SAN DIEGO SPECIFIC PLAN 74-01
(SWEETWATER-AVOCADO)**

AMENDMENT

SPA 18-002

GPA 18-004

PREPARED FOR:

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Rancho San Diego Specific Plan 74-01

(SWEETWATER-AVOCADO)

Approved and Amended by

County of San Diego Board of Supervisors

(7/7/76 SP-A 76-01)

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9/28/83 SP-A 82-07

7/31/85 SP-A 84-06

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II. AVENTINE AT SWEETWATER SPRINGS8

A. Introduction

1. Overview of Project

The Project Site is located within the boundaries of the Spring Valley Community Plan and was included in the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) approved by the County Board of Supervisors on January 3, 1975 and most recently amended in July 1985. 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 Site includes Assessor Parcel Numbers 505-508-07, 08, 09, 10 and comprises 10.6 acres. The Project Site is located west of Sweetwater Springs Blvd. and south of Austin Drive. The Project Site is currently developed as a commercial center, consistent with the existing County General Plan Land Use Designation (C36) and Spring Valley Community Plan commercial land use designation. The Project is within the boundaries of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) (refer to Rancho San Diego, Figure 1, Vicinity Map). The existing shopping center would be removed to implement the Project.

The Project is comprised of 92 detached condominiums on approximately 10.6 acres and is known as Aventine at Sweetwater Springs (Aventine). Access to the Project Site would be provided by a private driveway along Austin Drive and an existing private driveway along Sweetwater Springs Blvd.

The Project will require a General Plan Amendment (including an amendment to the Spring Valley Community Plan), a Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) amendment (Specific Plan Amendment), Rezone, Site Plan, Major Use Permit Minor Deviation and a Tentative Map. The General Plan Amendment would change the General Plan Land Use Designation from General Commercial to Village Residential (VR-10.9), and the Rezone would change the County Zoning designation from C36 to RM. The Regional Land Use Category for the Project would remain "Village." The Spring Valley Community Plan maps would be amended to reflect the residential Project.

This Specific Plan Amendment, SPA 18-002, describes and defines the amended land use and zoning for Assessor Parcel Numbers 505-508-07, 08, 09, 10 and comprises 10.6 acres. The General Plan Land Use Designation for the Project Site was amended by the Board of Supervisors on XXXX, 2018 (GPA 18-004), to Village Residential (VR-10.9).

SPA 18-002 amends the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) to amend the land use designation to RM consistent with this General Plan re-designation. The

Project will amend the Rancho San Diego (Sweetwater-Avocado) Specific Plan 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 area and surrounding community. The Specific Plan Amendment, SPA 18-002 also incorporates Chapter II, Aventine at Sweetwater Springs, into the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) and provides the development regulations and design guidelines for such residential uses. Chapter II shall take precedence with respect to such matters unless otherwise specifically stated therein. In the case of a conflict between Chapter II. and other provisions of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado), Chapter II shall take precedence unless otherwise specifically stated. Any matter or issue not specifically covered by Chapter II. of the Specific Plan shall be subject to the County of San Diego Zoning Ordinance or the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado), as applicable.

2. Purpose and Scope

The purpose of 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 for the Project. Refer to Figure 2, Existing Specific Plan (Amended) for the property subject to the Specific Plan amendment. In addition, this chapter provides the development regulations and design guidelines for Aventine. Section H. Land Use Designation, and Zoning describes the proposed County General Plan and Spring Valley Community Plan amendments necessary to implement the proposed 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 Polices.

Approval of the proposed Specific Plan Amendment will include the text and exhibits which establish conformance of Aventine with existing County of San Diego plans, policies and ordinances; the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado), and a land use plan which designates the permitted land use for the Proposed Project.

3. Purpose and Government Authority

This Specific Plan provides the basis for the preparation of implementing subdivision and improvement plans and specifies permitted land uses, densities, maximum units, and required public facilities as allowed by California Government Code §65450.

The Specific Plan will implement and is in compliance with the applicable goals and objectives of the San Diego County General Plan and the Spring Valley Community Plan. It is anticipated that minor refinements to the Project will occur during development of the implementing subdivision and/or Site Plan. Such refinements, with the approval of the Director of Planning & Development Services (PDS), will not require amendments to this Specific Plan provided the number of residential dwelling units is not exceeded and the overall character of Aventine is maintained.

Any matter or issue not specifically covered by the Specific Plan shall be subject to the regulations and procedures of the County of San Diego Zoning Ordinance. In the case of a conflict between this Specific Plan and the Zoning Ordinance, this Specific Plan shall take precedence.

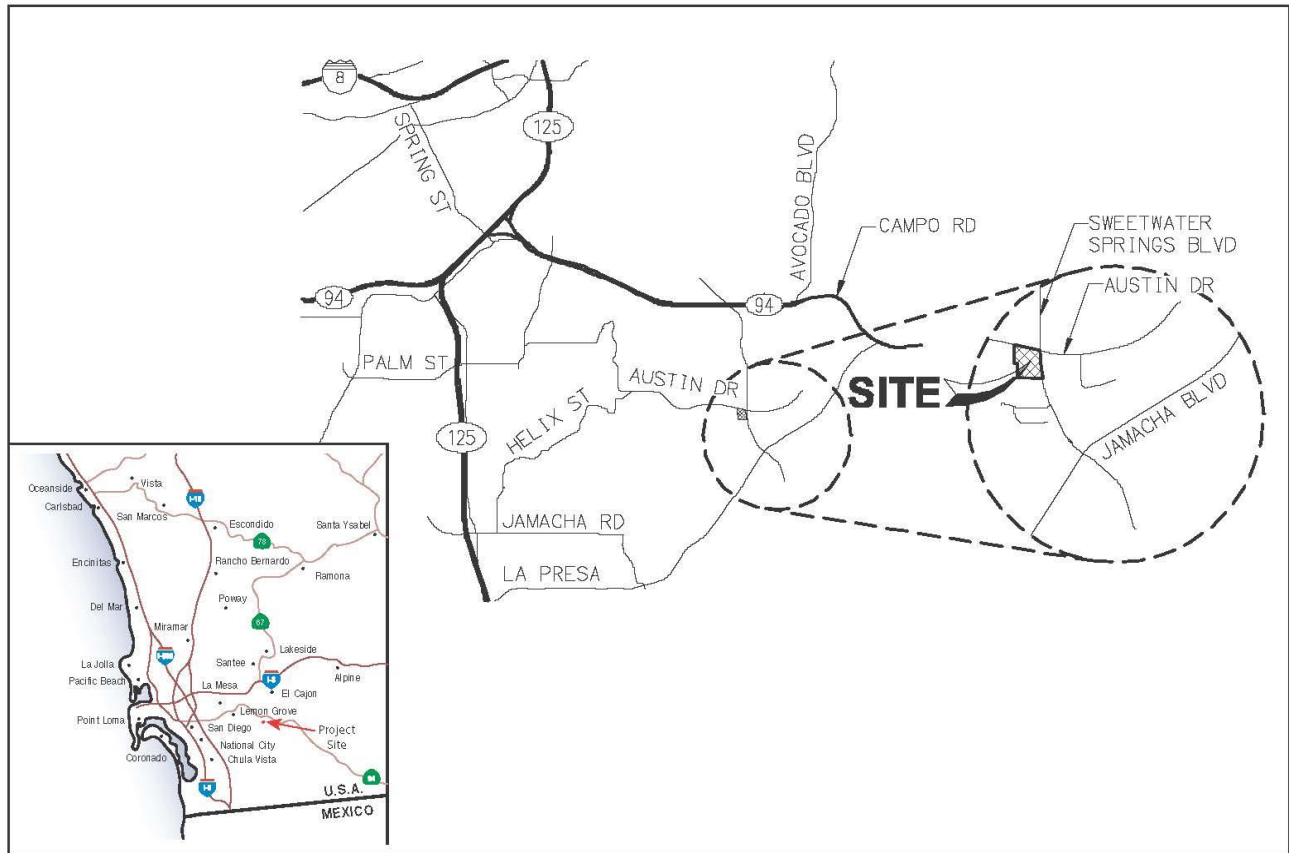


Figure 1
Vicinity Map

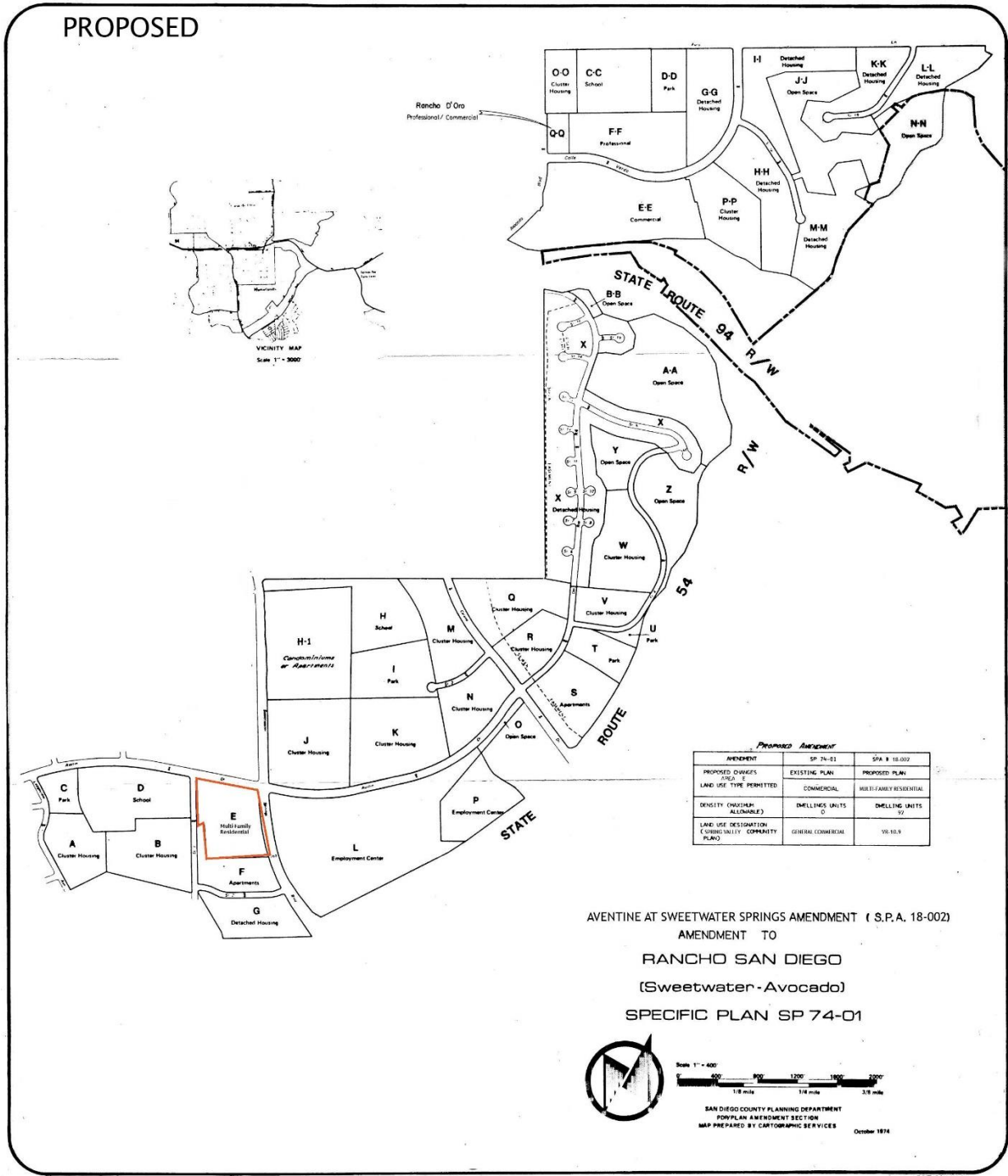


Figure 2

Rancho San Diego (Sweetwater-Avocado) Specific Plan SP 74-01 Land Use Map (Proposed)

B. Site Location

The Rancho San Diego community is located approximately 15 miles east of downtown San Diego in the unincorporated area of San Diego County. The Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) area is bounded on the west by the communities of Casa de Oro and Spring Valley and on the north by the cities of El Cajon and La Mesa. The rural community of Jamul is to the south and east of Rancho San Diego. The Sweetwater Reservoir and the community of La Presa are located southwest of Rancho San Diego. Mount Miguel is located to the south and Mount Helix is located northwest of Rancho San Diego.

