



The County of San Diego

Planning Commission Hearing Report

Date:	December 11, 2015	Case/File No.:	RiverWay Specific Plan Amendment and Rezone; PDS2015-SPA-15-003; PDS2015-REZ-15-009; PDS2015-ER-98-10-14Y
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Specific Plan Amendment and Rezone
Time:	9:00 a.m.	Location:	10108 Riverford Road
Agenda Item:	#5	General Plan:	USDRIP Specific Plan Area
Appeal Status:	N/A	Zoning:	Specific Plan Area (S88)
Applicant/Owner:	Lakeside Land Company, INC.	Community:	Lakeside
Environmental:	Reliance on a Previously Certified EIR Pursuant of CEQA § 15162	APNs:	379-010-12, 39, 40, 42, 43, 44 379-142-01, 03, 04, 05 379-143-04, 05 379-192-26 382-011-05, 10, 17, 27, 29 760-141-73

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate a proposed Specific Plan Amendment and Rezone, determine whether the required findings can be made, and if so make the following recommendations to the Board of Supervisors:

- a. Adopt the Environmental Findings included in Attachment F, which include a finding that the previous Environmental Impact Report (EIR) is adequate for the proposed project pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162.
- b. Adopt the Resolution approving SPA-15-003 (Attachment B) for the reasons stated therein and discussed in this report.

- c. Adopt the Ordinance titled, ORDINANCE CHANGING THE ZONING REGULATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN, REF: PDS2015-REZ-15-009 (Attachment C).

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
- b. Is the proposed project consistent with the vision, goals, and policies of the RiverWay Specific Plan?
- c. Does the project comply with the policies set forth under the Lakeside Community Plan and Design Guidelines?
- d. Is the proposed project consistent with the County's Zoning Ordinance?
- e. Is the project consistent with other applicable County regulations?
- f. Does the project comply with the CEQA?

B. REPORT SUMMARY

The applicant proposes a Specific Plan Amendment and Rezone to the RiverWay Specific Plan, a specific plan for the Upper San Diego River Improvement Project (USDRIP). The proposed project would alter the maximum height development regulation to a portion of the RiverWay Specific Plan Area. Based on staff's analysis it is Planning & Development Services (PDS) position that the required findings can be made, and PDS recommends approval of the Specific Plan Amendment Resolution and Rezone.

C. DEVELOPMENT PROPOSAL

1. Project History

The RiverWay Specific Plan was adopted by the Board of Supervisors on March 6, 1991 and has been amended four times since adoption. The RiverWay Specific Plan area contains approximately 592 acres located along the Upper San Diego River in the community of Lakeside (Figure 1). The RiverWay Specific Plan provides focused measures for future implementation of USDRIP, of which the project site is a part. USDRIP is an ongoing effort to achieve flood control, land use, and community recreation goals for a portion of the Upper San Diego River. The allocation of land uses within the RiverWay Specific Plan is partitioned into Planning Areas. There are a total of 21 Planning Areas within the RiverWay Specific Plan with the following use regulations: single-family residential, commercial, industrial, flood plain and school/fire station.

2. Project Description

The proposed project would change the Maximum Building Height Designator of Planning Areas VIII and XI of the RiverWay Specific Plan (Figure 2) from a G-Designator (35-feet, two stories), to an M-Designator (45-feet, any number of stories provided all building code requirements and floor-area ratio limitations are met in). The entitlements proposed in this action include a Specific Plan Amendment and a Rezone to change the maximum building height regulation. No development is proposed with this action. All subsequent development requires a discretionary permit through an

existing B Special Area Designator. The B-Designator requires all development within the RiverWay Specific Plan to process a Site Plan with community review. All subsequent development will be reviewed to ensure it complies with the General Plan; the Lakeside Community Plan and Design Guidelines; the Zoning Ordinance; and all other applicable goals, policies and regulations.

Both Planning Areas VIII and IX have use regulations of Industrial/Business Park. The applicant is requesting the building height increase to provide additional interior vertical space for future tenants. Due to the advances in industrial technology, many warehouse and manufacturing businesses require additional interior height for the manufacture and storage of goods. The proposed height increase provides incentive for manufacturers to develop in the project area.

Tenants require additional vertical clear height. Clear height is the usable height to which a tenant can store its product. This figure is measured below any obstructions such as joists, lights or sprinklers. Increased vertical clear height provides manufacturing tenants the opportunity to maximizing floor space. The proposed height increase provides a suitable development area for warehouse and manufacturing businesses to relocate and maximize efficiency.

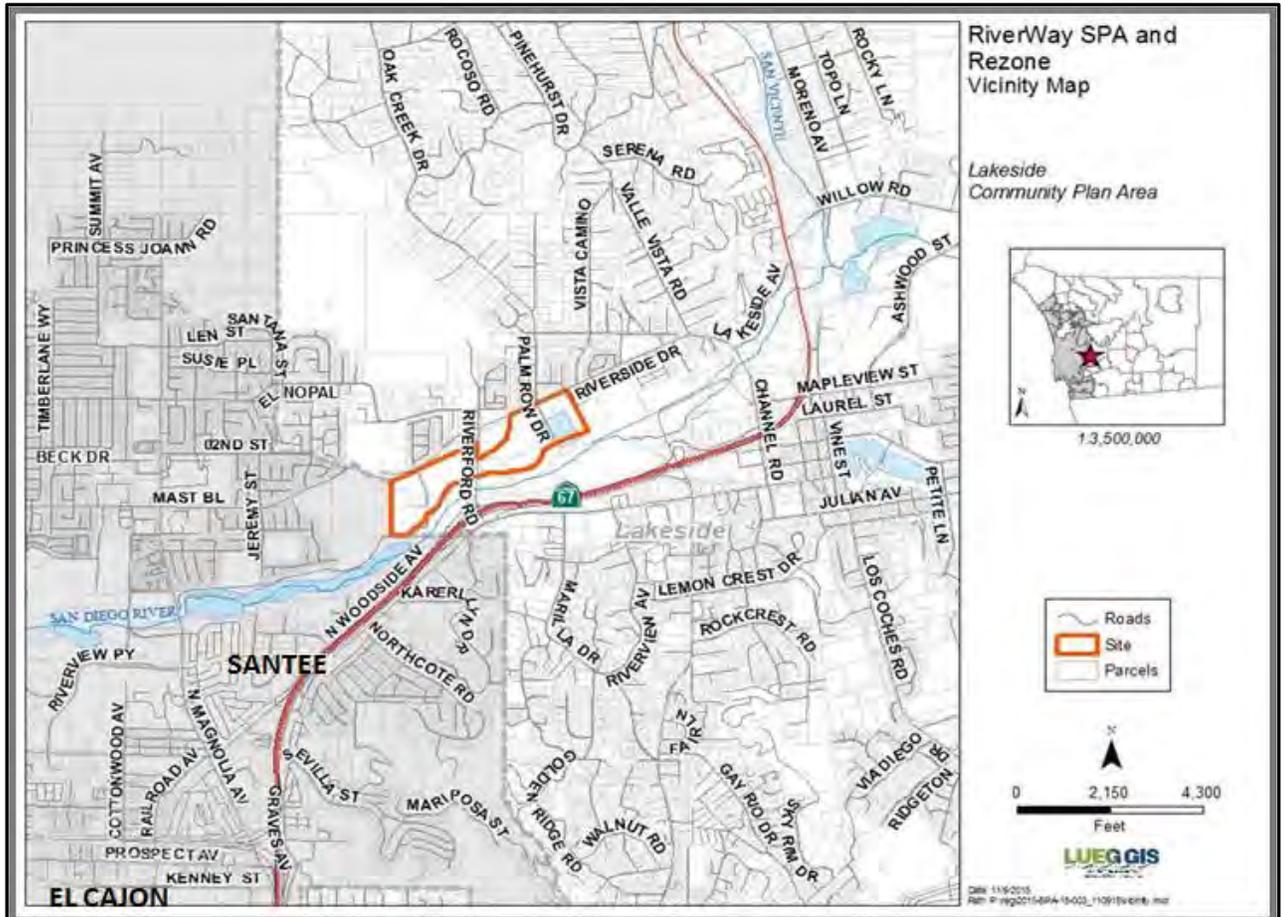


Figure 1 – Vicinity Map



Figure 2 – Aerial Photo

a. Specific Plan Amendment

The project includes a Specific Plan Amendment to change the height designator in the Development Regulations of Planning Areas VIII and IX from a G-Designator (35', two stories maximum) to an M-Designator (45', any number of stories, provided all building code requirements and floor-area ratio limitations are met).

b. Rezone

The project also includes a Rezone of the land located within Planning Areas VIII and IX. The Rezone would reflect the change of the Specific Plan Amendment and change the Zoning Development Regulations height designator from the G-Designator to the M-Designator.

Please refer to Attachment A – Planning Documentation, to view the Specific Plan Amendment Program Map.

3. Subject Property and Surrounding Land Uses

The RiverWay Specific Plan Area is bounded on the west by the City of Santee; on the south and east by State Highway 67; and on the north by portions of El Nopal, Riverside Drive and Lakeside Avenue.



Figure 3 – On-Site Land Uses

Planning Area VIII consists of approximately 45 acres located west of Riverford Road in the Lakeside Community. Riverford Road bounds the planning area to the east and Mast Boulevard bounds the planning area to the south. The San Diego River floodplain, which is Planning Area XX of the RiverWay Specific Plan, forms the southerly boundary. The property is historically disturbed from previous mining operations. The Lakeside Baseball Park is located to the southwest of the planning area. A manufacturing company is located north of the baseball park. To the north and east of the construction company is vacant land. Marathon Parkway bisects the vacant land. East of the vacant land, adjacent to Riverford Road, is a heavy equipment sales and maintenance company (Figure 3).

