

**SPECIFIC PLAN
AND
GENERAL PLAN AMENDMENT REPORT
FOR
EAST COUNTY SQUARE**

Prepared for
GATLIN DEVELOPMENT COMPANY

Prepared by
STEVENS PLANNING GROUP, INC

**SPECIFIC PLAN
AND
GENERAL PLAN AMENDMENT REPORT
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Prepared for:



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San Diego, California 92130

Prepared by:



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December 7, 1994

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San Diego County
DEPT. OF PLANNING & LAND USE

Certificate of Adoption

I hereby certify that this plan consisting of this text, exhibits and appendices, is

Specific Plan SP 94-001

and that it was approved by the San Diego County Planning Commission.

Date: 11/3/95 *Wm. J. ...*, Chairman

Attest: *[Signature]*, Secretary

Certificate of Adoption

I hereby certify that this plan consisting of this text, exhibits and appendices, is

Specific Plan SP 94-001

and that it was adopted by the San Diego County Board of Supervisors on the

7th day of December 1994

[Signature], Chairman

Attest: Thomas J. Park

Clerk of the Board

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I. INTRODUCTION

I. INTRODUCTION

A. PURPOSE OF THE SPECIFIC PLAN/GENERAL PLAN AMENDMENT

The purpose of the Specific Plan, as defined by the California Government code (Title 7, Article 8, Section 65450 et seq.), is to accomplish the systematic implementation of a general plan. Section 65450.1 of the code states that: "The legislative body or planning agency may designate areas within a city or county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan." The County of San Diego Board of Supervisors Policy I-59, in accordance with this portion of the Government Code, provides for the use of Specific Plans at a local level in the review and regulation of large-scale projects.

The purpose of the Specific Plan is to review the project in light of the following considerations:

- Consistency with all existing state laws and local ordinances.
- Conformity to the adopted General Plan Elements, including the Lakeside Community Plan.
- Compatibility with adjacent land uses.
- Consistency with the Regional Growth Management Policy.
- Availability of public services/facilities adequate to serve the development.

B. PROJECT OVERVIEW

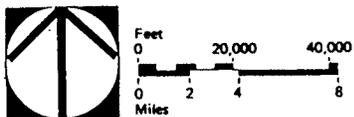
This document is intended to serve as a Specific Plan (SP) text and a General Plan Amendment Report (GPAR) for the 375-acre East County Square property located in east San Diego County off of Camino Cañada south of Interstate 8 at the Los Coches Road exit (Figures 1 and 2).

The proposed project will involve the processing of the following:

- General Plan Amendment (GPA)
- Specific Plan per Board Policy I-59
- Zone Reclassification
- Major Use Permit
- Site Plan(s)
- Tentative Subdivision Map