Principal access is provided via Highway 94. Jamacha Boulevard, the main access from the South Bay area, traverses Rancho San Diego in a northeasterly direction. Jamacha Road extends east through Rancho San Diego and heads north into El Cajon. Willow Glen Drive provides access from the northeast. Steele Canyon Road provides access from the southeast. Local access to the Project is provided via a private driveway along August Drive and an existing private driveway along Sweetwater Springs Blvd.

C. Existing Land Use

The Project Site is currently developed as a neighborhood retail center, which is defined as a shopping complex, comprised of approximately 118,750 square feet, with a supermarket or drugstore as an anchor tenant. However, this site has been unable to attract a mainstream grocery or pharmacy tenant as a necessary anchor. Instead, the neighborhood retail center is currently anchored by a church. Other uses include an ATM, liquor store and small pizza restaurant. The center has a total vacancy rate of 53%, based on leasable square footage. 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, August 2018). Lease rates in other neighborhood centers in the area have also been decreasing continuously over the past 5 years due to the development of regional shopping centers within a 7-mile radius (Meyers, page 11).

D. Surrounding Land Uses

The areas surrounding the Project Site are fully developed (refer to Figure 3, Surrounding Land Uses). Surrounding land uses include:

North – Residential – Urban

South – Residential- -Urban

West – Variable Family Residential

East – Commercial and Office

Southeast – Industrial

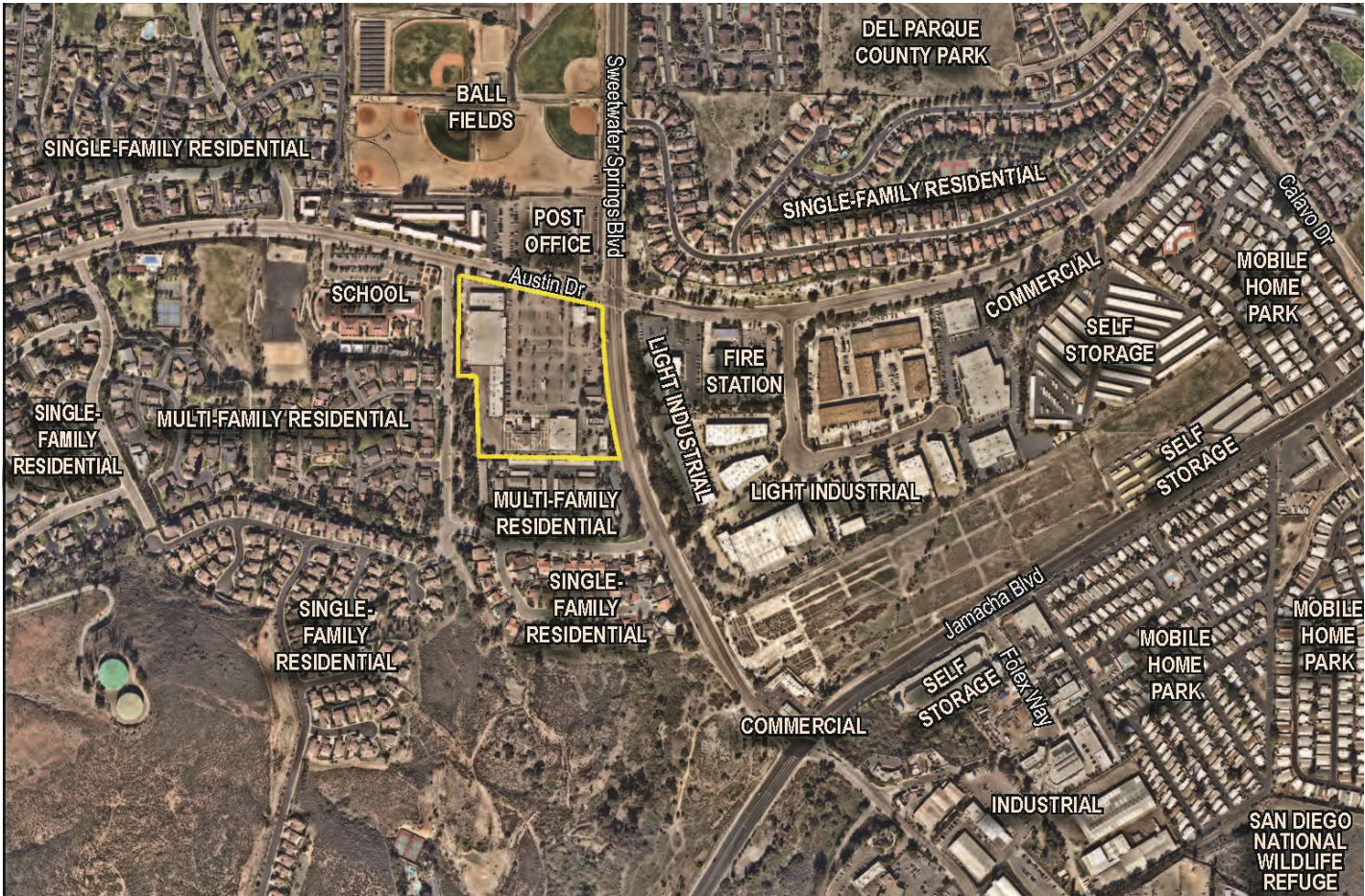


Figure 3
Surrounding Land Use Map

E. Infrastructure

Access to the Project would be provided by a private driveway along existing Austin Drive and an existing private driveway along Sweetwater Springs Boulevard.

The Project would be served by Otay Water District and San Diego County Sanitation District facilities located within the public streets surrounding the Project Site. No extension of sewer and utility lines is necessary to serve the Project.

F. Project Description

The Project is comprised of 92 detached homes, two private active recreation areas, for the exclusive use of Project residents, internal private drives and courtyards and an on-site water quality/hydromodification basin. Courtyard homes are plotted on four-unit or six-unit shared courtyard driveways or as traditional single-family homes fronting on internal private drives. Two points of access serve the Project.

G. Planning Concepts

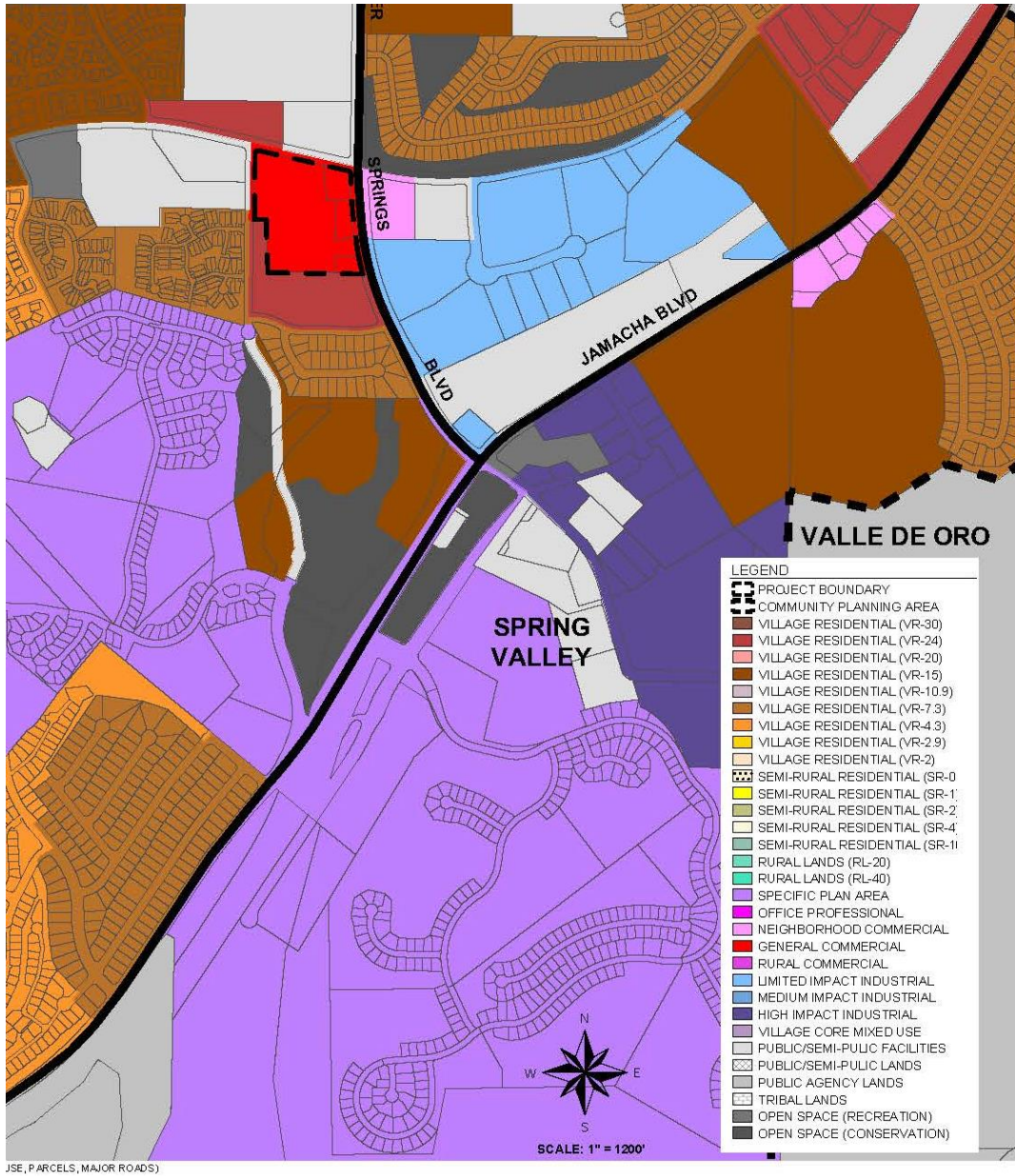
Aventine at Sweetwater Springs would create a residential enclave with well-designed homes featuring enhanced architecture, garage and front door access from internal private drives, undulating building massing, including single story elements, varied roof pitches and directions, useable private rear yards and internal pedestrian circulation. A robust tree planting program will provide for an enhanced pedestrian experience throughout the Project.