Planning Area IX consists of approximately 53 acres and is located east of Planning Area VIII on the opposite side of Riverford Road. Riverside Drive borders the planning area to the north. The San Diego River floodplain (Planning Area XX) is located south of the Planning Area IX. The site has been previously disturbed by mining and processing of aggregate. A church is located adjacent

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Specific Plan Area, Village Residential	S88	Riverside Drive, Mast Boulevard	Residential, Commercial Land Uses
East	Specific Plan Area	S88	Lakeside Avenue, Channel Road	Residential, Commercial Land Uses
South	Specific Plan Area	S88	Woodside Avenue, SR-67	Open Space, Floodplain, Residential, Commercial Land Uses
West	N/A (City of Santee)	N/A	Mast Boulevard	Open Space, Residential Land Uses

D. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including the San Diego County General Plan, Lakeside Community Plan, Lakeside Design Guidelines, RiverWay Specific Plan, the Zoning Ordinance and the CEQA Statutes and Guidelines. A detailed discussion of the project analysis and its consistency with applicable codes, policies and ordinances is as follows:

1. Project Analysis

Visual Resources

During the processing of the project, PDS identified the potential for visual impacts related with the proposed building height regulation increase. Accordingly, staff reviewed surrounding land uses and the size of the existing structures in the surrounding area. Additionally, a Visual Impact Analysis dated October 2015 was prepared by a County-approved CEQA consultant, Michael Baker International, to analyze potential visual impacts.

The proposed project is a regulation change; thus, no development is proposed at this time. Future development is anticipated to have a similar size building coverage and design as the current development located on-site. Additionally, the land use of the project area will not change as a result of this action. Future development located on the project site is anticipated to be industrial and commercial uses, similar to what exists today.

The project would incorporate the following design measures to reduce potential visual impacts to less than significant:

- a. The project would implement a 35-foot maximum building height restriction buffer area extending from the roadways bordering Planning Areas VIII and IX. The existing building setback designator will be maintained along Riverside Drive, Riverford Road and Mast Boulevard. The succeeding 50 feet beyond the required building setbacks would be subject to a building height restriction of 35 feet. All development located outside of this 50-foot building height restriction buffer would be subject to the “M” height designator.

The project site is subject to the E Setback Designator which requires a 60-foot front yard centerline setback and a 35-foot side yard centerline setback. This design feature was a condition recommended by the Lakeside Design Review Board and was incorporated into the project.

- b. The project site is subject to the B Special Area Designator. All development will continue to be required to undergo Site Plan review. The B-Designator ensures that all future development will be reviewed for conformance with the General Plan, the Lakeside Community Plan and Design Guidelines and the Zoning Ordinance.
- c. The project site is bordered by a floodway/ open space area to the south. This area provides a buffer from the project site to the surrounding trail systems and State Route 67. This floodplain area is 154 acres with a varying width of approximately 2,000 feet to 2,800 feet.

The Visual Impact Analysis also determined that the project would result in less than significant CEQA impacts to the visual environment of the area with the inclusion of the B-Designator, adjacent floodway/ open space area, and the height restriction buffer. Visual Simulations (Figure 5) were prepared as part of the Visual Impact Analysis to examine how the proposed height increase would appear from surrounding public vantage points.



Figure 5 – Photo Simulation

The Visual Impact Analysis examined potential aesthetic impacts of the proposed height increase to 45 feet including during construction. Future project construction activities within the area would occur on various sites and at varied times when applications for development are approved. Such construction-related impacts would be short-term and would cease upon completion. In addition, all new discretionary projects within the area would be subject to environmental and design review on a site-specific, project-by-project basis to ensure visual aesthetic impacts are limited to the extent possible during the construction process. All future development would also be required to be consistent with the County's regulatory requirements and applicable conditions of approval to reduce potential impacts to less than significant or to the extent feasible.

Additionally, the Visual Analysis analyzed the proposed project for potential impacts to Scenic Highways. State Route 67 is a designated County Scenic Highway and runs generally east-west of the project site. The highway is located approximately 0.1 mile to the south of the site and affords potential views looking north to the subject property; however, the visibility of the project site within the visual landscape is influenced by intervening vegetation and development, elevational differences between the highway and the site, travel speed, and angle of the view. The analysis concluded that the increase in allowable structural height proposed with the project would not substantially or adversely affect any scenic resources, including scenic vistas, as the change in visual conditions on-site would generally not be perceivable by travelers along this highway. Additionally, all future development on-site would be subject to community design review to ensure that any potential adverse effects on existing scenic views are avoided and/or reduced to the extent feasible.

In summary, the Visual Impact Analysis found that the proposed project would have a less than significant CEQA impact on aesthetics. While the project would change the maximum height of the site, the change would be minimal due to the implementation of the height restriction buffer, the B Special Area Designator and the existing floodway/open space located directly south of the project site. The proposed project would have less than significant CEQA impacts related to changes in visual character and quality.

Traffic

PDS identified the potential for traffic impacts associated with the proposed project because of the increase in building height and the potential for additional building stories. A Traffic Letter Report prepared by LOS Engineering, Inc. dated May 13, 2015, concluded that the project would not increase traffic generation. There would not be a direct CEQA impact related to traffic. In addition, any future development would be required to pay into the Transportation Impact Fee program for cumulative impacts on the surrounding roadways.

2. General Plan Consistency

The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<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>Future development projects will be required to adhere to the RiverWay Specific Plan Design Guidelines and Lakeside Design Guidelines. Those guidelines were implemented to assure new development is compatible with overall scale and character of established neighborhoods. Moreover, the established neighborhoods for Planning Areas VIII and IX are best characterized as light industrial.</p>
<p>LU-11.2 Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.</p>	<p>Although the project does not propose physical development, future development of the site with light industrial/business park uses would be consistent with land uses intended for the property per the RiverWay Specific Plan. The project would not result in a change in allowed land use. The project is intended to attract new light industrial type uses to locate on the property. Similar existing light industrial/business park uses are currently present on-site as well as on adjoining lands.</p>
<p>S-15.1 Land Use Compatibility. Require land uses surrounding airports to be compatible with the operation of each airport.</p>	<p>The proposed project is located near Gillespie Field. The applicant submitted the project to the Federal Aviation Administration (FAA) for review. The FAA determined that the proposed project would be compatible with the operations of Gillespie Field.</p>
<p>COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>State Route 67 is a designated County Scenic Highway and runs generally east-west of the project site. The highway is located approximately 0.1 mile to the south of the site and affords potential views looking north to the subject property; however, the visibility of the project site within the visual landscape is influenced by intervening vegetation and development, elevational differences between the highway and the site, travel speed, and angle of the view). A Visual Impact Analysis concluded</p>

General Plan Policy	Explanation of Project Conformance
	that the increase in allowable structural height proposed with the project would not substantially or adversely affect any scenic resources, including scenic vistas, as the change in visual conditions on-site would generally not be perceivable by travelers along this highway. Additionally, all future development on-site would be subject to community design review to ensure that any potential adverse effects on existing scenic views are avoided and/or reduced to the extent feasible.

3. Community Plan Consistency

The proposed project is consistent with the following relevant Lakeside Community Plan and RiverWay Specific Plan goals, policies, design guidelines and actions as described in Table D-2.

Table D-2: Community Plan Conformance

Lakeside Community Plan Policy	Explanation of Project Conformance
Commercial 4. Encourage commercial activities that would not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.	The site is located in an urban-type setting and currently supports several light industrial type uses. Similar land uses are also present on adjacent off-site lands to the north of the site to the east and west of Riverford Road. Additionally, a variety of commercial uses are currently located on and off site that presently serve the community.
Commercial 15. Require commercial and industrial land uses to minimize adverse impacts, such as noise, light, traffic congestion, odors, dust, etc.	All future development on-site would be subject to community design review for conformance with the RiverWay Specific Plan and Lakeside Design Guidelines, as well as County processing requirements, to ensure that potential visual and environmental impacts (i.e. noise, air quality, lighting effects, traffic generation, etc.) are evaluated on a project-specific basis, as appropriate, and avoided or minimized through implementation of design measures.
Conservation 7. Minimize visual pollution by creating and periodically reviewing sign, landscaping, architecture, and utility standards.	All future signage, landscaping, architectural design and infrastructure improvements on the project site would be designed in conformance with applicable plans, policies and regulations to ensure a quality visual environment consistent with the intended character and would be subject to design review. Additionally, development setbacks from adjacent areas

Lakeside Community Plan Policy	Explanation of Project Conformance
	where sensitive natural resources are present (i.e. San Diego River corridor) would be observed to minimize potential adverse visual and environmental effects and to ensure compatibility of uses.

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the S88 (Specific Plan) zone with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	S88	Yes
Animal Regulation:	S	N/A
Density:	--	N/A
Lot Size:	6000	N/A
Building Type:	W	N/A
Height:	G	Yes, with approval of the Specific Plan Amendment and Rezone.
Lot Coverage:	--	N/A
Setback:	E	N/A
Open Space:	--	N/A
Special Area Regulations:	B, C, W	Yes

5. Applicable County Regulations

Table D-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1. Resource Protection Ordinance (RPO)	The project has been found to comply with the RPO because it would not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands.
2. Fire Code	The San Diego County Fire Authority reviewed the project and determined that it is in compliance with the San Diego County Consolidated Fire Code.
3. Watershed Protection Ordinance (WPO)	A Minor Stormwater Management Plan has been prepared for the project and found to be in compliance with the WPO.

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with CEQA and staff determined that it qualifies for an Addendum to the USDRIP Environmental Impact Report (Log No. 98-10-014) under CEQA Guidelines Section 15162. An EIR Addendum dated December 11, 2015 has been prepared and is on file with PDS. The project, as proposed, would not cause any significant effects on the environment which require new mitigation measures. There are no changes in the project, no changes in the circumstances under which the project is undertaken, or no new information which results in a new significant environmental effect or a substantial increase in the severity of a previously identified significant environmental effect since the certification of the previous EIR for the project dated August 2000, on file with PDS. See the EIR Addendum for more information (Attachment D).

E. COMMUNITY PLANNING GROUP

Throughout the processing of the project, the applicant attended the Lakeside Design Review Board and the Lakeside Community Planning Group meetings. Below is a summary of these meetings.