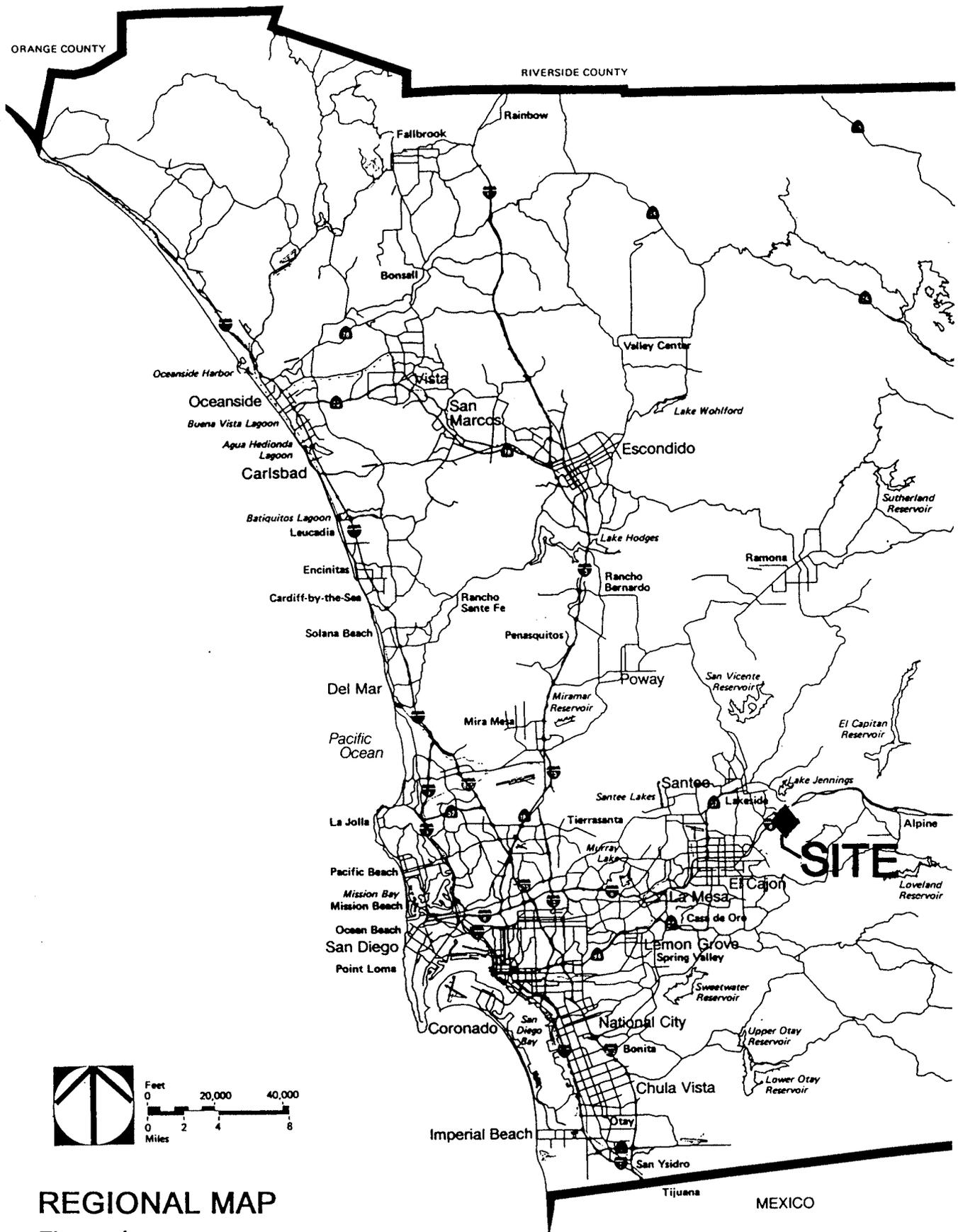
ORANGE COUNTY

RIVERSIDE COUNTY

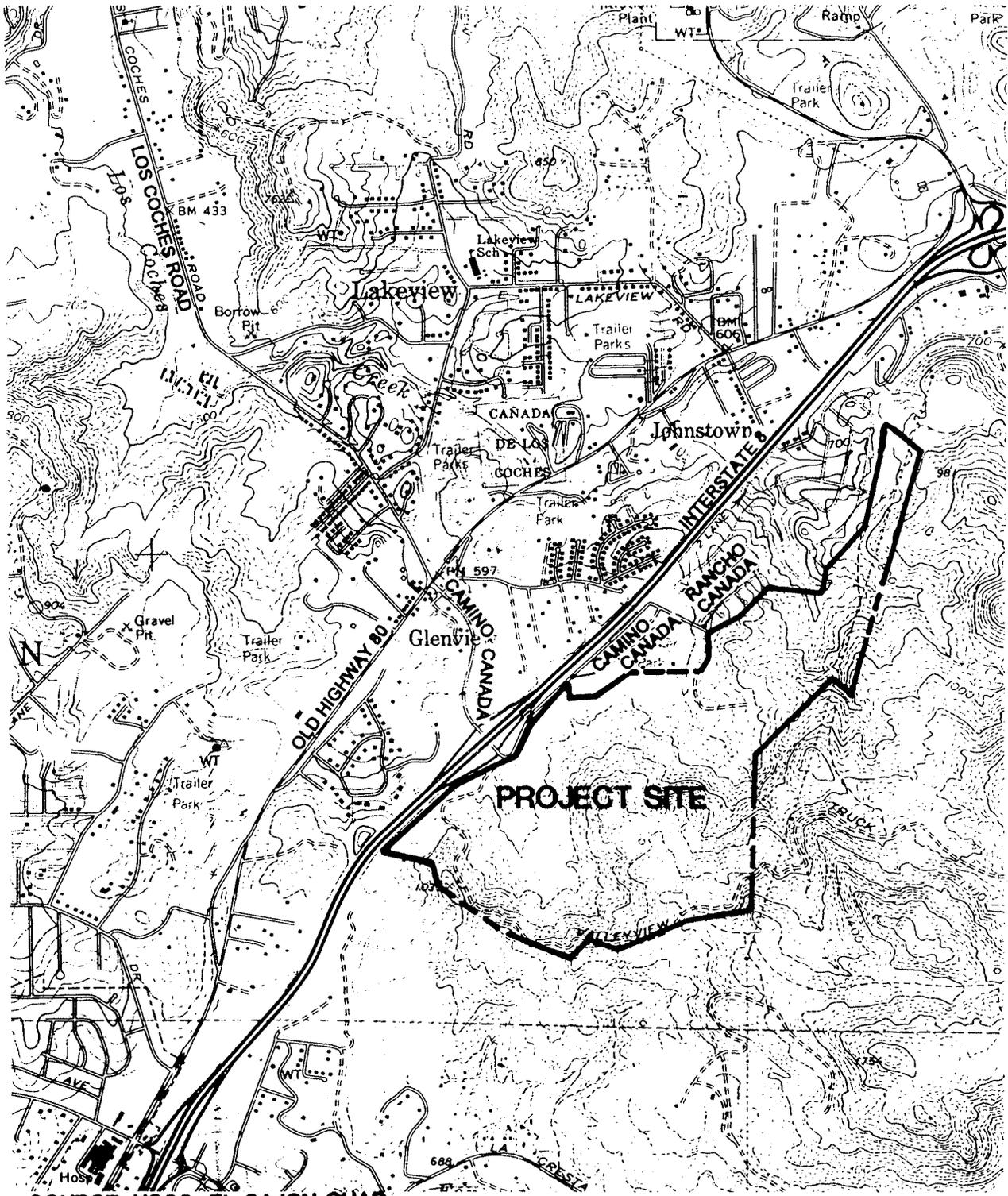


REGIONAL MAP

Figure 1



SOURCE: SANDAG



SOURCE: USGS EL CAJON QUAD

1" = 2000'



VICINITY MAP

Figure 2

The General Plan Amendment proposes changes to the Regional Land Use Element, the Circulation Element and the Lakeside Community Plan. The Regional Land Use Element change involves amending approximately 37.7 acres from Estate Development Area to Current Urban Development Area. The Circulation Element GPA involves deletion of the remaining segments of SC 2020 and SC 2021, both currently classified as a "Light Collector." Both of these routes presently begin within the subject property at the Camino Cañada/I-8 off ramp. SC 2020 terminates at the boundary of the Lakeside Community Plan. SC 2021 presently continues south of the property a distance of about 2,000 feet to a point also along the Lakeside plan area boundary near the City El Cajon. The GPA also includes a change in road classification of Los Coches Road/Camino Cañada from Lakeview Road to I-8 from Collector to Prime Arterial. Los Coches Road/Camino Cañada from Olde Highway 80 to I-8 is to be added to the Bicycle Subelement. The Lakeside Community Plan amendment involves expanding the Urban Limit Line to embrace the additional 37.7 acres and placing all 375 acres in a Specific Plan Area (21) land use designation.

A Riding and Hiking Trails map has been proposed for the Lakeside Community Plan and the East County Square Specific Plan proposes to revise certain segments within the planning area.

The proposed Specific Plan specifies the density, distribution, and types of dwelling units which could be developed within the residential area of the project. The Specific Plan will allow development of a maximum of 200 residential dwelling units (DU's) at a maximum density of about 2.08 DU's per acre within three separate areas currently general planned and zoned for residential use. The southwesterly 48.79 acre portion of the site is the commercial area, which is proposed to have a total commercial floor area of up to 290,000 square feet. The East County Square Specific Plan also includes approximately 240.67 acres of open space.

A Major Use Permit, Site Plan(s) and Tentative Subdivision Map are proposed to provide review of all design and development details of commercial uses proposed on about 48.79 acres at the Los Coches Road off-ramp. Varying building heights, architectural diversity, and landscaping will be proposed for all commercial development and will undergo Community Design Review. Individual commercial lots are contemplated with ample off-street parking provided on each lot.

The rezone involves: 1) placing the S88 (Specific Planning Area) use regulation over the approximate 48.79 acre commercial area (which includes zoning of onsite public road to the right-of-way centerline), 2) down-zoning existing RS7 and RV7 zoning designations to RS4 single family residential use (4.3 dwelling units per acre), and 3) reclassifying the open space areas from A70 to S80.