H. Land Use Designation and Zoning

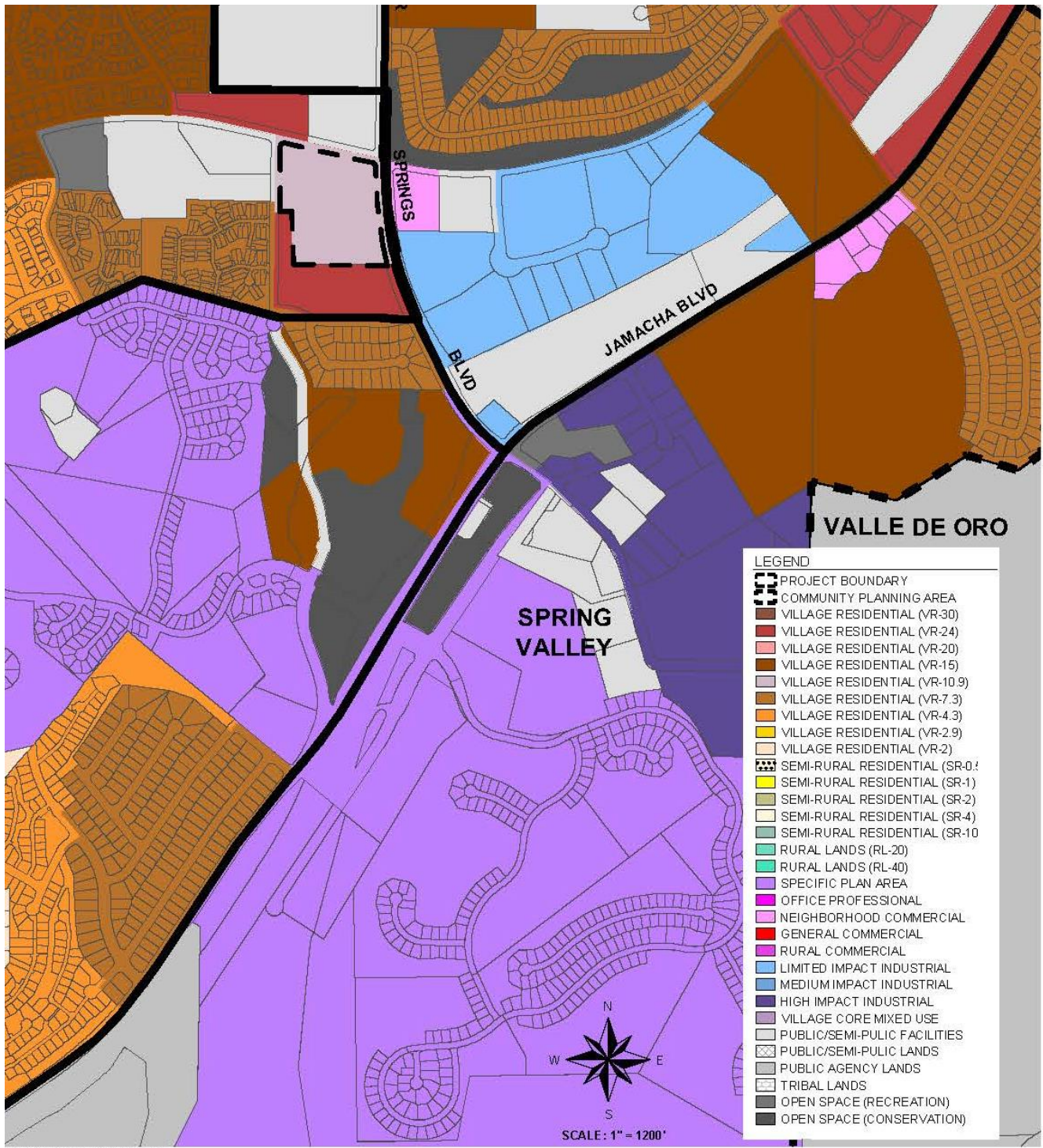
To implement the Project, several discretionary and ministerial approvals are required. These include approval of an amendment to change the General Plan Land Use Designation from General Commercial to Village Residential (VR-10.9); an amendment to the Spring Valley Community Plan to change the land use designation from Commercial to Multi-Family Residential; an amendment to the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) to change the designation from Commercial to Multi-Family Residential; a tentative subdivision map; concurrent rezoning from the current C36 zoning to RM zoning; a Major Use Permit Minor Deviation; and a Site Plan.

1. County General Plan Land Use Designation

The Existing General Plan Land Use Designation for the Project Site is “General Commercial,” (refer to Figure 4, Existing General Plan Land Use Designation. The Project would amend the land use designation from General Commercial to Village Residential (VR-10.9) (refer to Figure 5, Proposed General Plan Land Use Designation).



**Figure 4
Existing County Land Use Designation**



(ID USE, PARCELS, MAJOR ROADS)

Figure 5
Proposed County Land Use Designation

2. County Zoning

The Project would rezone the Project Site from C36 to RM. The existing County Zoning is depicted in Figure 6, Existing County Zoning. The proposed zoning for the Project is depicted in Figure 7, Proposed County Zoning.

