

**RIVERWAY SPECIFIC PLAN AMENDMENT AND REZONE**  
**PDS2015-SPA-15-003, PDS2015-REZ-15-009**

This errata is submitted to the Planning Commission to make the following changes to the Resolution Approving SPA-15-003 (Attachment B), with additions shown in underline. A clean copy of the updated Resolution Approving SPA-15-003 is attached to this errata.

These changes to the Resolution Approving SPA-15-003 have been made following coordination with the applicant and the Lakeside River Park Conservancy in order to address their concerns.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (SPA 15-003) and all development applications filed in order to implement said Specific Plan:

3. The succeeding 50 feet from centerline setbacks along Riverside Drive, Riverford Road and Mast Boulevard shall have a 35-foot maximum height buffer. All development located outside of the ~~50-foot~~ buffer areas is subject to the "M" Height Designator Development Regulations of the County of San Diego Zoning Ordinance.
  
4. The southern boundary of Planning Areas VIII and IX is subject to a building height transition buffer. The buffer extends 35 feet beyond the required building setbacks measured from the southern boundary line. For every one foot the proposed development within the transition buffer exceeds 35 feet in height, one additional foot of landscaped planning buffer will be required on-site for the length of the development area<sup>a</sup>. The building height restriction buffer is static. All development located outside of the buffer areas is subject to the "M" Height Designator Development Regulations of the County of San Diego Zoning Ordinance.
  
5. All development adjacent to the river corridor in Planning Areas VIII and IX shall construct an eight foot solid wall for the length of the development area<sup>a</sup> along the southern boundary. The wall shall be located on-site to adequately screen development from the Planning Buffer and pedestrian trail. Emergency access shall be implemented on a site specific basis to the satisfaction of the fire authority having jurisdiction. The wall shall comply with all applicable codes, regulations and guidelines, including the Lakeside and RiverWay Design Guidelines and the County of San Diego Zoning Ordinance.
  - a. The development area includes the building frontage adjacent to the river corridor, parking areas, accessory structures and any other development that fronts the river corridor.

December 11, 2015

RESOLUTION OF THE SAN DIEGO COUNTY)  
BOARD OF SUPERVISORS APPROVING ( )  
SPECIFIC PLAN AMENDMENT SPA 15-003)  
(RIVERWAY SPECIFIC PLAN)

ON MOTION of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the following Resolution is adopted:

WHEREAS, a Specific Plan known as the RiverWay Specific Plan (SP 90-003), for an area comprising a total of 592 acres located in the community of Lakeside was adopted by Resolution of the Board on March 6, 1991; and

WHEREAS, Lakeside Land Company, INC. (hereinafter referred to as "applicant"), submitted an amendment to the RiverWay Specific Plan (SPA 90-003) on August 27, 2015, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of approximately 104 acres located in Planning Areas VIII and IX of the RiverWay Specific Plan; and

WHEREAS, said Specific Plan Amendment is based upon the Lakeside Community Plan which designates the site as Specific Plan Area (SPA), and provides for guidelines for developing the Specific Plan within the Community/Subregional Plan text; and

WHEREAS, the applicant has stated the intent of said Amendment to change the RiverWay Specific Plan as follows:

1. Rezone approximately 104 acres of land (Planning Areas VIII and IX) to amend the maximum building height development regulations from a G Designator (35', two stories) to an M Designator (45', any number of stories).

WHEREAS, implementation of said Specific Plan Amendment will occur in concurrent application for a Rezone (REZ 15-009); and

WHEREAS, pursuant to Section 65090, et seq. of the Government Code, the Planning Commission on December 11, 2015 conducted a duly advertised hearing on said Specific Plan Amendment and by a vote of \_\_\_\_\_ recommended that the Board of Supervisors \_\_\_\_\_ the RiverWay Specific Plan Amendment because it is consistent with the General Plan and the Lakeside Community Plan; and

WHEREAS, Pursuant to Section 65355 of the Government Code, the Board of Supervisors on \_\_\_\_\_, conducted a duly advertised public hearing on said Specific Plan Amendment and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are

necessary to ensure that said Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

WHEREAS, on \_\_\_\_\_, the Board of Supervisors has made findings pursuant to Attachment \_\_\_\_\_, Environmental Findings, of the Board of Supervisors Planning Report for the project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the RiverWay Specific Plan Amendment (SPA 15-003) is consistent with the San Diego County General Plan and the Lakeside Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the RiverWay Specific Plan Amendment as SPA 15-003, consisting of the text and map entitled RiverWay Specific Plan Amendment and Rezone, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (SPA 15-003) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's amended Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan Amendment from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the amended Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.
3. The succeeding 50 feet from centerline setbacks along Riverside Drive, Riverford Road and Mast Boulevard shall have a 35-foot maximum height buffer. All development located outside of the buffer areas is subject to the "M" Height Designator Development Regulations of the County of San Diego Zoning Ordinance.
4. The southern boundary of Planning Areas VIII and IX is subject to a building height transition buffer. The buffer extends 35 feet beyond the required building setbacks measured from the southern boundary line. For every one foot the proposed development within the transition buffer

exceeds 35 feet in height, one additional foot of landscaped planning buffer will be required on-site for the length of the development area<sup>a</sup>. The building height restriction buffer is static. All development located outside of the buffer areas is subject to the “M” Height Designator Development Regulations of the County of San Diego Zoning Ordinance.

5. All development adjacent to the river corridor in Planning Areas VIII and IX shall construct an eight foot solid wall for the length of the development area<sup>a</sup> along the southern boundary. The wall shall be located on-site to adequately screen development from the Planning Buffer and pedestrian trail. Emergency access shall be implemented on a site specific basis to the satisfaction of the fire authority having jurisdiction. The wall shall comply with all applicable codes, regulations and guidelines, including the Lakeside and RiverWay Design Guideline and the County of San Diego Zoning Ordinance.
  - a. The development area includes the building frontage adjacent to the river corridor, parking areas, accessory structures and any other development that fronts the river corridor.

BE IT FURTHER RESOLVED that all references within this Resolution to “applicant”, “developer”, or “subdivider” shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the RiverWay Specific Plan Amendment (SPA 15-003), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

**ORDINANCE COMPLIANCE AND NOTICES:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater

Management, and Discharge Control [Ordinance No. 10096](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf).

<http://www.sdcounty.ca.gov/PDS/docs/LID-Handbook.pdf>.

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**ENCROACHMENT PERMIT REQUIRED:** An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

**EXCAVATION PERMIT REQUIRED:** An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County [TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [*DPW, Land Development Counter*] and provide a copy of the receipt to the [*PDS, Building Division Technician*] at time of permit issuance.