On September 9, 2015, by a vote of 6-0-0, the Lakeside Design Review Board heard a presentation on the project and the potential visual impacts to the surrounding areas. The Lakeside Design Review Board discussed the need to maintain the desired streetscape, controlling the visual bulk and scale of buildings from public roadways. The Lakeside Design Review Board recommended approval of the project with a condition which the applicant has incorporated into the project. The Lakeside Design Review Board recommended the existing building setback designator be maintained along the major streets (Mast Boulevard, Riverford Road, and Riverside Drive). The next 50 feet beyond the required setback shall have a building height restricted zone of 35 feet. Buildings may be a maximum of 45 feet after the 50-foot wide height restricted zone.

On November 4, 2015, by a vote of 9-1-5, the Lakeside Community Planning Group considered the project and the recommendation from the Lakeside Design Review Board and recommended approval of the project.

F. PUBLIC INPUT

The project was noticed to the surrounding neighbors upon submittal. No formal comments were received as a result of the public notices sent or during the processing of the permit.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:

- a. Adopt the Environmental Findings included in Attachment E, which includes a finding that the previous EIR is adequate for the proposed project pursuant to CEQA Guidelines Section 15162.
- b. Adopt the Resolution Approving SPA-14-003 (Attachment B) for the reasons stated therein and discussed in this report.
- c. Adopt the Ordinance titled, ORDINANCE CHANGING THE ZONING REGULATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN, REF: PDS2015-REZ-15-009 (Attachment C)

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AUTHORIZED REPRESENTATIVE: _____

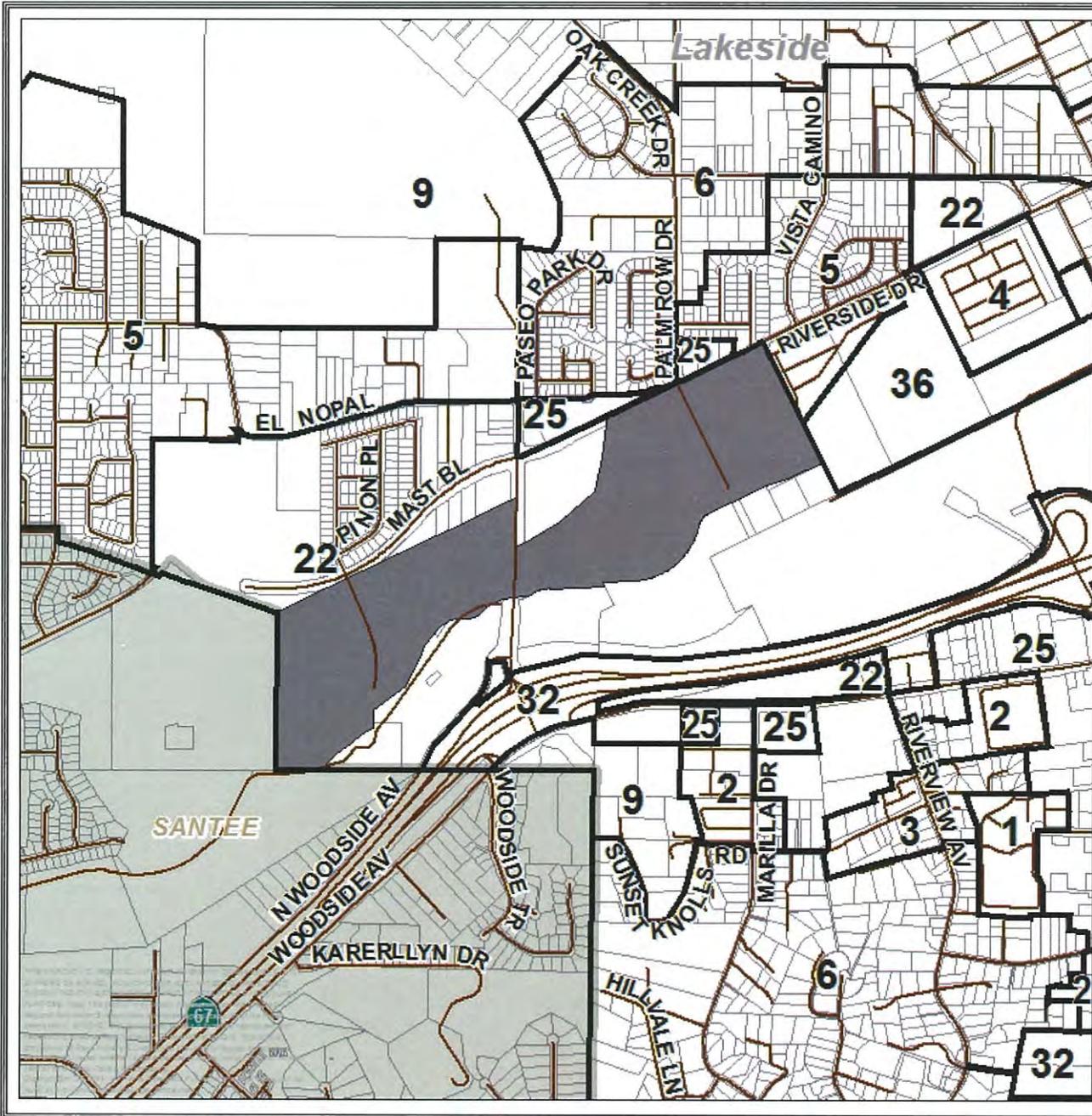


MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Resolution Approving SPA-14-003
- Attachment C – ORDINANCE CHANGING THE ZONING REGULATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN, REF: PDS2015-REZ-15-009
- Attachment D – Environmental Documentation
- Attachment E – Environmental Findings
- Attachment F – Public Documentation
- Attachment G – Ownership Disclosure

Attachment A – Planning Documentation



RiverWay SPA and Rezone

General Plan Map

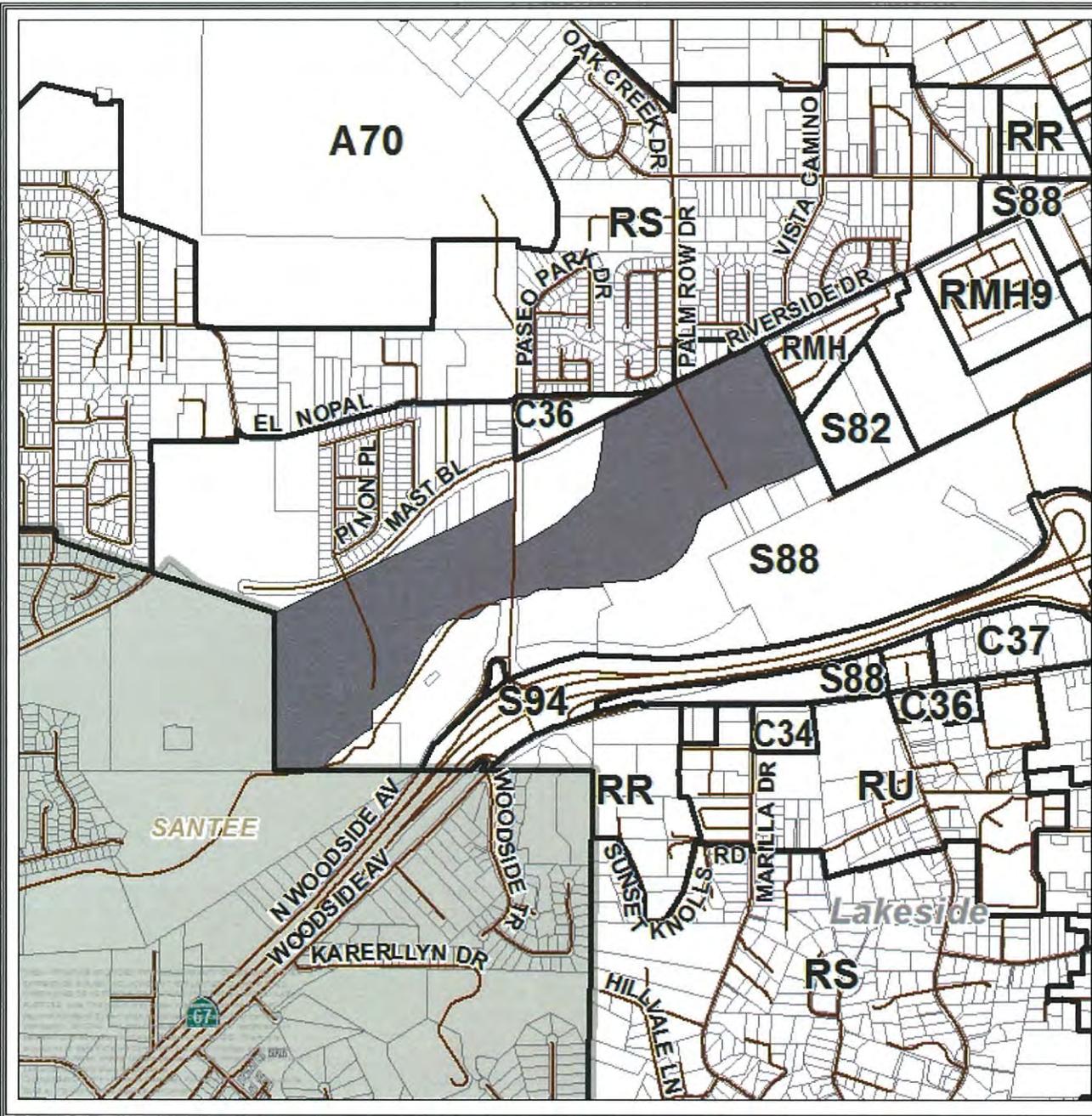
*Lakeside
Community Plan Area*

- (1) Village Residential (VR-30)
- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (9) Semi-Rural Residential (SR-1)
- (22) Specific Plan Area
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (35) Medium Impact Industrial
- (36) Open Space (Recreation)

- Roads
- Site
- Parcels
- Planning



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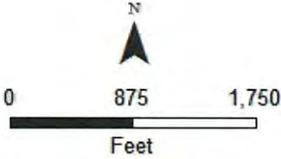
RiverWay SPA and Rezone

Zoning Map

*Lakeside
Community Plan Area*

- A70 - Limited Agricultural
- C34 - General Commercial/Residential
- C36 - General Commercial
- C37 - Heavy Commercial
- C38 - Service Commercial
- M54 - General Impact Industrial
- RMH - Mobilehome Residential
- RMH9 - Mobilehome Residential
- RR - Rural Residential
- RS - Single Family Residential
- RU - Urban Residential
- RV - Variable Family Residential
- S82 - Extractive
- S88 - Specific Planning Area
- S94 - Transportation/Utility Corridor