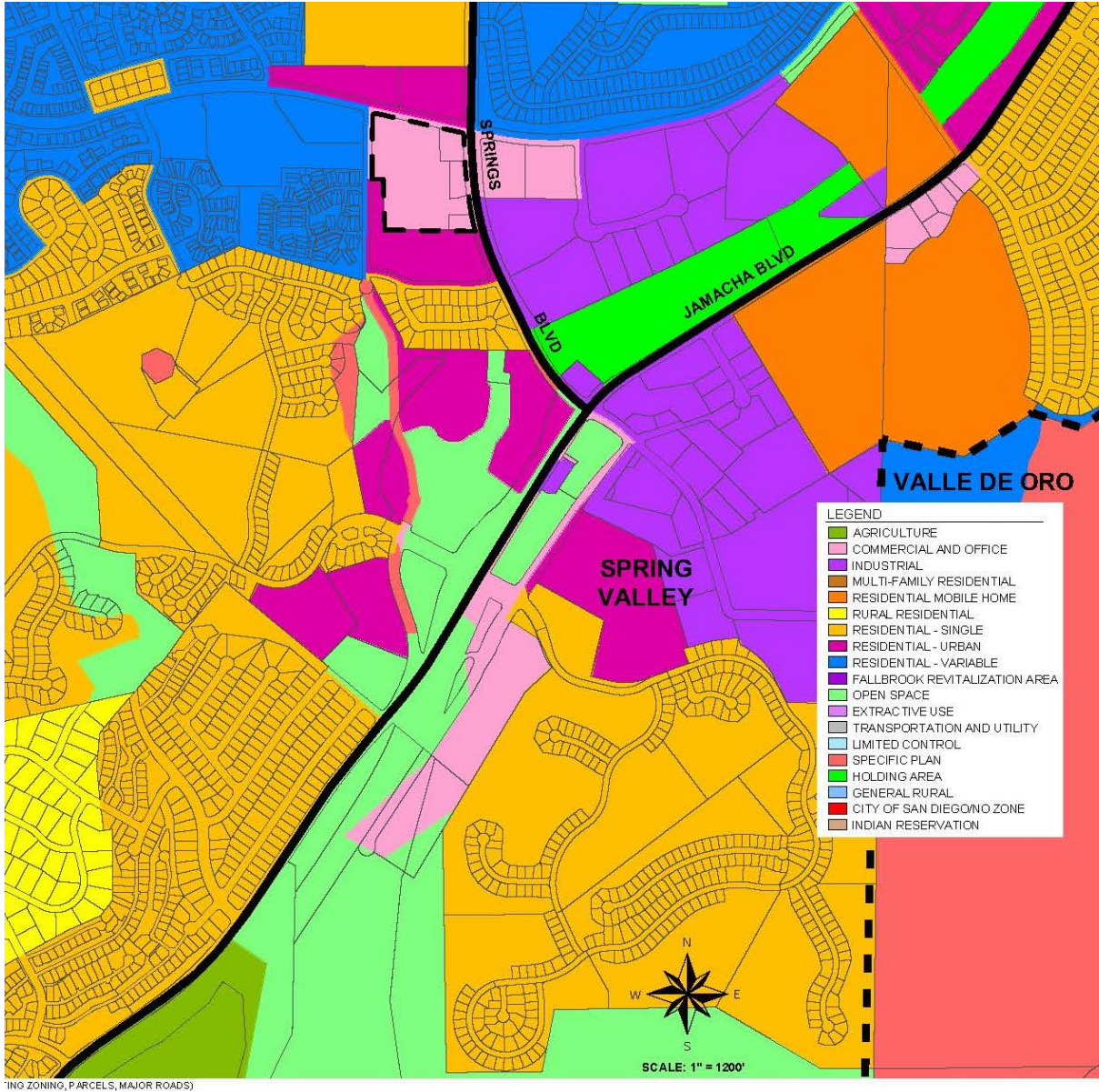


Figure 6
Existing County Zoning

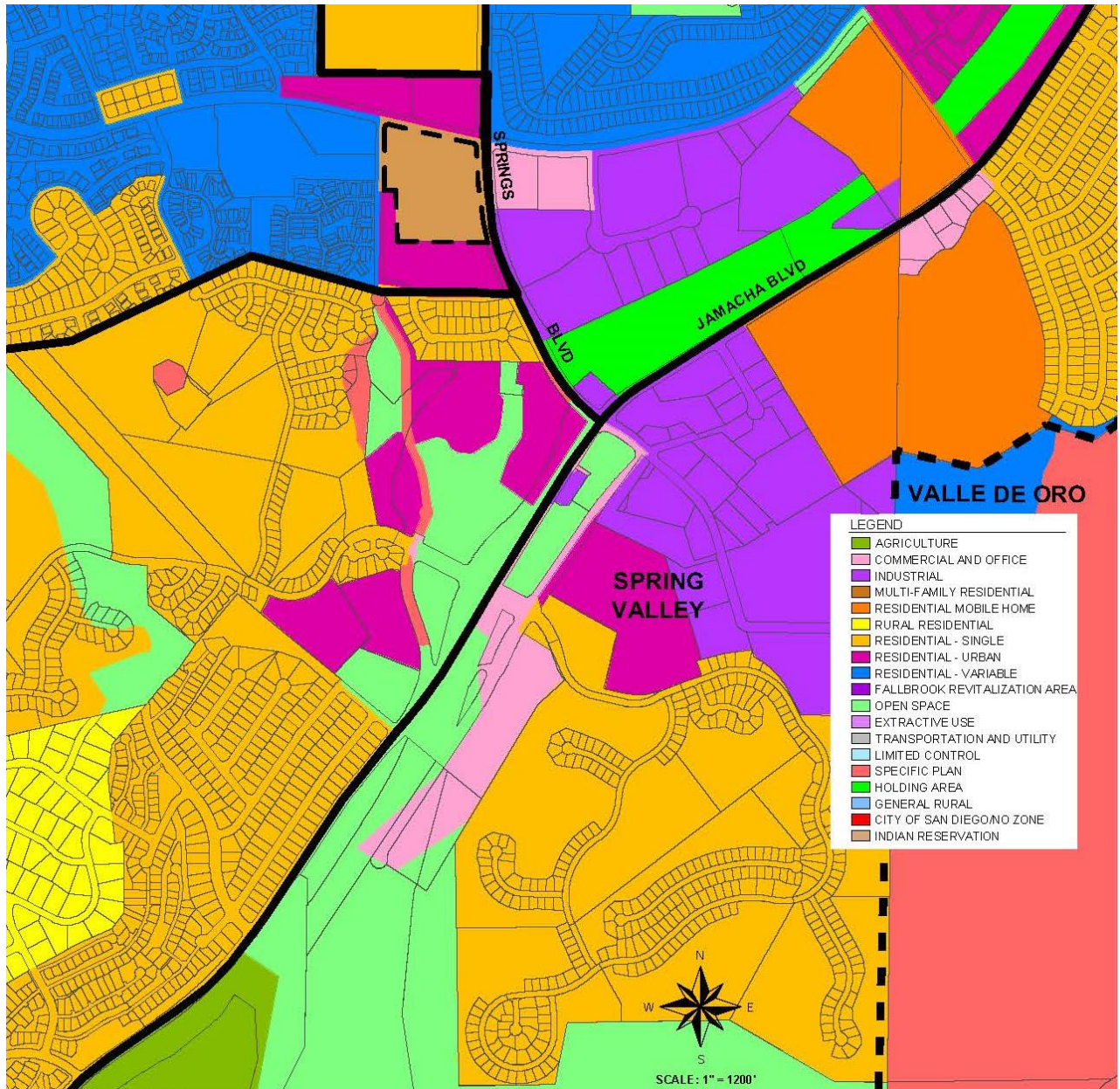


Figure 7
Proposed County Zoning

3. Spring Valley Community Plan

The Project would amend the Spring Valley Community Plan (SVCP) to reflect the proposed rezoning of the Project Site from Commercial to Multi-Family Residential. The existing SVCP Figure 1, Existing Land Use is depicted in Figure 8 and amended Figure 1 is depicted in Figure 9. In addition, SVCP Figure 5 would be amended to reflect the land use change from commercial to multi-family residential. Refer to Exhibit 10, The Sweetwater Springs District and Exhibit 11, The Sweetwater Springs District (Amended).

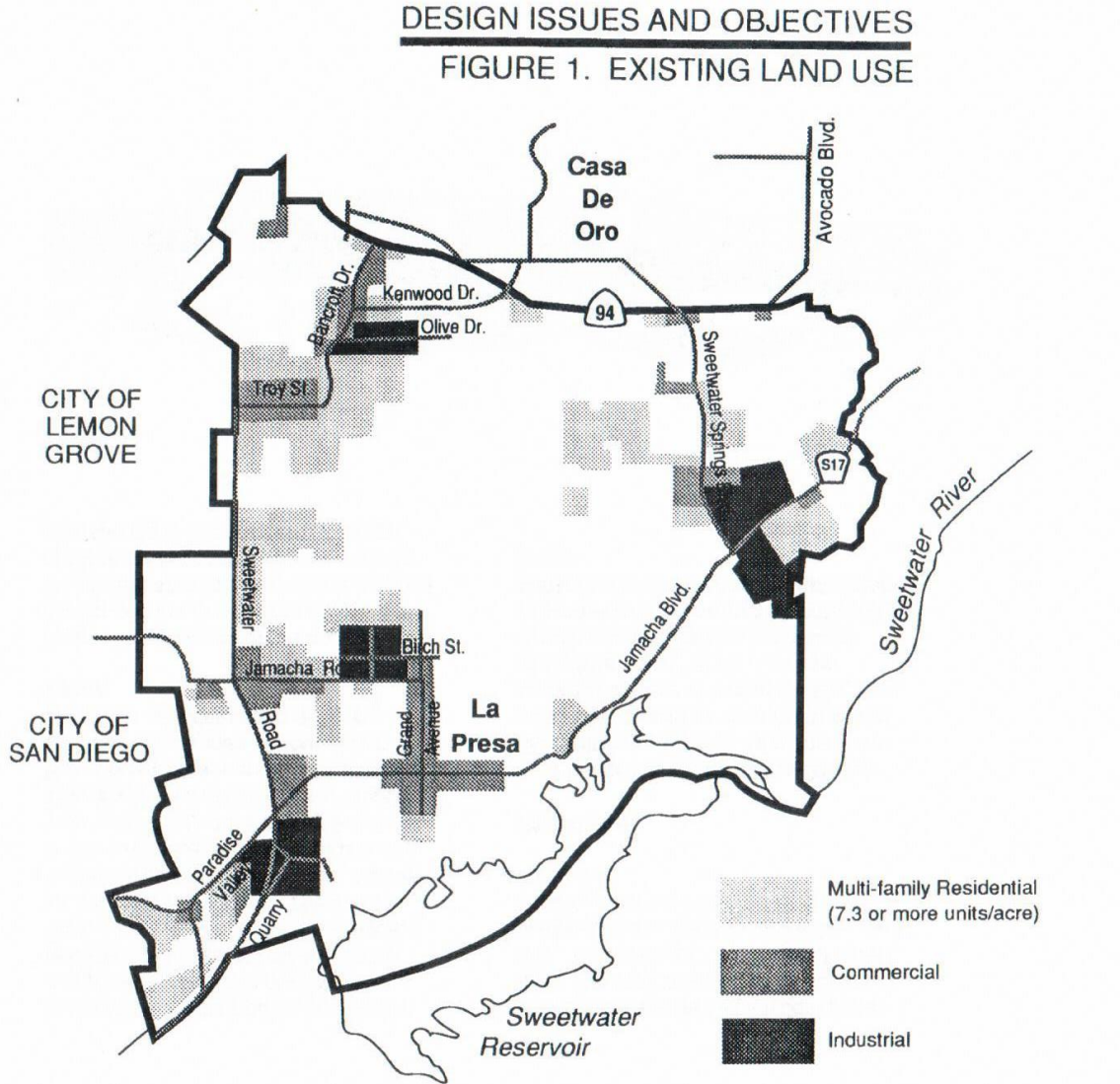
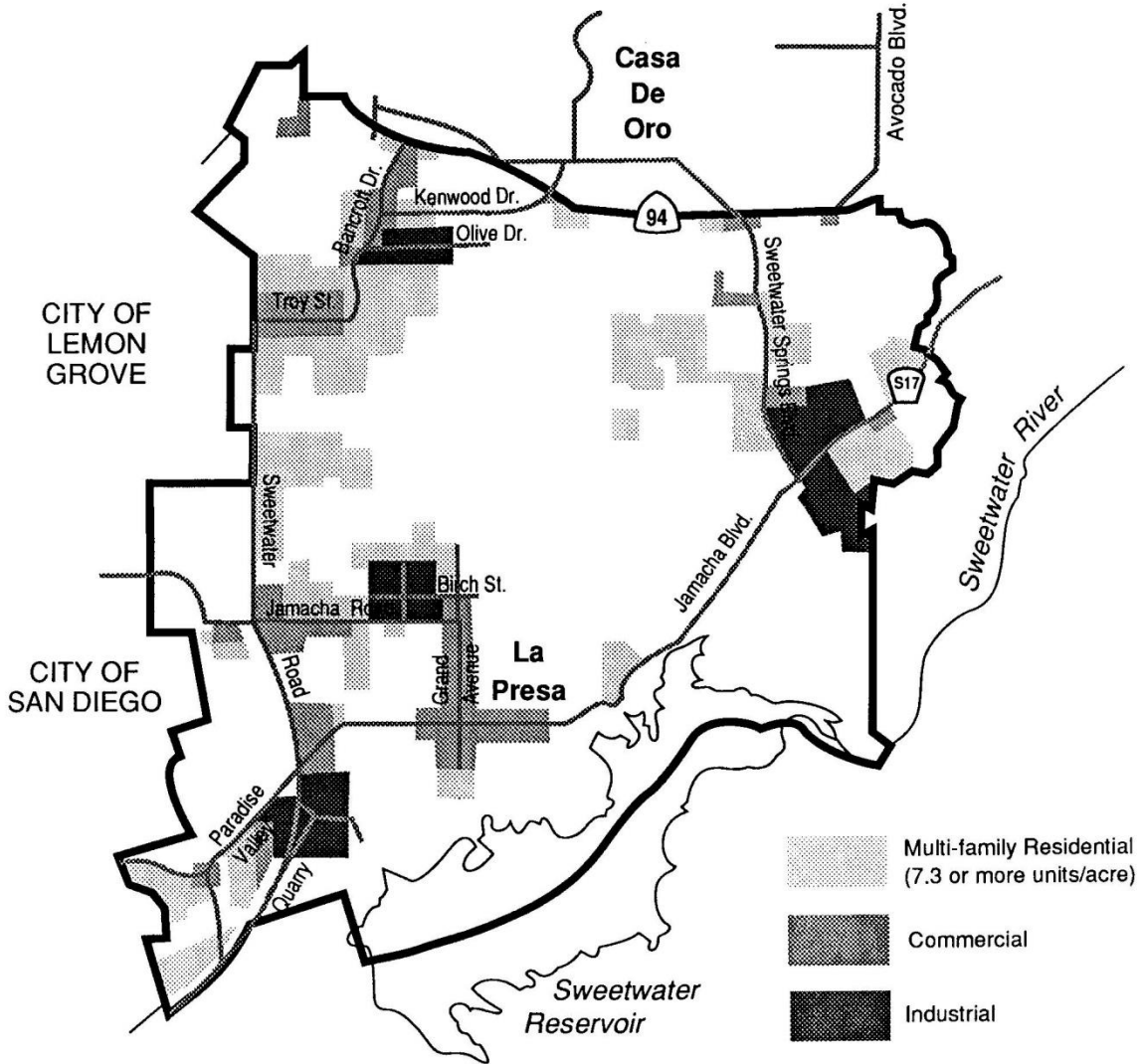


Figure 8
Spring Valley Community Plan – Existing Land Uses (Figure 1)

DESIGN ISSUES AND OBJECTIVES
FIGURE 1. EXISTING LAND USE



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Figure 9
Spring Valley Community Plan – Existing Land Uses (Amended Figure 1)

