



Vicinity Map **1**
Via De La Valle Specific Plan **FIGURE**

CHAPTER 1 INTRODUCTION

The Via De La Valle Specific Plan (Specific Plan) applies to an area located at the most northern boundary of the City of San Diego (City) city limits. The area is designated Planned Urbanizing and shown for residential use by the San Diego Progress Guide and General Plan (General Plan). Lands which are designated Planned Urbanizing are judged capable of providing the essential public facilities and of meeting the physical, social and economic goals for the City. Since there is no community plan for this area, this Specific Plan serves as the land use policy document for the area described.

1.1 PLANNING AREA LOCATION

The Via De La Valle properties are located in the northwestern sector of the City. They lie just east of Interstate 5 (I-5), approximately one-half mile east of Del Mar; 19 miles north of downtown San Diego and 16 miles south of Oceanside. The study area is roughly rectangular in shape with a smaller rectangle to the east and encompasses approximately 124.7 gross acres. Primary access to the property is provided by Via De La Valle and San Andres Drive. **Figure 1** illustrates the location of the Via De La Valle properties within the San Diego region. The jurisdictions in this area include the city of Del Mar, located to the west, the city of Solana Beach, located directly to the north and northwest, and San Diego county, located to the northeast and east.

The lands to the south of Via De La Valle are within the City limits and designated for future urban use. The Flower Hill and Albertsons Shopping Centers are located directly to the west and southwest of the planning area.

1.2 SCOPE AND PURPOSE

The purpose of the Specific Plan is to provide zoning and land use policy for development of the properties within the Specific Plan area. The document provides an overview of the property's development potential; establishes the framework for the evaluation of development plans for their compatibility with the surrounding communities; and proposes a choice of financing mechanisms and phasing program for the provision of necessary public facilities, in accordance with Council policy 600-28. The document addresses all the elements included in the General Plan which are applicable. Additionally, the document includes a section which addresses the compatibility of the proposed development with the North City Segment Local Coastal Program. Each element of the Specific Plan states an overall goal and objectives, which are consistent with the goals and objectives of the General Plan and the City Council policies. Implementation of these goals are outlined by the Via De La Valle Public Facilities Financing Plan, to be adopted concurrently with this Specific Plan. The Financing Plan identifies the necessary public improvements needed to develop the Specific Plan properties, and the financing mechanisms which shall be used to construct these improvements.

Specific site details of each development proposal shall be evaluated at the tentative map and discretionary permit stage.

1.3 PLANNING PROCESS

The Via De La Valle Specific Plan was originally prepared by a team of consultants working closely with the San Diego City Planning Staff. The process by which the Specific Plan was developed is outlined below:

- Specific Plan Boundary - The boundary of the study area and recognition of the planning effort was approved by the City Planning Commission on July 29, 1982.
- Site Evaluation - The existing physical and environmental conditions onsite and in the surrounding communities were identified and evaluated. The findings from the studies were used to define the development opportunities and constraints on the site and to identify potential development issues.
- Goals and Objectives - Alternate land use plans and development strategies were prepared and examined in terms of site evaluation data, development goals and City policies.
- Land Use Plans - Alternative land use plans and development strategies were prepared and examined in terms of site evaluation data, development goals and City policies.
- Plan Review and Revisions - Plans were reviewed by community groups, City Planning Staff and the Planning Commission, and necessary revisions were made.
- Adoption - The Planning Commission recommended approval of the Specific Plan on February 23, 1984. The City Council approved the Specific Plan on April 24, 1984, Resolution Nos. 260557 and 260558.

1.4 LEGAL EFFECT OF THE SPECIFIC PLAN

The Via De La Valle Specific Plan is the land use policy document for the properties included therein. The Specific Plan establishes land use and zone categories and standards and guidelines for development of the properties. The Specific Plan is also an amendment to the General Plan, and may be certified as part of the North City Local Coastal Program.

1.5 DISCRETIONARY APPROVALS

Initial development of the properties pursuant to the Specific Plan will require the following discretionary approvals:

- a. Planned Residential Development (PRD) Permit
- b. Tentative Subdivision Map
- c. Coastal Development Permit
- d. Rezoning Facilities
- e. Financing Plan