	Roads
	Site
	Parcels
	Zoning

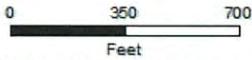


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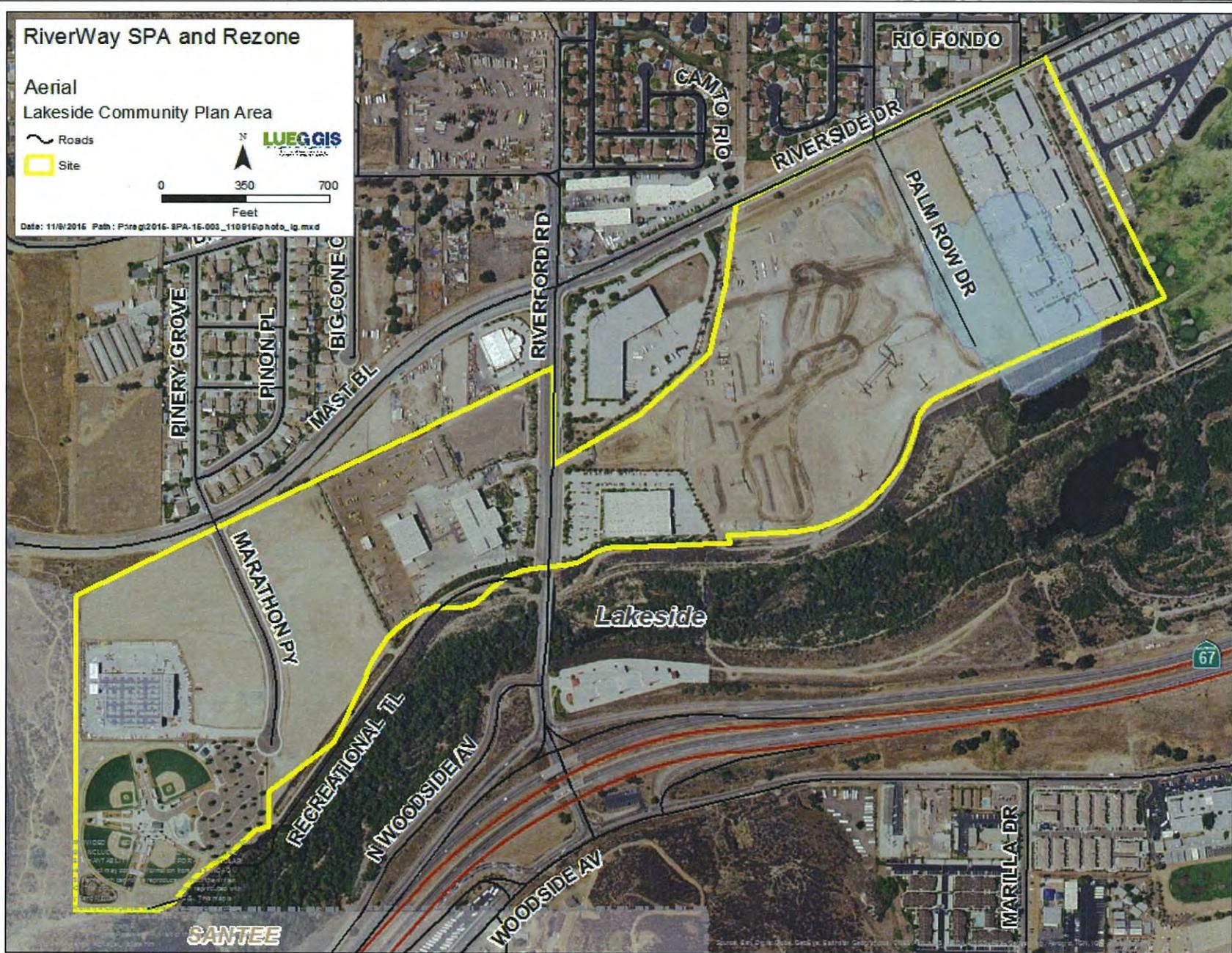
RiverWay SPA and Rezone

Aerial
Lakeside Community Plan Area

- Roads
- Site



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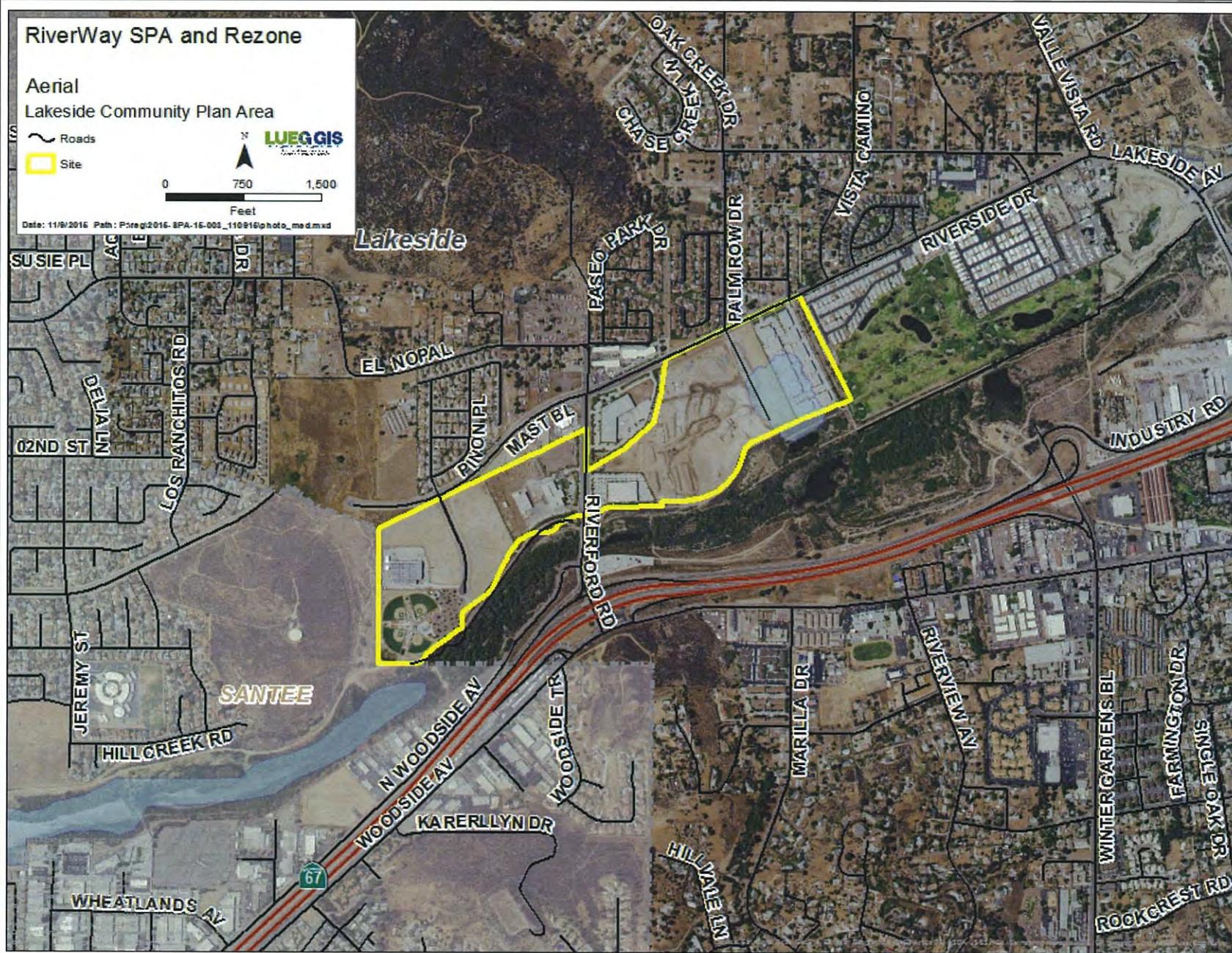
RiverWay SPA and Rezone

Aerial
Lakeside Community Plan Area

- Roads
- Site



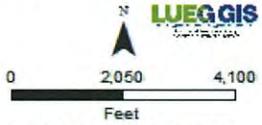
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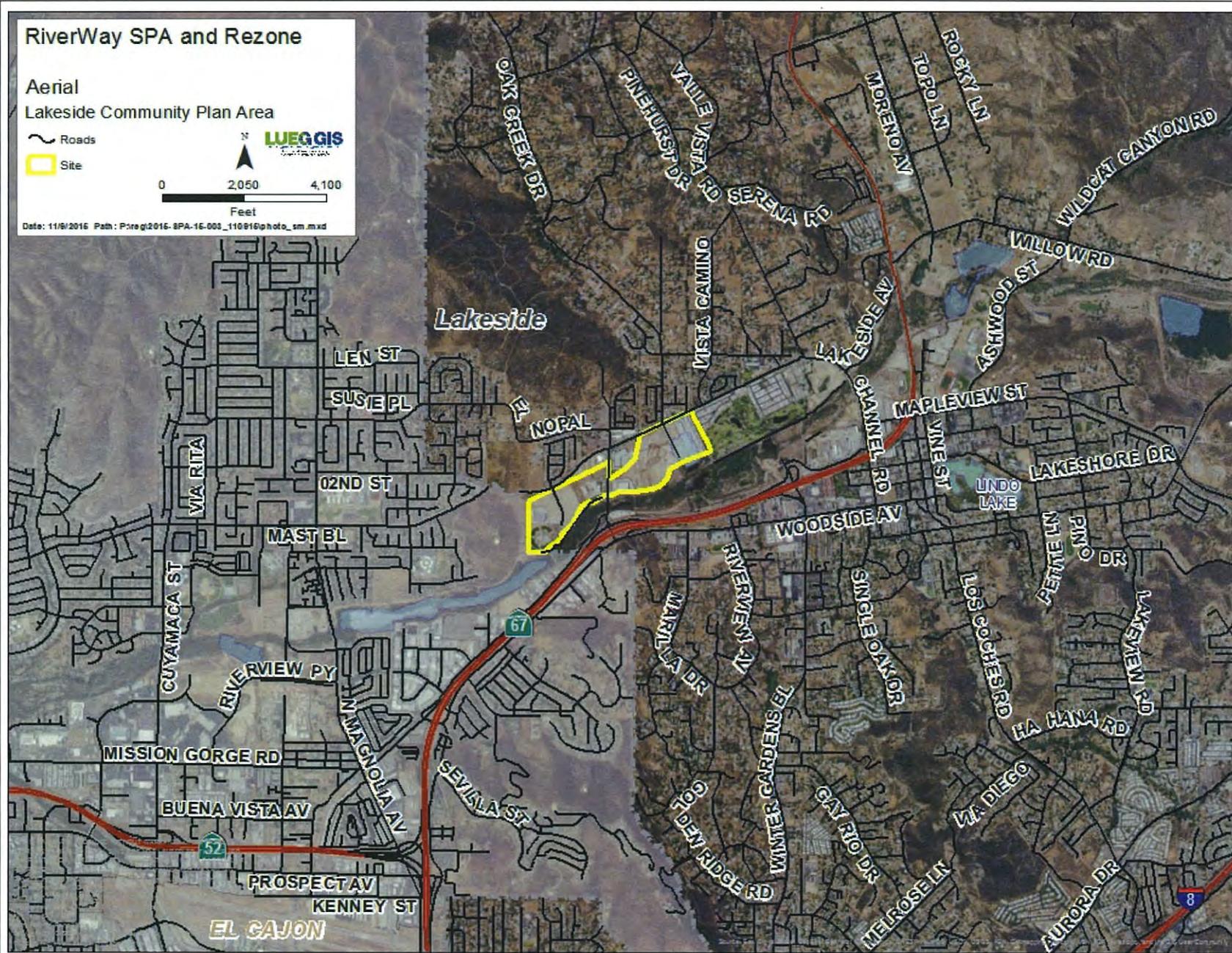
RiverWay SPA and Rezone