SPECIAL DISTRICT GUIDELINES
FIGURE 5. THE SWEETWATER SPRINGS DISTRICT

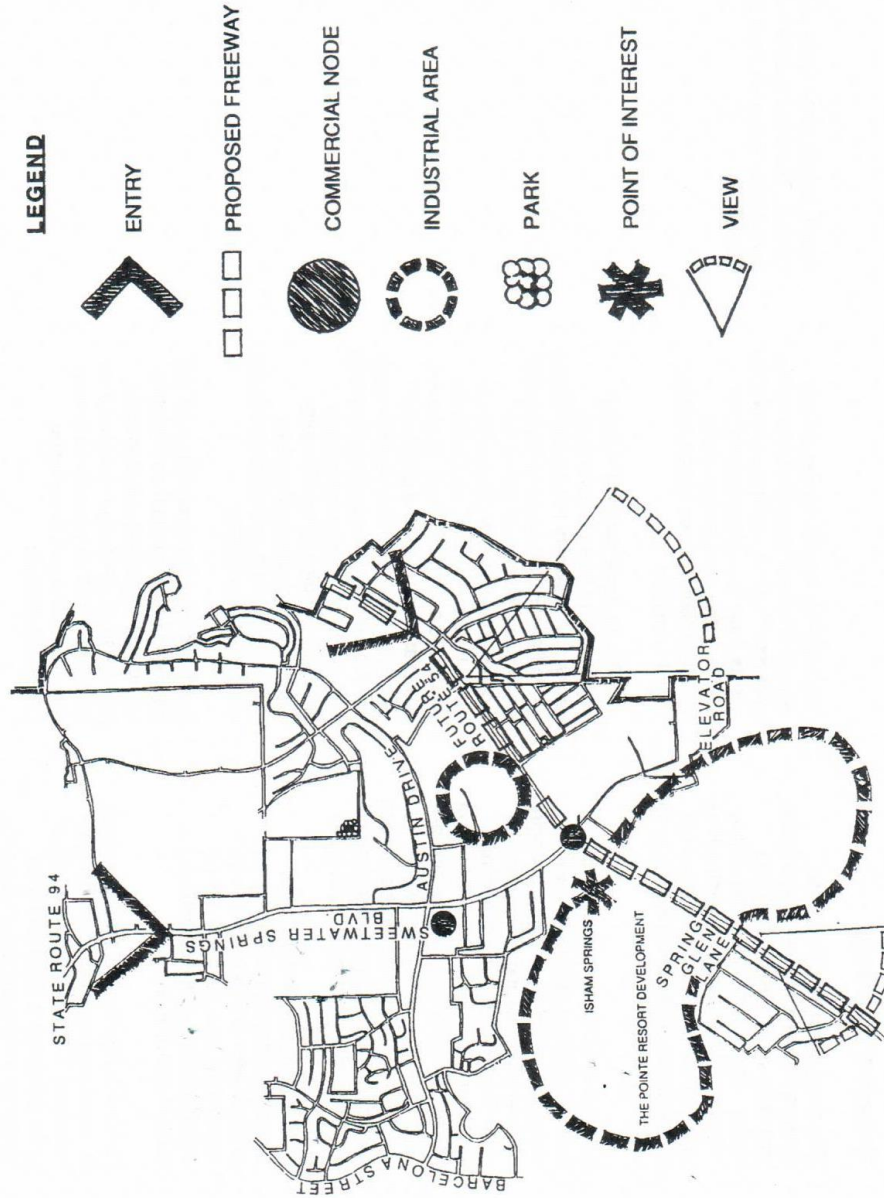


Figure 10
Spring Valley Community Plan – The Sweetwater Springs District (Figure 5)

SPECIAL DISTRICT GUIDELINES
FIGURE 5. THE SWEETWATER SPRINGS DISTRICT

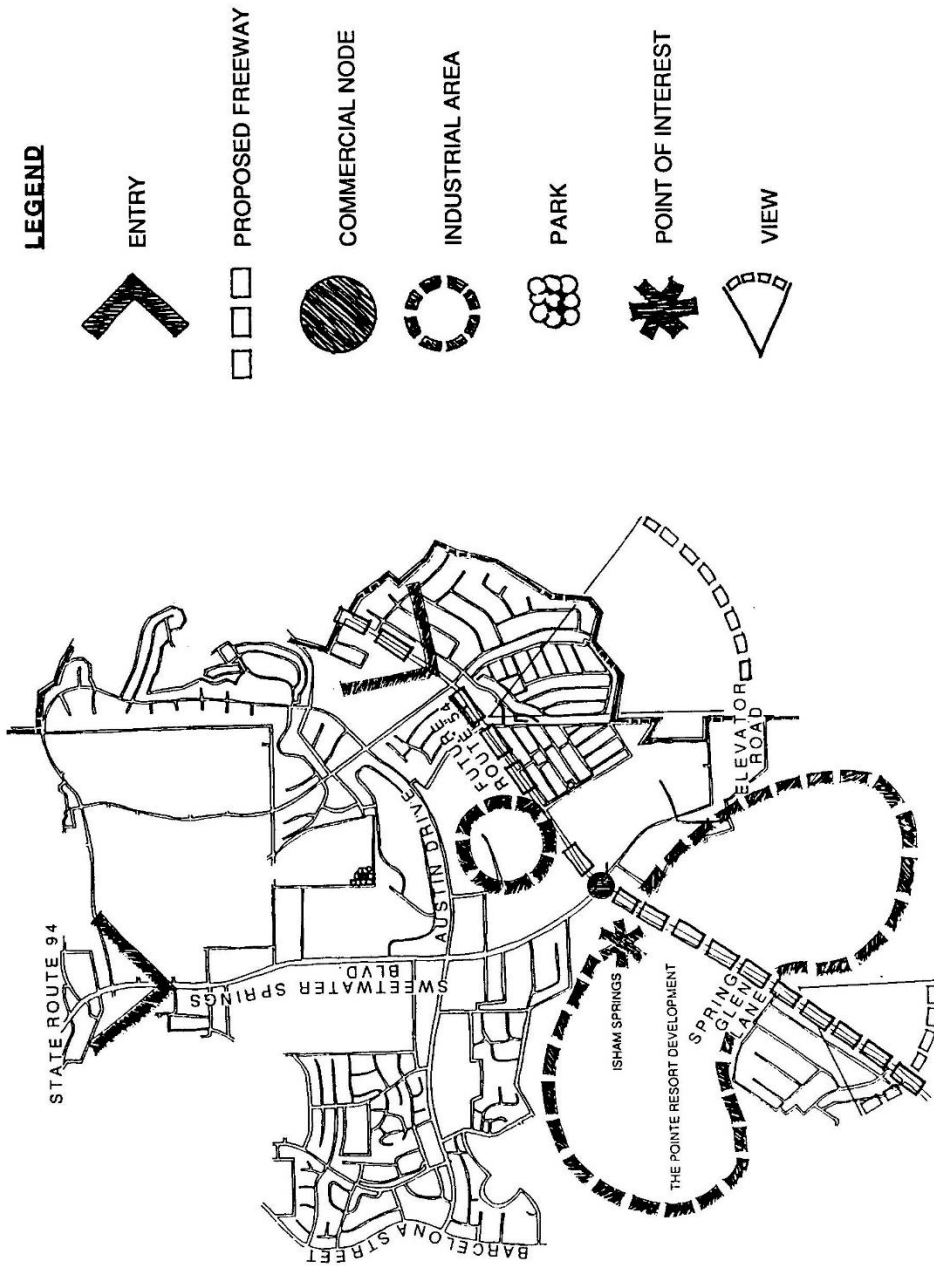


Figure 11
Spring Valley Community Plan – The Sweetwater Springs District (Amended Figure 5)

4. Project Zoning

The following zoning box is the implementation tool for the Project. A Site Plan¹ is required for the Project.

**Table 1
RM Zoning Box**

Multi Family (RM) (Courtyard Homes)		
Use Regulations	RM	
Animal Regulation	A	
Development Regulations	Density	-
	Lot size	-
	Building Type	T
	Height	G (35')
	Lot Coverage	-
	Building Setbacks	V
	Open Space	-
Special Area Regulation	B	

5. Development Regulations

The following Development Regulations shall apply to the RM Zoning for the Project. Table 2 establishes the setbacks for the Project which shall be implemented through the Site Plan review process.

**Table 2
RM Zone Residential Setbacks**

Multi-Family Residential Setbacks	Setback
Minimum Front Yard Setback (Feet):	
To direct entry garage	5'
To main residence	5'
To porch or entry feature	5'
Minimum Side Yard Setback (Feet):	
To adjacent residential lot	5'
Distance between detached residences	10'
To porch or veranda on corner lot	5'
To property line of adjacent residential street	5'
Minimum Rear Yard Setback (Feet):	
To main residence ²	5'

¹ See County of San Diego, Planning and Development Services, Zoning Division, "Applicants Guide to a Site Plan," Form PDS-506.

² A 15' rear yard setback will be provided for 50% of the width of the unit.

6. Private and Group Useable Open Space

The County Zoning Ordinance and Spring Valley Design Guidelines outline the open space requirements for Multi-Family Residential land uses. Consistent with these requirements, the Project will provide both Private and Group Useable Open Space on-site. The Project will meet the Private Useable Open Space requirement by providing private rear yards for each unit. The Group Useable Open Space requirement shall be satisfied through the provision on an on-site active recreation area and a children’s play area.

Private Useable Open Space

Private Useable Open Space shall be provided per Table 3, Private Useable Open Space and shall meet the requirements set forth in the County Zoning Ordinance, Section 4915, Private Useable Open Space Standards.

**Table 3
Private Useable Open Space**

Units	SF Required Per Unit	SF Provided Per Unit
92	100	200
Total	9,200	18,400

Note: Private Useable Open Space is provided within private rear yards.

Group Useable Open Space

Group Useable Open Space shall be provided per Table 4, Group Useable Open Space, and shall meet the requirements set forth in the County Zoning Ordinance, Section 4917, Group Useable Open Space Standards.

**Table 4
Group Useable Open Space**

Units	SF Required Per Unit	Total SF Required	Total SF Provided
25	400 (1 st 25 units)	10,000	
67	10 (2+ bedrooms)	670	
Total			14,880

Note: Group Useable Open Space is provided within the private Active Recreation Area and Children’s Play Area.

7. Special Area Regulation Designator “B”

Special Area Regulation Designator “B” has been applied to the Project and requires Community Design Review pursuant to Section 5750-5799 of the County Zoning Ordinance.

8. Signage

The Project shall comply with Spring Valley Community Plan Sign Regulations.

I. Design Guidelines

1. Architecture and Plotting

The homes at Aventine consist of three distinct floor plans featuring traditional and modern Spanish, Farmhouse and Ranch architectural styles. Architecture will include 30 distinct and unique combinations of elevations and colors. With a strong focus on creating an interesting and varied street scene, Plan 2 homes located at the entrance to the courtyard driveways, will include four elevation styles, while Plan 1 and Plan 3 homes located within the courtyard will have three unique elevation styles. Housing floor plan descriptions are provided for illustrative purposes only. Final floor plans and final design details may vary based on site-specific circumstances and context, so long as the overall Project design intent is achieved consistent with these Architectural and Plotting Design Guidelines.

Plan 1 is a 1,950 square foot four-bedroom, three bath two-story home that includes a two-car side by side garage. A full bedroom and bathroom are on the first floor along with the living spaces. Three bedrooms, two bathrooms, a tech area and a full laundry room are located upstairs. Plan 1 has three elevations (Modern Spanish, Farmhouse and Ranch) and nine distinct color schemes. The roof materials are a variety of “s” tile and concrete shake style roofs.

Plan 2 is a 2,012 square foot, four-bedroom, three-bath two-story home and has a two-car side by side garage. A full bedroom and bathroom are on the first floor, along with the living spaces. Three bedrooms, two bathrooms, a loft and a full laundry room are upstairs. Plan 2 has four elevations (Traditional Spanish, Modern Spanish, Farmhouse and Ranch) and nine distinct color schemes. The roof materials are a variety of “s” tile and concrete shake style roofs.

Plan 3 is a 2,165 square foot four-bedroom, three-bath two-story home and has a two-car side by side garage. A full bedroom and bathroom are on the first floor along with the living spaces. Three bedrooms, two bathrooms, a spacious loft and a full laundry room are upstairs. Plan 3 has three elevations (Traditional Spanish, Modern Spanish, and Farmhouse) and nine distinct color schemes. The roof materials are a variety of “s” tile and concrete shake style roofs.