C. PROPERTY HISTORY

The two large development basins within the project site were recognized for their land use potential at the adoption of the first Lakeside Community Plan in 1975 by designation as "Rural Residential." Being outside the sewer district, these areas remained in non-urban designations until the early 1980's when this project site was the subject of much planning and processing activity. The presently proposed commercial site was reviewed for a GPA to residential at 4.3

DU per acre during County-initiated General Plan Amendment 80-02, but this was withdrawn in favor of a proposal under the newly adopted Policy 3.8 affordable mobilehome density bonus program. A 239-space mobilehome park called Hidden Valley was soon approved as Major Use Permit 80-120. This was followed two years later by approval during GPA 84-01 of a mixed-use development for the remainder of the usable terrain.

A tentative subdivision map, TM4445, was approved concurrent with GPA 84-01 for a 5-acre neighborhood commercial center, one 48-acre parcel for the mobilehome park and 356 additional residential units configured in single family detached, duplex and multi-family dwelling structures. Also included in GPA 84-01 was a zone reclassification placing use regulations to match the various residential areas, all within an overall density of 7.3 DU per acre and all zones being "provisional" or dependent upon the recordation of a final subdivision map consistent with TM4445.

During a period from January 1981 through December 1986 the mobilehome park use permit and tentative map could not be vested or recorded because the subject property was part of the 9,500-acre Los Coches Creek Watershed Building Moratorium (Board of Supervisors Policy I-87). Overlapping the end of the Los Coches Creek Building Moratorium period was the Board Policy I-106 which formally acknowledged (from September 1986 to July 1988) a lack of adequate sewer capacity in the Mission Gorge Trunk Sewer Line to serve additional development in the Lakeside Sanitation District, including the subject property approvals. Both the Hidden Valley and Brookhollow projects were annexed to the Lakeside Sanitation District in January and August of 1986, respectively, and all grading and improvement plans, final maps, utility, and landscaping plans were prepared; however, the I-106 sewer capacity limitation did not provide enough capacity for this project until July of 1988.

By the time the I-106 sewer capacity situation eased in 1988, financing for the Brookhollow and Hidden Valley projects was drying up due to the demise of Freedom Savings and Loan and, consequently, final maps were not recorded. Final expiration of TM 4445 occurred in May 1990. The proponent of East County Square Specific Plan took control of the property in the spring of 1993.

D. DEVELOPMENT SYNOPSIS

The East County Square Specific Plan project proposes a mixed-use development of commercial, residential, and open space land use (Table 1, and Figure 3). Development of the commercial area is subject to a specific plan, general plan amendment, rezone, major use permit and subsequent site plan(s), and tentative map, as explained above. The commercial use will be "specialized," with small retail shops and a number of large free-standing commercial buildings. The separate retail uses, located on individual lots, will include such enterprises as large retailers, a food store, restaurants, and banks, etc. The commercial development is expected to attract travelers on Interstate 8 as well as area residents. The commercial area has been designed in detail and is further discussed in Chapter IV, Development Program.

**Table 1
LAND USE SUMMARY**

Phase	Area (Ac.)				
	Commercial	Residential	Open Space	Street	Subtotal
1	44.30 ¹		240.67	4.49 ²	
Subtotal					289.46
2		86.99	Unknown ³	Unknown	
Subtotal					86.99
Total	44.30¹	86.99	244.67	4.49²	376.45