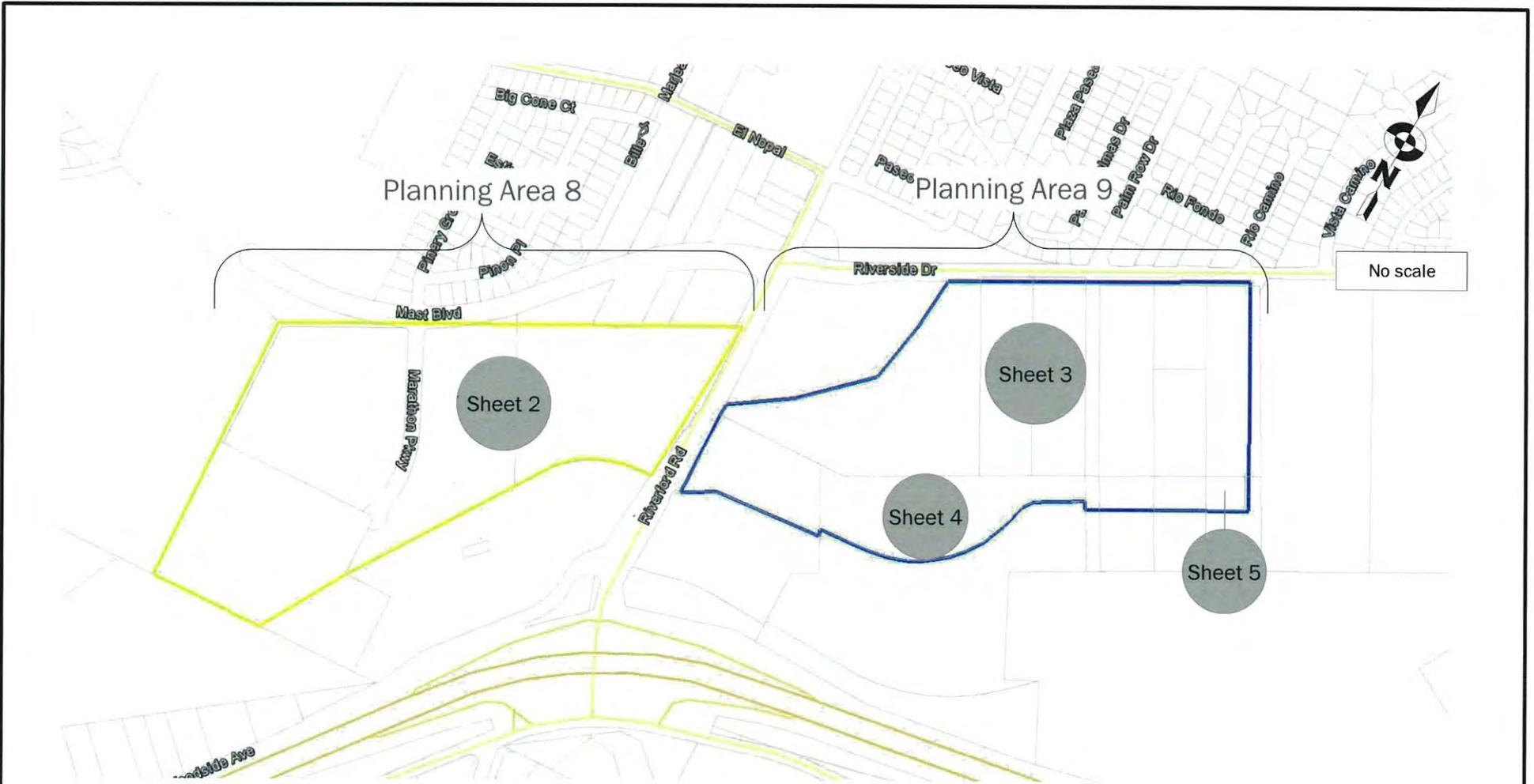
Aerial
Lakeside Community Plan Area

- Roads
- Site



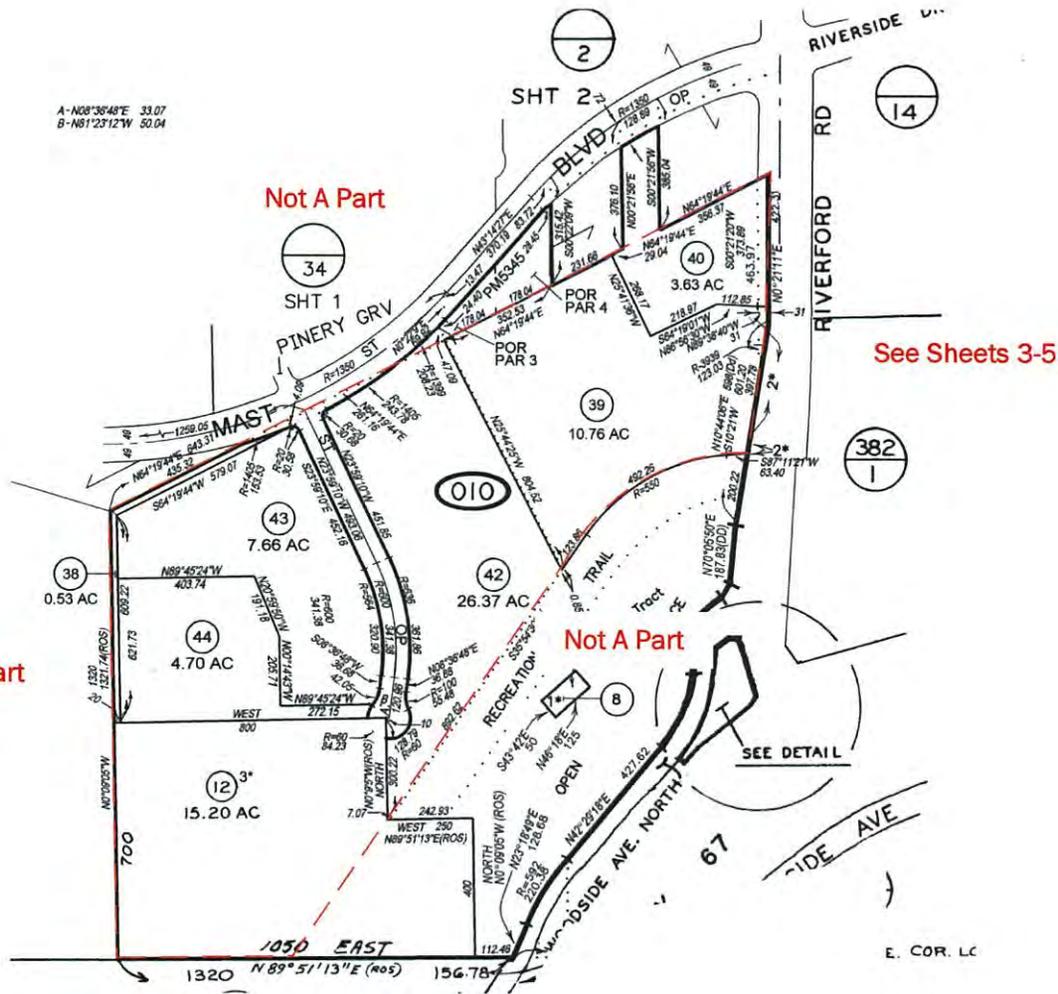
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Plot Plan Key Map	Rezone and Specific Plan Amendment			
	Lakeside Land Co., Inc. 10108 Riverford Road Lakeside, CA 92040			
PDS2015-SPA-15-003 & PDS2015-REZ-15-009	SIZE	FSCM NO	DWG NO	REV
	SCALE	None	SHEET	1 OF 5