Typical architectural renderings are provided in Figure 12. Typical courtyard plotting is provided in Figures 13 and 14. However, final architectural design shall be determined during the Site Planning Review process. The Project shall comply with applicable provisions of the Spring Valley Design Guidelines and Design Review Checklist. In addition, the Project is subject to the following architectural/plotting design guidelines:

- Garage access should be provided via private drives and shared courtyard driveways.
- Building massing should be varied, including single story elements wherever feasible.

- Rear elevations, if visible from public streets or neighboring properties shall be finished in a color and material equivalent to the principal sides of the building.
- Buildings should have shadow relief by using projections, overhangs and recesses.
- Rear elevations visible from public streets should be finished in a quality, color and material similar to the principal sides of the building.
- Roof pitches and direction should be varied.
- Curb adjacent sidewalks should be provided along one side of private drives.
- Architecture shall be varied by providing three floor plans and three different elevations per floor plan.

2. Landscaping

The Conceptual Landscape Plan is provided in Figure 15. Final landscape design to be determined during the Site Plan Review process. The Project shall be subject to the following landscape design guidelines:

- Landscaping shall meet the requirements in the Spring Valley Design Guidelines Checklist.
- The plant palette shall be consistent with the Spring Valley Design Guidelines, Sweetwater Springs District.
- All landscaping shall comply with the County of San Diego Water Conservation in Landscaping Ordinance.
- A robust tree planting program will be implemented throughout the Project Site.
- A cohesive landscape theme will be implemented throughout the Project.
- A minimum 4' landscaping area shall be used to screen solid block walls along public streets.
- Active and passive recreation areas will feature trees to provide shade.
- All landscaping shall be consistent with the County's Climate Action Plan, W-1.2 (Reduce Outdoor Water) and A-2.1 (Increase Residential Tree Planting).
- The Project shall provide separate water meters for landscape irrigation.
- Trees shall be placed on separate irrigation valves from surrounding landscape areas, wherever feasible, to ensure tree health during time of water district-imposed restrictions on outdoor water use.
- A 20' landscape setback shall be provided between along perimeter public streets and community walls/fences.

In addition, to Project-wide landscaping, the Project includes a Children's Play Area and an Active Recreation Area. These recreation facilities are depicted on Figures 16 and 17.

3. Fence and Walls

A comprehensive plan for fencing and walls has been prepared for the Project. The Conceptual Fence and Wall Plan is provided in Figure 18 and Typical Wall Details are provided in Figure 19. The Project shall be subject to the following fence and wall design guidelines:

- Wall height, placement and materials shall comply with the Noise Assessment prepared for the Project.
- Wall materials should complement the architectural style of the Project.
- Walls shall be designed to avoid visual monotony by providing a change of plane at intervals no greater than 50 feet. This can be accomplished by providing pilasters for visual relief.
- Fences and walls over 3 feet high which face public streets should provide a fully landscaped buffer of at least 4 feet deep on the street-facing side of the wall.



Note: Architectural renderings are conceptual and may be refined during final design

Figure 12
Typical Architectural Renderings



Note: Architectural renderings are conceptual and may be refined during final design

Figure 12
Conceptual Architectural Renderings



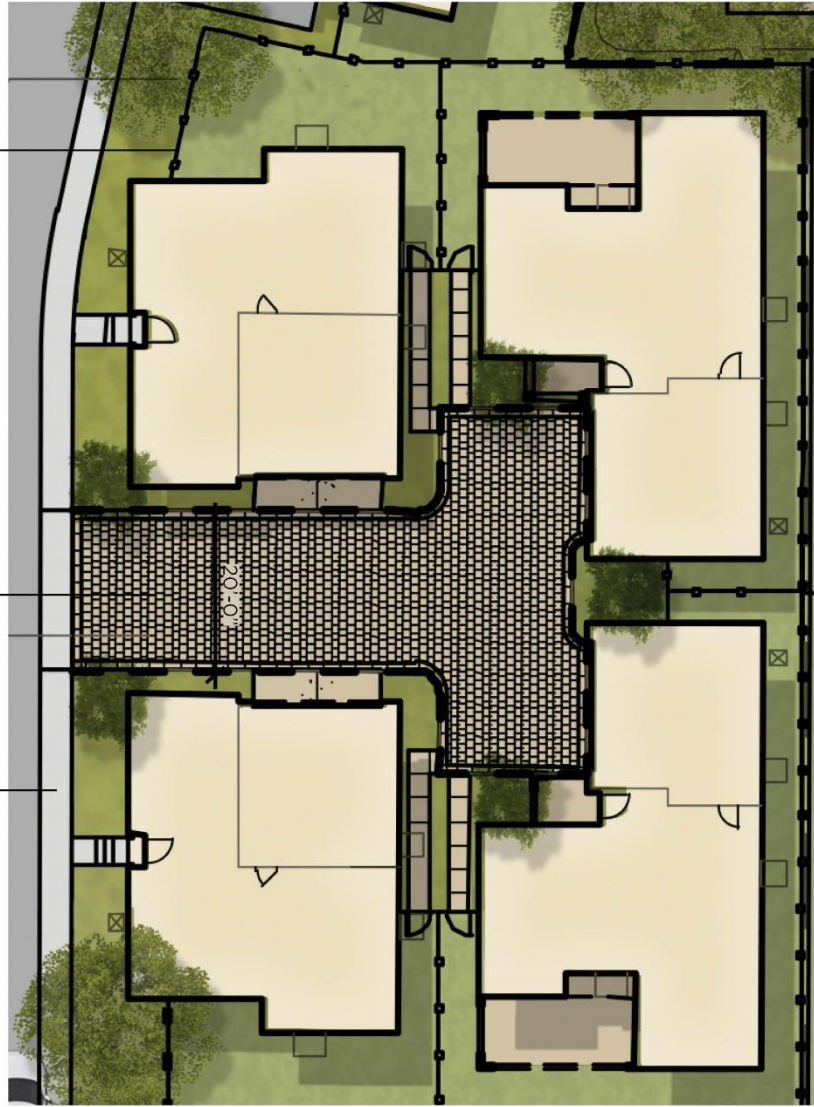
Note: Architectural renderings are conceptual and may be refined during final design

Figure 12
Typical Architectural Renderings (cont.)

Privacy Fence

Interlocking Pavers

Concrete Walk



Note: Plotting is conceptual and may be refined during final design

Figure 13
Typical 4-Unit Courtyard Plotting



Note: Plotting is conceptual and may be refined during final design

Figure 14
Typical 6-Unit Courtyard Plotting



Note: Landscape renderings are conceptual and may be refined during final design

Figure 15
Conceptual Landscape Plan



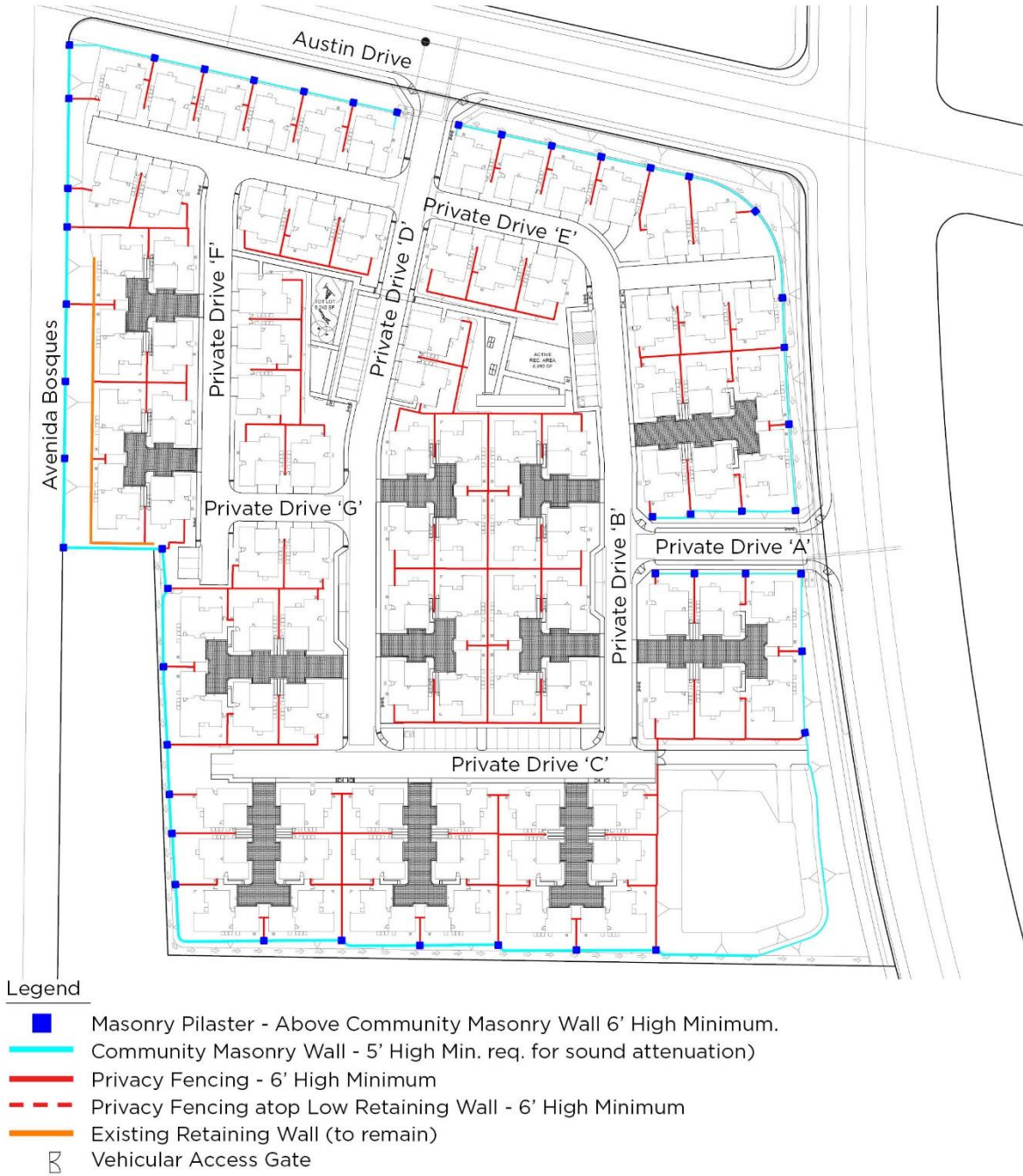
Note: Landscape renderings are conceptual and may be refined during final design

Figure 16
Children's Play Area Concept Plan



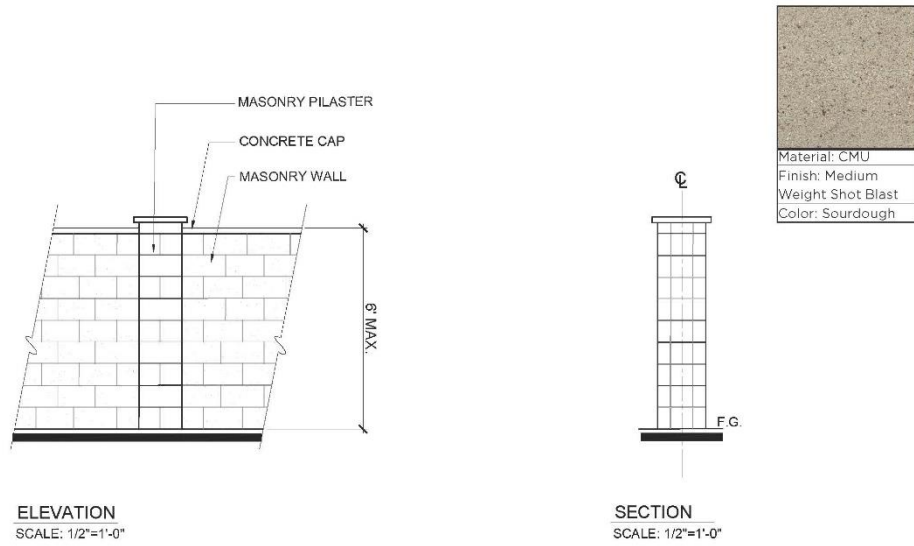
Note: Landscape renderings are conceptual and may be refined during final design