¹ Commercial area includes 10.46 acres of landscape maintenance lots

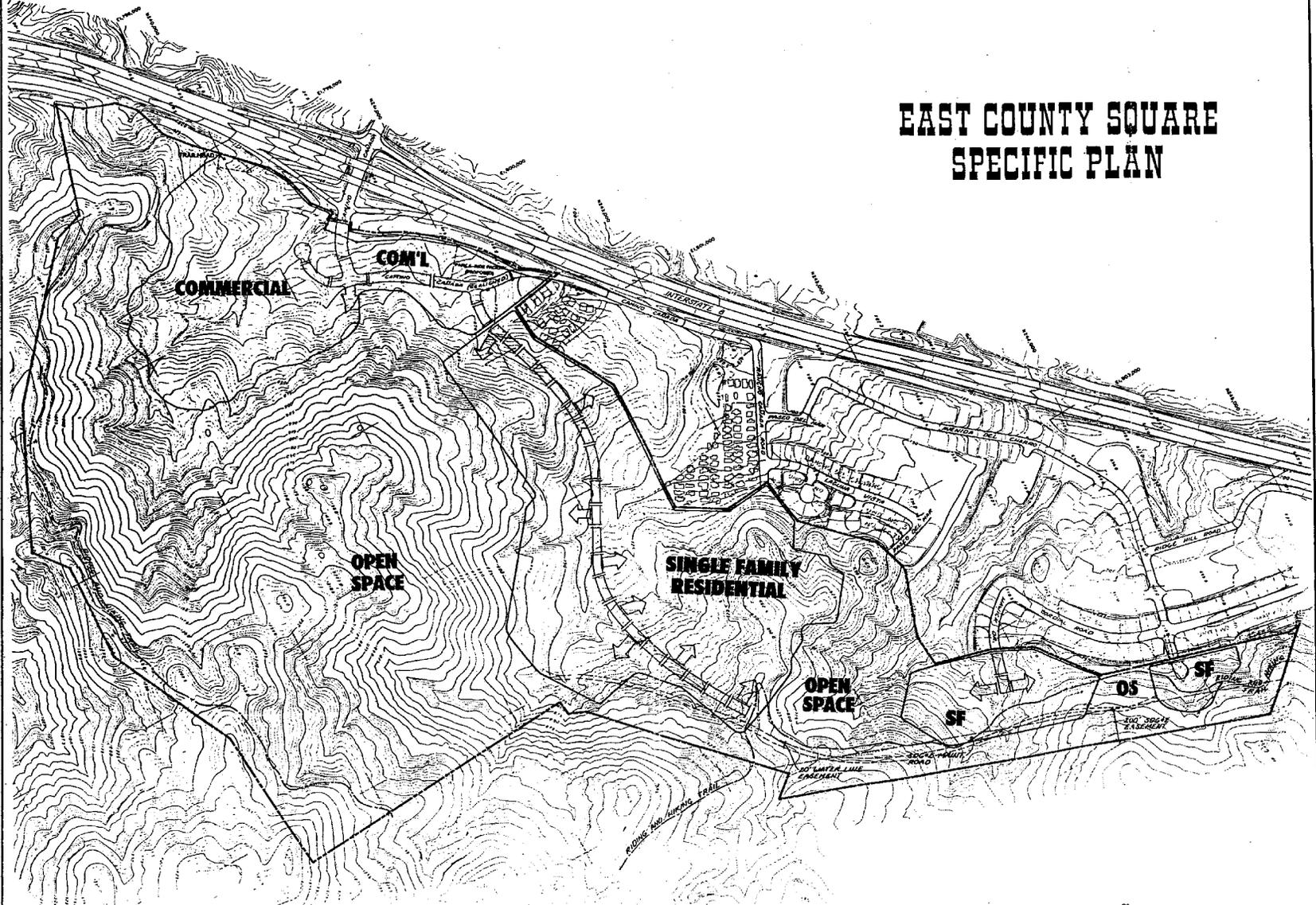
² Gross Commercial Area including streets - 48.79 acres

³ Additional open space area likely within residential development area but not include or purposes of Specific Plan assessment

The residential area is proposed for development with a maximum of 200 dwelling units to be located within three areas. The residential area is subject to this specific plan, a general plan amendment, and a rezone, and will conform to subdivision design guidelines set forth in this specific plan. Lot sizes would be controlled by the proposed RS4 zone, which allows an overall density of 4.3 single family dwelling units per net acre, and individual lot sizes at a minimum of 10,000 square feet. Three major residential development areas are shown on the Specific Plan Land Use map. Specific design of the houses and individual lot layout is not available at this time, but would be subject to tentative map approval at the time such plans are finalized.

Onsite open space areas will encompass the majority of the project site. Approximately 240.67 acres of natural and restored open space will be permanently preserved within several open space areas. Nearly all of the open space areas will remain in a natural condition and open space areas impacted by off-road vehicle activity will be restored with native vegetation. Onsite segments of riding and hiking trails, shown on the Lakeside Community Planning Group's proposed Community Plan Hiking and Riding Trails Map, will be offered for dedication into the County's trail system.