Planning Area 8

Rezone and Specific Plan Amendment

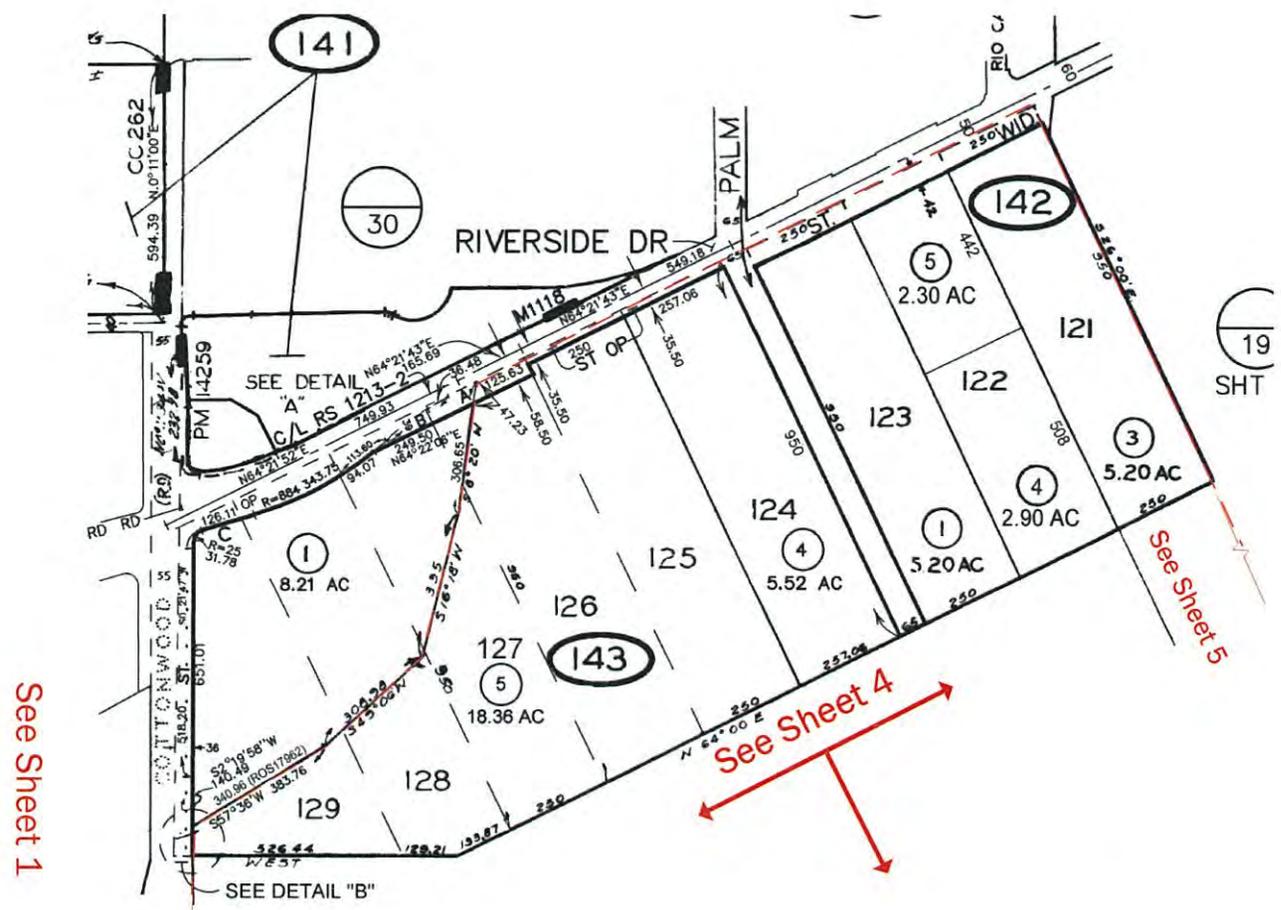
Lakeside Land Co., Inc. 10108 Riverford Road Lakeside, CA 92040

PDS2015-SPA-15-003 & PDS2015-REZ-15-009		SIZE	FSCM NO	DWG NO	REV
SCALE		None		SHEET	2 OF 5

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Scale: 1" : 400'



See Sheet 1

See Sheet 4

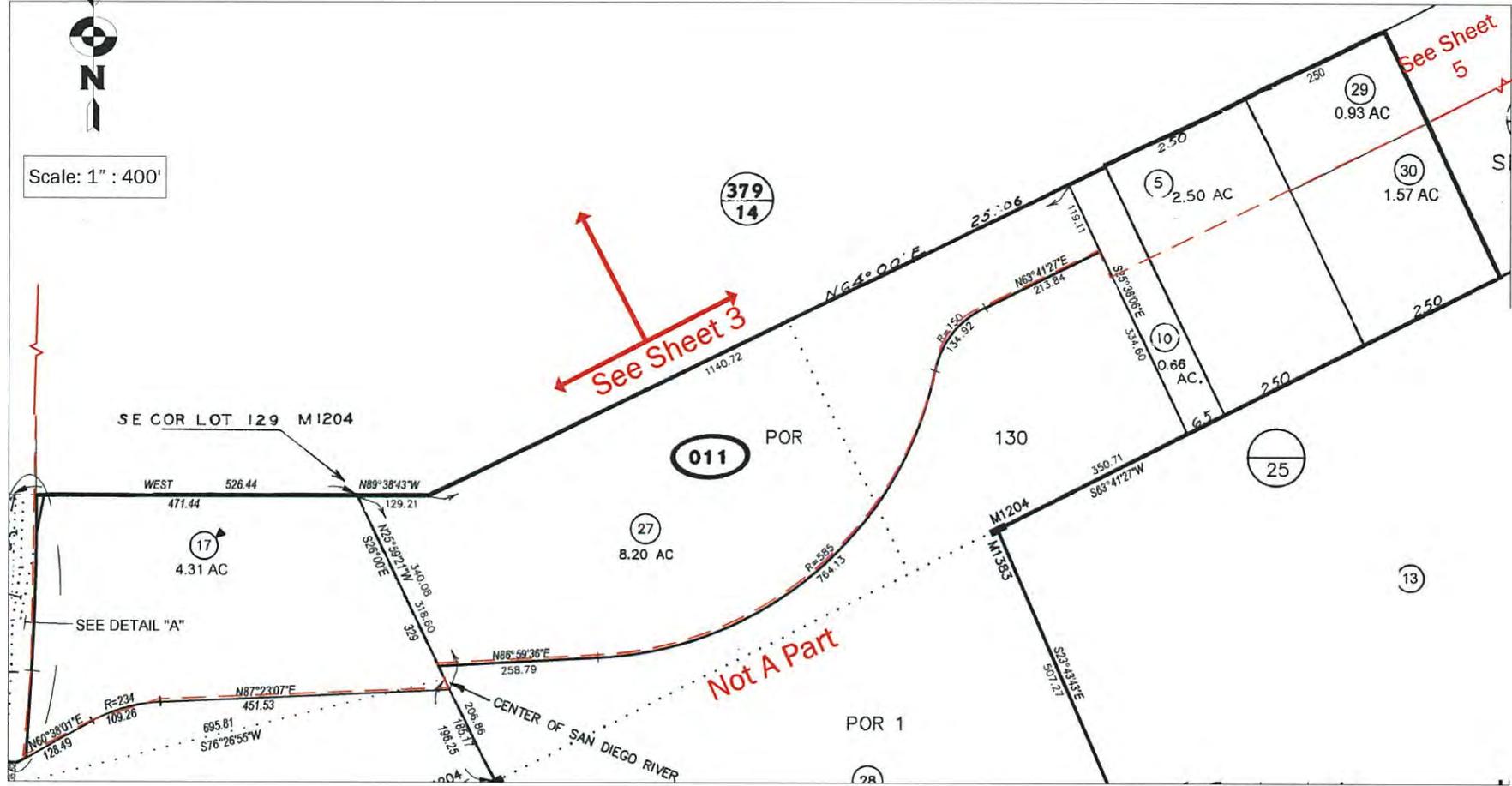
See Sheet 5

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Planning Area 9 1 of 3		Rezone and Specific Plan Amendment		
PDS2015-SPA-15-003 & PDS2015-REZ-15-009		Lakeside Land Co., Inc. 10108 Riverford Road Lakeside, CA 92040		
SIZE	FSCM NO	DWG NO	REV	
SCALE	None	SHEET	3 of 5	



Scale: 1" : 400'



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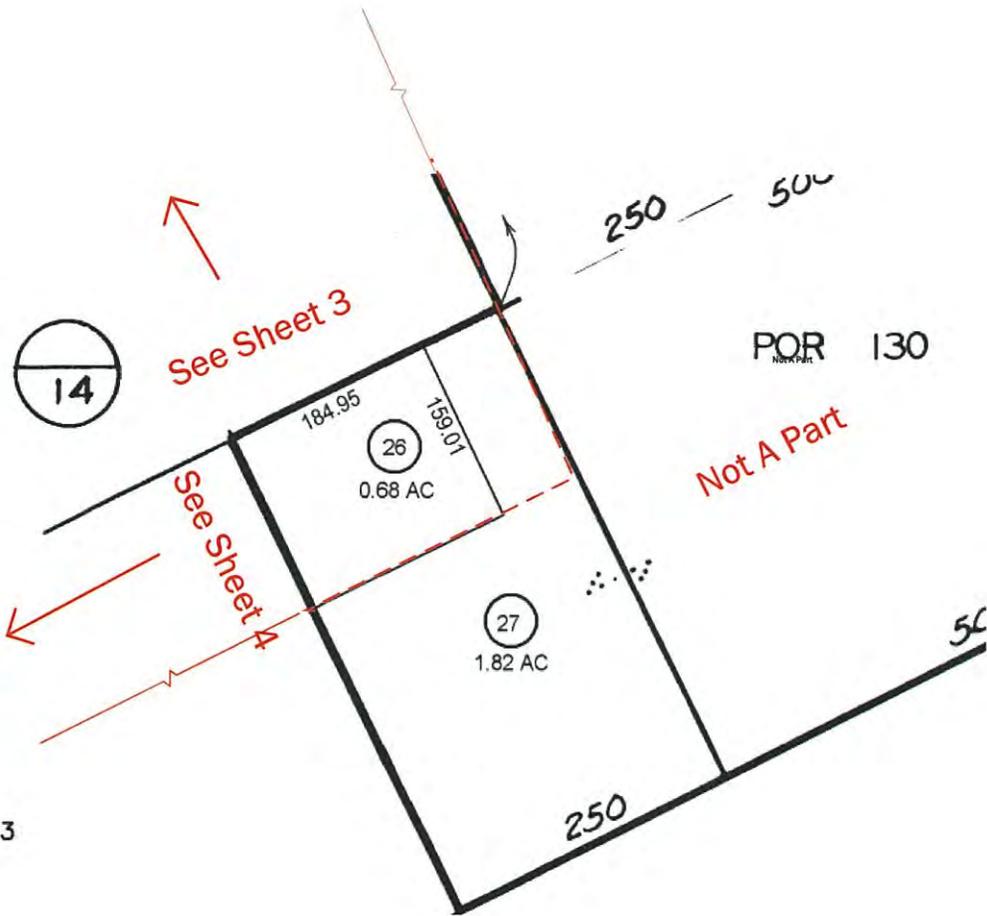
Planning Area 9
2 of 3