Figure 17
Active Recreation Concept Plan



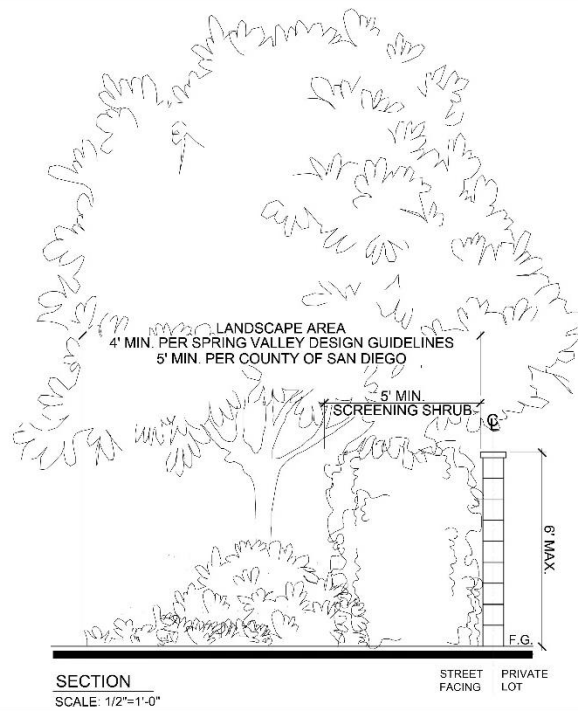
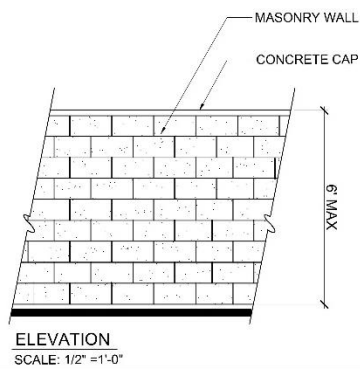
Note: Fence and wall locations are conceptual and may be refined during final design

Figure 18
Conceptual Fence and Wall Plan



A MASONRY PILASTER

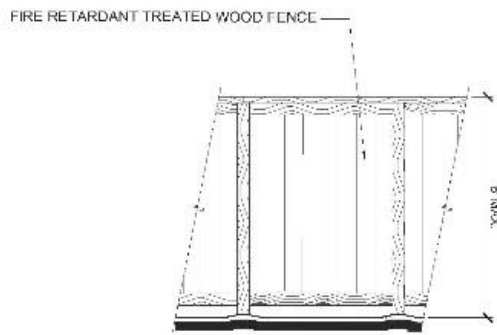
Note:



B COMMUNITY MASONRY WALL

Fence and wall details are conceptual and may be refined during final design

**Figure 19
Conceptual Fence and Wall Details**



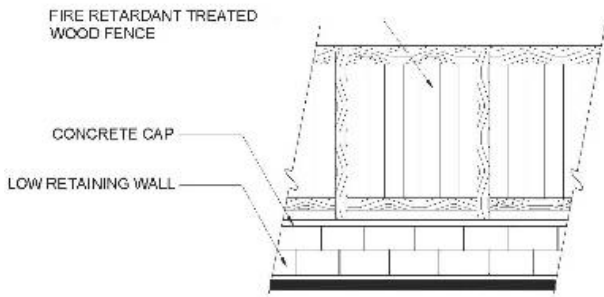
ELEVATION
SCALE: 1/2" = 1'-0"



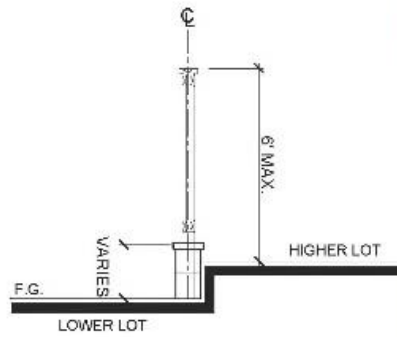
SECTION
SCALE: 1/2" = 1'-0"

	
Material:	Fire Retardant Treated Wood
Finish:	Semi Transparent
Color:	Olive Brown

C PRIVACY FENCING




ELEVATION
SCALE: 1/2" = 1'-0"



SECTION
SCALE: 1/2" = 1'-0"

	
Material:	Fire Retardant Treated Wood
Finish:	Semi Transparent
Color:	Olive Brown

	
Material:	CMU
Finish:	Medium Weight Shot Blast
Color:	Sourdough

D PRIVACY FENCING ATOP LOW RETAINING WALL

Fence and wall details are conceptual and may be refined during final design

Figure 19
Conceptual Fence and Wall Details (cont.)

J. Project Design Features

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 Specific Plan policies and performance measures. In addition, the Project must comply with regulatory compliance measures that will serve to reduce the Project's GHG emissions. These project design features are consistent with all applicable County General Plan policies related to reducing GHG emissions, as discussed further in Section KI. Project Conformance with Applicable Plans and Policies, and include the following:

1. Project-related construction activities will use Tier IV United States (U.S.) Environmental Protection Agency (EPA)/California Air Resources Board (CARB) certified construction equipment, as was modeled within the analysis.
2. The Project will install a 1.8 kilowatts (kW) solar/photovoltaic system on each dwelling unit, which is equivalent to approximately six 300-watt panels for each dwelling unit within the Project.
- ~~1. Plumb and install a Level 2 electric vehicle (EV) charging station within one common parking area within the Project.~~
3. Parking areas will include landscaped areas to screen parking areas 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~~ CARB.
4. The Project will provide short-term bicycle parking racks at both private recreation areas within the Project.
5. Provide areas for storage and collection of recyclables and provide literature promoting recycling to achieve an 80/75% waste diversion goal.
- 5.6. Plumb every dwelling unit for the future installation of a Level 2 electric vehicle (EV) charging station.

~~Provide the following building design elements for each residential unit:~~

- ~~• Whole house ventilation system and HEPA filtration that continually refreshes and improves the interior air quality,~~
- ~~• Smart home technology including programmable thermostats,~~
- ~~• Energy monitoring/control systems,~~
- ~~• Energy Star appliances,~~
- ~~• High Efficiency HVAC systems,~~
- ~~• Sealed (tight) air ducts that minimize heating and cooling HVAC losses,~~
- ~~• Tankless water heaters,~~
- ~~• The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi.~~
- ~~• Low E dual-pane windows,~~

- ~~• Sealed home design that includes high performance framing that reduces heat and/or cold transfer combined with an advanced high efficiency whole house insulation system,~~
 - ~~• Natural gas outlets in all private rear yards, and~~
 - ~~• Cool roof design with special roof tiles and radiant barrier insulation.~~
- ~~6.7.~~ Install high-efficiency street and area lighting to achieve reduction in overall lighting energy.
- ~~7.8.~~ The Project will work with the regional or local water agency to determine if incentives/rebates are available for the purchase and installation of rain barrels.
- ~~9.~~ Incorporate into Project Covenants, Conditions & Restrictions (CC&Rs) requirements that the HOA ~~to~~ coordinate with SANDAG to provide informational materials on rideshare programs such as iCommute San Diego.
- ~~8.10.~~ Provide natural gas and electrical outlets in private rear yards.
- ~~9.11.~~ Increase new tree plantings throughout the neighborhood by planting two trees per dwelling unit, which is equivalent to a minimum of 184 trees within the Project Site.
- ~~10.12.~~ Install weather-based irrigation systems which include rain sensing timers.
- ~~13.~~ A Landscape Document Package will be submitted that is compliant with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40% reduction in outdoor use.

The Project has incorporated design features that would increase building efficiencies beyond current building code requirements by utilizing and applying a number of sustainable building design elements such as High-Efficiency HVAC systems, sealed (tight) air ducts that minimize heating and cooling HVAC losses, tankless water heaters and Low E dual pane windows. The Project also includes a solar/photovoltaic system on all dwelling units.

K. Project Conformance with Applicable Plans and Policies

California Government Code Section 65454 requires Specific Plans to be consistent with the General Plan. The section evaluates conformance of the Project with the goals, objective and guidelines contained in the Spring Valley Community Plan and San Diego County General Plan. County General Plan Elements which will be analyzed include:

- General Plan Guiding Principles
- Land Use Element
- Mobility Element
- Conservation and Open Space Element
- Housing Element
- Safety Element
- Noise Element

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 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 (April 2018) 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.
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.	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.
Guiding Principle #7: Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	Consistent. A Greenhouse Gas Emissions Analysis was prepared for the Project to address potential greenhouse gas (GHG) emissions generated by the proposed development (Ldn Consulting, 2018). The Project is less GHG-intensive than the existing use and would remove 566.67 MT from the existing environment and from the GHG inventories assumed in the County’s Climate Action Plan. Therefore, the Project would result in a negative net gain in terms of GHG emissions and would not result in a cumulatively considerable impact. In any event, the Project incorporates measures to reduce GHG emissions, including, but not limited to, solar photovoltaic (PV) systems on all homes; high-efficiency (LED) lighting and high-efficiency appliances that meet Title

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	24 energy requirements. In addition, the Project shall comply with the County of San Diego Water 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 water 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 Project approval.
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 County 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.</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.</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. The proposed density would be consistent with other single- and multi-family uses present in the surrounding area. .</p>

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<p>LU-2.4 Relationship of Land Uses to Community 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>Consistent. The Project will amend the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) to include the Project Site as a residential land use and will incorporate design guidelines that are consistent with the character of the surrounding community and the Rancho San Diego Specific Plan 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 several 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. The Project also includes design guidelines: Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado), Chapter II. Aventine at Sweetwater Springs, I. Design Guidelines.</p>
<p>LU-2.9 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p>	<p>Consistent. The Project does not include land uses that would cause excessive noise, vibration, dust, odor, aesthetic impairment, and/or that would be detrimental to human health and safety.</p>
<p>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.</p>	<p>Consistent. By amending the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) to allow residential uses on the Project Site, the Project will expand the mixture of residential land use designations in the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado). The Project is designed to provide a unique single-family detached 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.</p>
<p>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.</p>	<p>Consistent. The Project Site has a Regional Category of “Village” in the County General Plan. The Project Site is located near existing transit routes and a transit stop located on Sweetwater Springs Boulevard and Austin Drive. Designated bike lanes are also provided along Sweetwater Springs Boulevard and Austin Drive near the Project Site.</p>

