(MS-0396.040.011.004)

East County Economic Development Council

RECEIVED
FEB 25 1992
Ans'd.....

TO : PROJECT SPRING VALLEY WORKING COMMITTEE

FROM: Deanna Weeks, CAO

DATE: February 24, 1992

RE : Next Meeting (#3) - MARCH 3, 1992

The third meeting of the Project Spring Valley Working Committee will be held on TUESDAY, MARCH 3, 1992, AT 5 P.M. AT THE BOARD ROOM IN THE HEADQUARTERS OF THE SAN MIGUEL CONSOLIDATED FIRE DISTRICT.

The dates for the fourth and fifth meetings are March 24 and April 14 at the same time and location. Please mark you calendar.

If for any reason you will be unable to attend, please call Ginny March at East County EDC at 462-3312.

7777 ALVARADO ROAD, SUITE 406-B • LA MESA, CALIFORNIA 91941-3648 • (619) 462-3312 • FAX 462-3338

Agenda: Meeting 3

Project Spring Valley Working Committee

March 3, 1992
Board Room Second Floor
San Miguel Consolidated Fire District Administration Building
3850 Via Orange Way (at Austin Drive)
Spring Valley
5:00 PM

1.	Call to Order	Tom Henry
2.	Presentation of Results of Owner/User Assessment	Mike Conlon
3.	Discussion of Area Business Expansion Plans and Needs	Committee
4.	Review of County Planning and Building Permit Process	Randall Hurlburt
5.	Discussion of County Planning and Building Permit Process	Committee
6.	Adjournment	

Next Meeting:

March 24, 1992
San Miguel Fire District Offices
5:00 PM

The Spring Valley
BULLETIN

Vol. 43, No. 44 Serving Spring Valley, Casa de Oro & Rancho San Diego

Thursday, February 13, 1992

Project Spring Valley explores land uses

by Lindy Magner

Last Tuesday, the Project Spring Valley Committee met for the second of four sessions to develop "a plan of action" which would ideally expand businesses and increase employment in south Spring Valley.

Last month the East County Economic Development Council (ECEDC) announced the hiring of consultant Mike Conlon, to study the area and work with a committee of about 15 community members and county resource persons on that action plan.

At the Feb 11 meeting, Conlon briefed the committee on the results of his site analysis of commercial, industrial and residential uses in the designated area, running from Sweetwater Lane to Grand Ave., north of Jamacha Road.

Firstly, he noted that what was thought to be 160 acres of mixed land use containing M-54 and M-52 industrial uses as well as some commercial and residential, is actually, about half that amount.

"There are 74 acres - much smaller than I thought - with 48 acres of M-54 and 25 acres of M-52, with an adjacent residential area to the north which is the highest density residential area the county has," said Conlon.

According to Conlon, M-54 is the preferred industrial zone, because it allows for outside storage, unlike M-52, a zone designed with the idea of providing a "buffer" between heavy industrial and residential areas.

"Those M-52 properties for lease or sale just aren't moving," he said.

"I'm not here to recommend changing the zoning, but if I had my choice, I would change it all to M-54."

A look of the type of businesses in the area show that the majority of the companies are connected with metal working or construction, though the largest employer is a bus maintenance company.

A total of 532 persons are employed by the companies in that area, making for 10 persons per acre, a high employment statistic for an industrial area, according to Conlon.

Conlon sees companies already there expanding and eventually employing about 700 workers.

"This is a perfect area for construction related businesses and metal working, and these industries will probably continue expanding in the San Diego area," he said. "Mark IV Bus Co. has been systematically buying parcels and expanding; I see this as the way companies there will be growing,"

However, concern was expressed by committee members about "down cycle" currently being experienced by businesses related to construction, with companies struggling just to hold on, let alone expand.

According to Conlon, most residential uses such as apartment buildings ring the "industrial heartland" concentrated around Birch St. There are 145 parcels in the area zoned industrial or commercial, with 61 developed residential, and the majority of industrial parcels are relatively small, most not over two acres.

"All these businesses physically are in a position were they could buy up parcels and expand," he commented.

As to the residential areas, he noted: "the portions which are clearly residential will remain that way for a long time."

At the committee's next meeting, March 11, an overview of the county's planning and permit process will be delivered by county planner and committee member, Randy Hurlburt.