Rezone and Specific Plan Amendment

Lakeside Land Co., Inc. 10108 Riverford Road Lakeside, CA 92040

PDS2015-SPA-15-003 & PDS2015-REZ-15-009

SIZE	FSCM NO	DWG NO	REV
SCALE	None	SHEET	4 of 5



Scale: 1" : 200'

HT 2 OF 3

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Planning Area 9 3 of 3		Rezone and Specific Plan Amendment		
		Lakeside Land Co., Inc. 10108 Riverford Road Lakeside, CA 92040		
PDS2015-SPA-15-003 & PDS2015-REZ-15-009	SIZE	FSCM NO	DWG NO	REV
SCALE	None		SHEET	5 OF 5

Sht	Area	APN	Gross	Open Space	Net Developable	Developed	Net Undev	Address (92040)	Owner
		3790101200							
2	8	7601417300	15.20	4.15	11.05	11.05		10030 Marathon Pkwy	Lakeside Ballfields
2	8	3790103900	10.76		10.76	10.76	-	10108 Riverford Road	Marathon/RDO
2	8	3790104000	3.63		3.63		3.63		Lakeside Land
2	8	3790104200	26.37	14.90	11.45		11.45		Lakeside Land
2	8	3790104300	7.60		7.60		7.60		Lakeside Land
2	8	3790104400	4.70		4.70	4.70		10038 Marathon Pkwy	Eagle Burgmann
3	9	3791420100	5.20		5.20		5.20		Lakeside Land
3	9	3791420300	5.20		5.20	5.20		11639 to 11661 Riverside Dr	RRE
3	9	3791420400	2.90		2.90	2.90		11639 to 11661 Riverside Dr	RRE
3	9	3791420500	2.30		2.30	2.30		11639 to 11661 Riverside Dr	RRE
3	9	3791430400	5.52		5.52		5.52		Lakeside Land
3	9	3791430500	18.36		18.36		18.36		Lakeside Land
5	9	3791922600	0.68		0.68	0.68		11639 to 11661 Riverside Dr	RRE
4	9	3820110500	2.50	1.60	0.90		0.90		Lakeside Land
4	9	3820111000	0.66	0.43	0.23		0.23		River Park
4	9	3820111700	4.31		4.31	4.31		10007 Riverford Rd	Turning Point
4	9	3820112700	8.20		8.20		8.20		Lakeside Land
4	9	3820112900	0.93		0.93	0.93		11639 to 11661 Riverside Dr	RRE
18		Totals	125.02	21.08	103.92	42.83	61.09		

APN Reference	Rezone and Specific Plan Amendment			
	Lakeside Land Co., Inc. 10108 Riverford Road Lakeside, CA 92040			
PDS2015-SPA-15-003 & PDS2015-REZ-15-009	SIZE	FSDM NO	DWG NO	REV
	SCALE	None	SHEET	1 OF 1

**Attachment B – Resolution
Approving SPA-14-003**

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 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

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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 50-foot buffer is subject to the "M" height designator.

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.

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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.sdcounty.ca.gov/PDS/docs/LID-Handbook.pdf>.

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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.

**Attachment C–
ORDINANCE CHANGING THE ZONING
REGULATION OF CERTAIN PROPERTY
WITHIN THE LAKESIDE COMMUNITY PLAN, REF:
PDS2015-REZ-15-009**

ORDINANCE NO. _____(NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN

ON MOTION of Supervisor _____, seconded by Supervisor _____, the Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rezone plat, as illustrated in Exhibit "A" of this ordinance. All documents are on file with the Clerk of the Board of Supervisors of the County of San Diego.

Section 2. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classifications are as follows:

OLD ZONE: Use Regulations S88, Animal Designator S, Density --, Lot Size 6000, Building Type W, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks E, Open Space --, Special Area Regulations B, C.

OLD ZONE: Use Regulations S88, Animal Designator S, Density --, Lot Size 6000, Building Type W, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setbacks E, Open Space --, Special Area Regulations B.

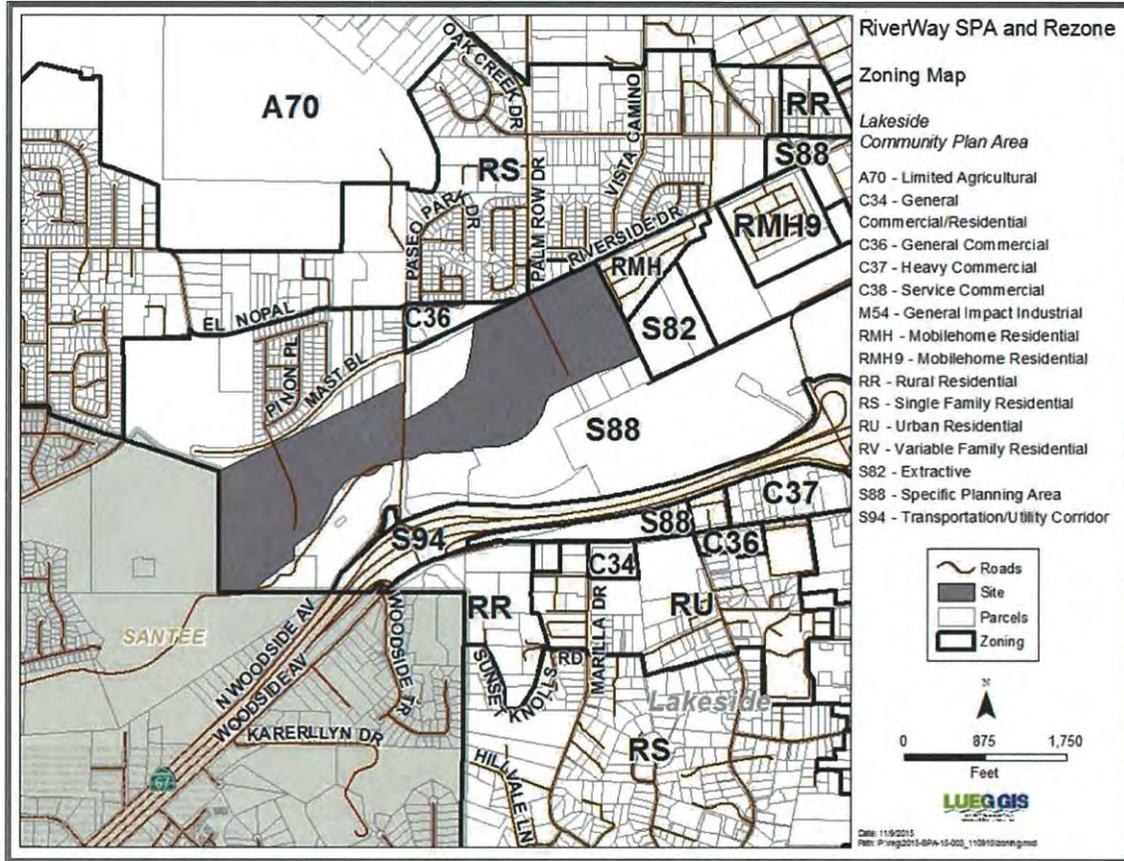
The zoning classifications are changed to read as follows:

NEW ZONE: Use Regulations S88, Animal Designator S, Density --, Lot Size 6000, Building Type W, Maximum Floor Area --, Floor Area Ratio --, Height M, Lot Coverage --, Setbacks E, Open Space --, Special Area Regulations B, C.

NEW ZONE: Use Regulations S88, Animal Designator S, Density --, Lot Size 6000, Building Type W, Maximum Floor Area --, Floor Area Ratio --, Height M, Lot Coverage --, Setbacks E, Open Space --, Special Area Regulations B.

Section 3. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, provided that on that effective date, Specific Plan Amendment PDS2015-SPA-15-003 also becomes effective. Before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

EXHIBIT "A"



Attachment D – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

November 17, 2015

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF RiverWay Specific Plan Amendment and Rezone PDS2015-SPA-15-003; PDS2015-REZ-15-009; PDS2015-ER-98-10-014Y

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously certified EIR:

A Programmatic EIR for Upper San Diego River Improvement Project (USDRIP), Log No. 98-10-014, was certified by the County of San Diego Board of Supervisors on August 9, 2000. The certified EIR found significant effects to transportation/circulation, biological resources, noise, public services, aesthetics, and hazards.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Benjamin Mills, Project Manager
- b. Phone number: (858) 495-5234
- c. E-mail: Benjamin.Mills@sdcounty.ca.gov

3. Project applicant's name and address:

Lakeside Land Company, INC.
10108 Riverford Road
Lakeside, CA 92040

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4. Summary of the activities authorized by present permit/entitlement applications:

The project is a Rezone and Specific Plan Amendment to Planning Areas VIII and IX of the RiverWay Specific Plan. The Specific Plan Amendment is to amend the Maximum Height Designator Development Regulation from a G Designator (35', 2 stories) to an M Designator (45', any number of stories provided all building code requirements and floor-area ratio limitations are met).

Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES NO

This subsequent discretionary action would increase the maximum height development regulation in Planning Areas VIII and IX from a G Designator (35', 2 stories) to an M Designator (45', any number of stories provided all building code requirements and floor-area ratio limitations are met). In addition this subsequent action would implement a 35-foot maximum building height buffer area. The succeeding 50 feet from centerline setbacks along Riverside Drive, Riverford Road and Mast Boulevard will have a 35-foot maximum height buffer. All development located outside of this 50-foot buffer would be subject to the "M" height designator.

5. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- NONE
- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Haz Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities & Service Systems
- Mandatory Findings of Significance

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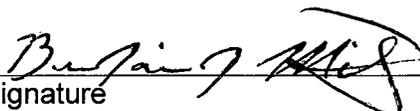
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DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate upon completion of an ADDENDUM.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.


 Signature

November 17, 2015

Date

Benjamin Mills

Printed Name

Project Manager

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

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If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

The Visual Impact Analysis dated October 2015, prepared by Michael Baker International has determined that the project would result in less than significant CEQA impacts to the visual environment of the area, with the inclusion of the B Designator, adjacent floodway/ open space area, and the height restriction buffer. Visual Simulations were prepared as part of the Visual Impact Analysis to examine how the proposed height increase would appear from surrounding public vantage points.

The Visual Impact Analysis also analyzed potential aesthetic impacts of the proposed maximum height increase. Future project construction activities within the area would occur on various sites and at varied times, when an application for development is made. Such construction-related impacts would be short-term and would cease upon completion. In addition, all new discretionary projects within the area would be subject to environmental and design review on a site-specific, project-by-project basis to ensure visual aesthetic impacts are limited to the extent possible during the construction process. All future development would also be required to be consistent with the County's regulatory requirements and applicable conditions of approval to reduce potential impacts to less than significant or to the extent feasible.

In summary, the Visual Impact Analysis found that the proposed project would have a less than significant CEQA impact on aesthetics. While the project would change the maximum height of the site, the change would be minimal due to the implementation of the height restriction buffer, the B Special Area Designator, the existing floodway/open space located directly south of the project site. The proposed project would have less than significant CEQA impacts due to changes in visual character and quality. Lastly, it was found that the project would conform to the General Plan and the Lakeside Community Plan and Design Guidelines.

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II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

NO

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

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V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES NO

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES NO

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES NO

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted,

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within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES NO

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES NO

X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES NO

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES NO

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XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

XVII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable

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when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

NO

Attachments

- Addendum to the previously certified EIR

**XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW
 UPDATE CHECKLIST FORM**

Visual Resources Analysis, RiverWay Planning Areas 8 & 9 Rezone and Specific Plan
 Amendment, Michael Baker International, October 2015

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3,
 Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2,
 Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation/Open Space Element of the General Plan (Section 6-Solid
 Waste, COS-17: Solid Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego
 Biological Mitigation Ordinance

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County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region



County of San Diego

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DIRECTOR
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FAX (858) 694-2555

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**AN ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT
FOR PURPOSES OF CONSIDERATION OF THE
RIVERWAY SPECIFIC PLAN AMENDMENT AND REZONE
PDS2015-SPA-15-003; PDS2015-REZ-15-009; PDS2015-ER-98-10-14Y**

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CEQA Guidelines, Section 15164 (a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of subsequent or supplemental EIR have occurred.

Discussion:

There are some changes and additions, which need to be included in an Addendum to the previously certified EIR to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

Below are a few examples of specific changes to a document through an addendum. Modify as needed.

1. To the Project Name add RiverWay Specific Plan Amendment and Rezone
2. To the Project Number add SPA-15-003; REZ-15-009; PDS2015-ER-98-10-014Y
3. To the first paragraph add as indicated: "The EIR for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated November 17, 2015 which includes the following forms attached."
 - A. An Addendum to the previously Certified EIR with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated November 17, 2015
 - B. An Ordinance Compliance Checklist

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
(RIVERWAY SPECIFIC PLAN AMENDMENT AND REZONE;
PDS2015-SPA-15-003; PDS2015-REZ-15-009; PDS2015-ER-98-10-014Y)**

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Summary

The project proposes a Specific Plan Amendment and Rezone to the RiverWay Specific Plan. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/ developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/ developed do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
RIVERWAY SPECIFIC PLAN AMENDMENT AND REZONE;
PDS2015-SPA-15-003; PDS2015-REZ-15-009; PDS2015-ER-98-10-014Y**

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I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated November 17, 2015.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

The project is in compliance. The project is adjacent to the Upper San Diego River floodway/floodplain fringe area, but there are no proposals for any offsite uses or improvements that need compliance with the Resource Protection Ordinance.

Steep Slopes:

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

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Significant Prehistoric and Historic Sites:

It has been determined that the property does not contain any archaeological/ historical sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES NO NOT APPLICABLE

Discussion:

The project Storm Water Management Plan has been reviewed and is/are found to be complete and in compliance of the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES NO NOT APPLICABLE

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Attachment E – Environmental Findings

RIVERWAY SPECIFIC PLAN AMENDMENT AND REZONE
PERMIT NO: PDS2015-SPA-15-003; PDS2015-REZ-15-009
ENVIRONMENTAL LOG: PDS2015-ER-98-10-014Y

ENVIRONMENTAL FINDINGS

November 17, 2015

1. Find that the environmental impact report (EIR) dated August 2000 on file with Planning & Development Services as Environmental Review Number 98-10-014 was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Board of Supervisors has reviewed and considered the information contained therein.

Find that there are no changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously certified EIR dated August 2000, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the EIR was certified as explained in the Environmental Review Update Checklist dated November 17, 2015.

2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and that the project is exempt from the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated November 17, 2015 on file with Planning & Development Services as Environmental Review Number PDS2015-ER-98-10-014Y.
4. Find that the project is consistent with the Biological Mitigation Ordinance (County Code, section 86.501 et seq.).

Attachment F – Public Documentation

LAKESIDE DESIGN REVIEW BOARD

Minutes of September 9, 2015

Members Present: Frank Hilliker, Steve Stockwell, Janis Shackelford,
Russ Rodvold, Brian Sesko, Julie Bugbee
Member Excused: Duane Dubbs,
Public Present: 2

1. Chairman F. Hilliker called the meeting to order at 6:03 PM.
2. **Open Forum:** None
3. **Approval of minutes:** Motion to approve the minutes of August 12, 2015 by J. Bugbee, Second R. Rodvold. The vote was 4-Yes, 0-No, 0-Abstain.
4. **Administrative / Announcements:**
 - A. None
5. **Site Plans:**
 - A. PDS2015-SPA-15-003 10108 Riverford Road. Specific Plan amendment and re-zone. M. Kennedy, project proponent- Seeking to amend the Riverway Specific Plan to change the building height designator to "M" to permit buildings up to 45 feet high, no restrictions on number of stories. Would apply to Specific Plan planning areas VIII and IX.
 - B. Sesko arrived, 6:13 PM, S. Stockwell arrived 6:30 PM.

The Board discussed the need to maintain the desired streetscape, controlling the visual bulk and scale of buildings from public roadways.

Motion by B. Sesko: The Lakeside Design Review Board recommends the existing building setback designator be maintained along the major streets (Mast Blvd, Riverford Rd., and Riverside Dr.) The next 50 feet beyond the required setback shall have a building height restricted zone of 35 feet. Buildings may be a maximum of 45 feet after the 50-foot wide height restricted zone. Second by J. Bugbee. The vote was 6-Yes, 0-No, 0-Abstain.
6. **Waiver Requests:**
 - A. 8802 Winter Gardens Blvd. Change of ownership and a new sign for an auto dealership. No Applicant. No action taken.
7. **Presentation / Discussion:**
 - None
8. The meeting was adjourned at 7:08 PM.

Submitted by,
Janis Shackelford, Secretary.

Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services

DISCRETIONARY PERMIT APPLICATION
ZONING DIVISION

② PDS 2015- ER-98-10-014

RECORD ID(S): PDS 2015- SPA - 15-003 PDS 2015- Re2-15-009

	Planning	LD Review Teams	DEH	Trails Review	Other
Fees	_____ +	_____ +	_____ +	1170 +	_____
Deposits	11,830 +	_____ +	_____ +	_____ +	_____
TOTAL FEES AND INITIAL DEPOSIT: \$ 12,000					

The submitted Initial Deposit is estimated to cover only the initial project review (Scoping). Additional monies will be required. A project-specific cost estimate will be provided at the conclusion of Scoping, along with a letter detailing any project issues, revisions, and studies as deemed necessary for compliance with State and County codes and ordinances.

Have you had a pre-application conference? YES NO If yes, Planner's Name Ben Mills

Is this project the subject of a code violation? YES NO If yes, provide a copy of the Warning/Citation/Violation Notice.

Are there any related, open applications such as DEH permits, Grading permits, etc? YES NO

If yes, list permits: RP97-001; RP88-009

Is there an existing trust account on any of the open records related to this proposed project? YES NO

Are there any prior related cases such as a specific plan? If yes, list Case Number(s) SP 90-003; 00-002, 04-001, 05-003, 06-006

The Financially Responsible Party is responsible for all costs related to this application. See form PDS-126 and choose one.

The Financially Responsible Party is the: Owner Applicant Engineer Other

Assessor's Parcel No (APN) See attached

Owner's Name Lakeside Land Co., Inc. Owner's Phone 619-276-4401

Owner's Address 10108 Riverford Road, Lakeside, CA 92040
Number Street City State Zip

Owner's email mark@marathonsd.com Owner's Fax 619-276-0717

Applicant's Name Same Applicant's Phone _____
(If different from owner)

Applicant's Address _____
Number Street City State Zip

Applicant's email _____ Applicant's Fax _____

Engineer's Name None Engineer's Phone _____

Engineer's Address _____
Number Street City State Zip

Engineer's email _____ Engineer's Fax _____

Project Contact Person Mark Kennedy Phone 619-276-4401

Address 10108 Riverford Road, Lakeside, CA 92040
Number Street City State Zip

Project Contact's email mark@marathonsd.com Project Contact's Fax 619-276-0717

Project Name 2015 Riverway Specific Plan Amendment and Rezone

Project Address & Nearest Cross Street 10108 Riverford Road, Lakeside, CA 92040

I declare under penalty of perjury under the laws of the State of California that the statements made as part of this application are true and correct. I hereby agree to provide the indemnification as required by Chapter 2 of Division 6 of Title 8 of the San Diego County Code.

NOTE: If Agent signs below, attach Letter of Authorization.

Mark Kennedy
Signature of Owner or Authorized Agent

Mark Kennedy 06/30/2015
Print Signator's Name Date

--- OFFICIAL USE ONLY ---
SDC PDS RCVD 08-26-15
SPA15-003