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<p>LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.</p>	<p>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 to reduce Project energy and water supply demands, thereby resulting in reduced GHG emissions and potential contributions to adverse effects on climate change.</p>
<p>LU-5.5 Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.</p>	<p>Consistent. The Project Site is located near existing transit routes and a transit stop. Designated bike lanes are currently provided along Sweetwater Springs Boulevard and Austin Drive adjacent to the 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 Project Site that provides connections 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 several 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 are no natural open spaces, natural resources or agricultural uses onsite. The Project is located within the service boundaries of the San Miguel Consolidated Fire District (SMCFD). The SMCFD 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 including private rear yards, common open space/recreational areas, and landscaping that would increase pervious land area on the site. The Project proposes approximately 14,880 square feet 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 new housing opportunities to the community.</p>
<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</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>

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<p>in conveying storm water to the maximum extent practicable.</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 is 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 is 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 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.</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 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 established neighborhoods.</p>
<p>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.</p>	<p>Consistent. The Project proposes development of a unique neighborhood for local residents near places to work and shop. The courtyard residential product is unique to the Village area, enhancing the mix of housing types within the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) area.</p>

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<p>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.</p>	<p>Not Applicable. The Project does not include Town Center uses.</p>
<p>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.</p>	<p>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 several 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 Project will amend the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) by adding Chapter II. Aventine as Sweetwater Springs to include development regulations and design guidelines to ensure that the Project is consistent with the established character, design and densities of established neighborhoods in the surrounding Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado) area and community.</p>
<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 connections 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 between perimeter community walls/fences and public streets. The Project provides physical and function pedestrian connections to surrounding multi-family neighborhoods to the greatest extent possible, given existing grade separations, including slopes and an existing retaining wall that separates the Project Site from adjacent developed neighborhoods. In addition, an existing County storm drain easement is located along Austin Drive and Sweetwater Springs Blvd., prohibiting connectivity within and across the easement areas. However, the network of internal pedestrian sidewalks connects to existing sidewalks along Austin Drive and Sweetwater Springs Blvd providing a continuous link between the Project Site and adjacent neighborhoods.</p>

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<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 active recreation area and a children’s play area to meet the recreational needs of future Project residents. On-site recreation facilities are privately maintained by the HOA and are for the exclusive use of Project residents.</p>
<p>LU-9.11 Integration of Natural Features in Villages. Require the protection and integration of natural features, such as unique topography or streambeds, into Village projects.</p>	<p>Consistent. There are no natural features, unique topography, or streambeds within the Project site. The Project Site is currently developed as a commercial shopping center.</p>
<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 Project Site to encourage pedestrian mobility. The Project Site is located near existing transit (bus) stops located on Sweetwater Springs Boulevard and Austin Drive, among other area roadways. No new bus stops, benches, or turnouts are proposed with the Project.</p> <p>The Project includes the installation of a median on Sweetwater Springs Boulevard along the Project frontage, consistent with County standards.</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. As identified in the Traffic Impact Assessment prepared for the Project (LL&G, 2018), the Project would generate fewer trips than the existing commercial use; therefore, no mitigation is required.</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</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</p>

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sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.	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).
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.	Consistent. See Policy LU-13.1 above.
Mobility Element	
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.	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 SMCDFD requirements.
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.	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.
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.	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.
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.	Consistent. The Project is within the service boundaries of the San Miguel Consolidated Fire 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.

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<p>M-8.1 Maximize Transit Service Opportunities.</p> <ul style="list-style-type: none"> • 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: • 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 to 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 an area with a General Plan Regional Category designation of Village. The Proposed Project is near transit routes and a transit (bus) stop. Existing dedicated bike lanes are provided 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>
<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>

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Conservation and Open Space Element	
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.	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 will be required to provide separate irrigation meters and will comply with the County's Climate Action Plan, Measure W-1.2 (Reduce Outdoor Water Use).
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.	Consistent. the Project Site is 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. However, per the Geotechnical Report prepared for the Project, no remedial grading is proposed. Grading is limited to removal of the existing on-site asphalt parking lot and buildings and finish grading activities which would not impact any potential sensitive archaeological resources. The maximum cut is approximately 6 feet and the maximum fill is approximately 7.5 feet. The County has determined that the proposed cuts and fills are less than significant and therefore, no grading monitoring is required.
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.	Consistent. The Project Site 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.
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.	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 Project and of the surrounding area. The Project Site is also located near existing job producing land uses (commercial and industrial).
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.	Consistent. Refer also 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 (GHG) 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 GHG emissions. These project design features are consistent with all applicable County General Plan policies related to reducing GHG emissions. The 184 trees that will be planted within the Project Site are anticipated to result in the sequestration of approximately 135 MT CO ₂ e of GHG emissions per the modeling in the Global Climate Change study. prepared for the Project (Ldn Consulting, 2018) Refer also to the County's CAP checklist for the Project.

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<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>
<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 would not generate significant amounts of air pollutants or GHGs. Sustainability measures would be incorporated to reduce Project energy demands and GHG emissions.</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 \$579,876 total PLDO fees.</p>

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Housing Element	
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.	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 Project residents.
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.	Consistent. The Project includes required Private Useable Open Space (minimum of 100 square feet per unit) within the private rear yard of each residential unit. A total of 10,670 square feet of Group Useable Open Space is also required (minimum 400 square feet for the first 25 dwelling units with two or more bedrooms; addition of 10 square feet. for each additional dwelling unit with two or more bedrooms thereafter). The Project includes 14,880 square feet of Group Useable Open Space onsite for the exclusive use of Project residents. Facilities are anticipated to include a children’s play area comprised of play structures, an open turf play area, benches, bike racks and walkways and landscaping, including shade trees. An active recreation area is also included in the Project comprised of a D.G. game area and sport court, an open turf play area, benches, bike racks and walkways and landscaping, including shade trees.
Safety Element	
S-6.2 Fire Protection for Multi-Story Development. Coordinate with fire services providers to improve fire protection services for multi-story construction.	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.
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).	Consistent. The San Miguel Consolidated Fire District has reviewed the Project and determined that minimum emergency response times can be met.
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.	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.
S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate	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.

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access for law enforcement personnel, whenever feasible.	
Noise Element	
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.	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.
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.	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. A 20-foot landscape buffer is proposed between the public street and sound wall and a minimum 4-foot landscape zone along the face of the walls is provided to visually screen the appearance of the wall from the public street.

APPLICABLE SPRING VALLEY COMMUNITY PLAN GOALS AND POLICIES	CONFORMANCE ANALYSIS
Land Use (LU)	
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.	Consistent. The Project proposes a residential density of 8.7 du/ac, less than the maximum density recommended per Goal LU 2.1.
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.	Consistent. The Project does not include deed restricted affordable housing; therefore, no County funds for such purposes would be expended on the Project.
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.	Consistent. The Project proposes an overall density of 8.7 dwelling units per acre, consistent with the proposed General Plan land use designation of Village Residential/VR-10.9 (or 10.9 du/ac).
Goal LU 2.4 Residential development that incorporates design guidelines and improves upon the community character of Spring Valley.	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 the Ranch San Diego Specific Plan area, as applicable. See the Project design guidelines: Rancho Specific Plan 74-01 (Sweetwater-Avocado), Chapter II. Aventine at Sweetwater Springs, J. Design Guidelines.
Policy LU 2.4.1 Require all new development and remodeling of multi-unit residential uses to: <ul style="list-style-type: none"> • Screen trash containers • Utilize building colors that are subdued in density and saturation 	Consistent. <p>Trash containers shall be stored within individual garages or within side yard areas. Such requirements would be part of the Covenants, Conditions & Restrictions (CC&Rs) to be enforced by the Homeowners Association.</p> <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>

APPLICABLE SPRING VALLEY COMMUNITY PLAN GOALS AND POLICIES	CONFORMANCE ANALYSIS
<ul style="list-style-type: none"> • Provide signs in conformance with Spring Valley sign requirements • Be constructed to be as energy efficient as possible, including but not limited to solar, recycled water, use of native vegetation or xeriscaping • 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 • Provide landscaped open space for at least 75% of the front yard 	<p>The Project shall comply with the Spring Valley Community Plan sign requirements</p> <p>As provided in the Greenhouse Gas Analysis prepared by Ldn Consulting (April 2018), the Project includes the following Project Design Features: solar photovoltaic (PV) systems on all homes; high-efficiency (LED) lighting and high-efficiency appliances that meet Title 24 energy requirements. In addition, the Project shall comply with the County of San Diego Water Conservation in Landscaping Ordinance to reduce dependence on potable water supplies for irrigation.</p> <p>Landscaping on individual lots is proposed in conformance with County Landscaping Ordinance requirements and with the design guidelines identified in the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado); refer to Figure 15, Conceptual Site Plan/Landscape Plan.</p> <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> <p>The proposed internal drive aisles would be private and do not include public right-of-way. The residential lots adjacent to Sweetwater Springs Boulevard and Austin Drive would include a 20-foot wide landscaped (side yard) setback from the local roadways.</p> <p>Refer to Figure 15, Conceptual Site Plan/Landscape Plan. Landscaping will be provided within the interior of the site, including adjacent to proposed on-street parking areas. On-street parking will be located within the interior of the Project Site and will not be visible from offsite public roadways.</p> <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 Proposed 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> <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</p>

<p align="center">APPLICABLE SPRING VALLEY COMMUNITY PLAN GOALS AND POLICIES</p>	<p align="center">CONFORMANCE ANALYSIS</p>
<ul style="list-style-type: none"> • Provide a minimum front yard setback of 15 feet from right-of-way • Provide all parking onsite, within the property of the proposed project • Provide screening for all parking, which may consist of landscape materials, decorative wood or fencing • Provide screening from adjacent properties using either wood, masonry or stucco, at least six feet in height • Conduct appropriate studies for noise • 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>minimum of 5 feet. All residential units are setback 15 feet from public right-of-way surrounding the Project Site.</p> <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> <p>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> <p>The Project would be screened from adjacent properties by a 6-foot perimeter block wall and a 20-foot landscaped buffer.</p> <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> <p>The Project includes required Private Useable Open Space (minimum of 100 square feet per unit) within the private rear yard of each residential unit. A total of 10,670 square feet of Group Useable Open Space is also required (minimum 400 square feet for the first 25 dwelling units with two or more bedrooms; addition of 10 square feet. for each additional dwelling unit with two or more bedrooms thereafter). The Project includes 14,880 square feet of Group Useable Open Space onsite for the exclusive use of Project residents. Facilities are anticipated to include a children’s play area comprised of play structures, an open turf play area, benches, bike racks and walkways and landscaping, including shade trees. An active recreation area is also included in the Project comprised of a D.G. game area and sport court, an open turf play area, benches, bike racks and walkways and landscaping, including shade trees.</p>

APPLICABLE SPRING VALLEY COMMUNITY PLAN GOALS AND POLICIES	CONFORMANCE ANALYSIS
<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 Project, as identified in the design guidelines of the Rancho San Diego Specific Plan 74-01 (Sweetwater-Avocado).</p>
Circulation and Mobility (CM)	
<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, providing direct connection to the existing pedestrian network of sidewalks offsite along Sweetwater Springs Boulevard and Austin Drive.</p>
<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. 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>

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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)	Consistent. The Project meets all required onsite parking requirements. Refer to Issue CM 9.1.
Policy CM 9.1.2 Prohibit counting on-street parking for multi-use residential. Encourage shared parking in commercial or mixed-use areas.	Consistent. The Project as designed would meet all required onsite parking requirements. Refer to Issue CM 9.1.