EAST COUNTY SQUARE SPECIFIC PLAN

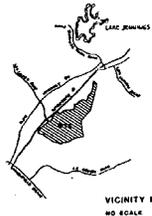


GATLIN DEVELOPMENT COMPANY



**SPECIFIC PLAN
LAND USE SUMMARY**

PHASE	Use	Acres	Sq. Ft.
PHASE 1	Commercial	48.79	210,000 s.f.
	Open Space	134.21	
PHASE 2	Single Family Residential	66.99	290 s.f.
TOTAL		276.40	



**EAST COUNTY SQUARE
SPECIFIC PLAN**



**SPECIFIC PLAN
LAND USE MAP**

Figure 3

II. PROJECT DESCRIPTION

II. PROJECT DESCRIPTION

A. PRESENT SETTING

1. Existing Conditions

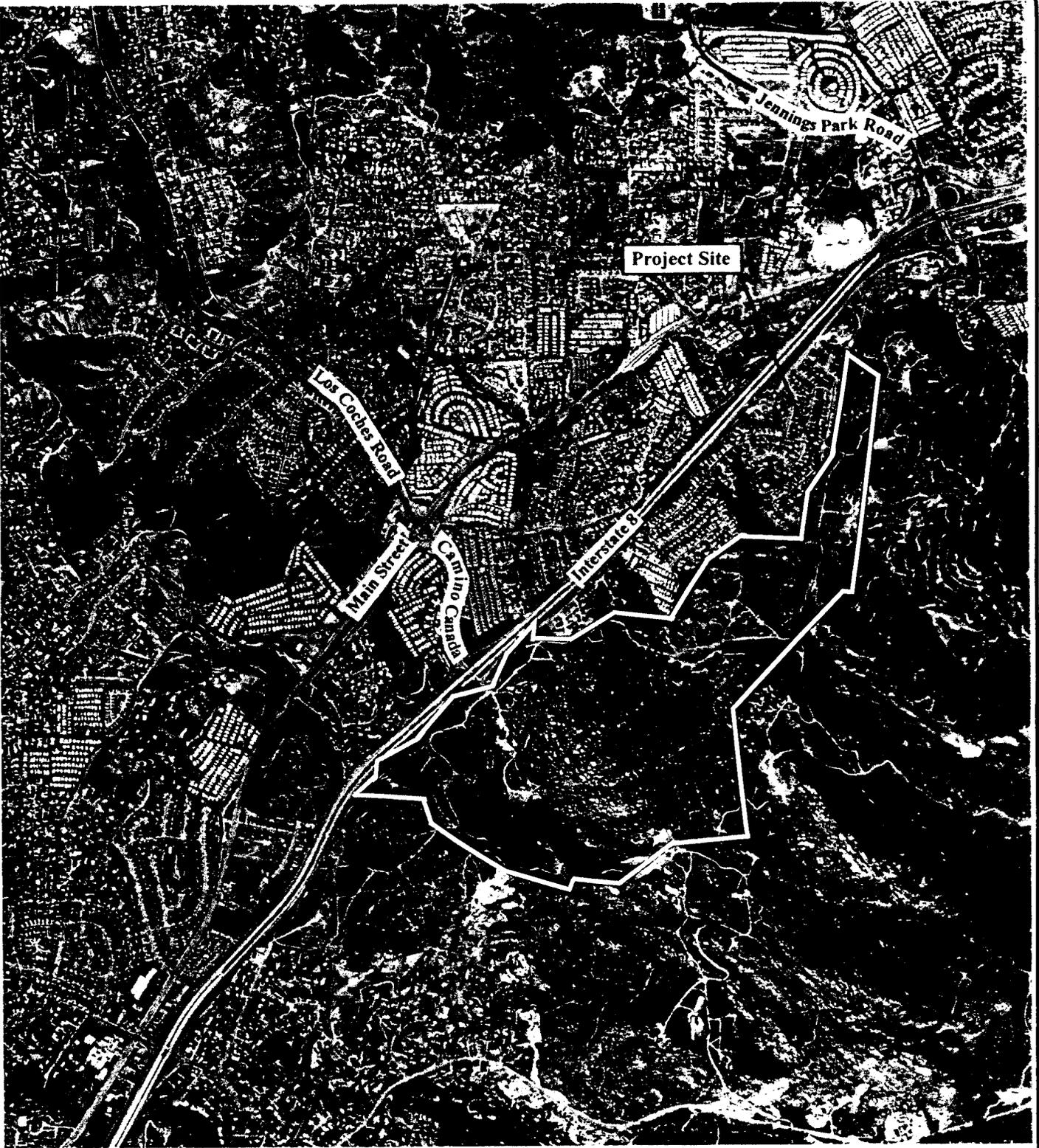
The East County Square Specific Planning Area includes approximately 376.45 acres in the unincorporated area of eastern San Diego County, within the Lakeside Community Plan area. The project site is located approximately 16 miles northeast of downtown San Diego and the west edge of the site comes to within 900 feet of the City Limits of El Cajon (Figures 1 and 2). Located along the southerly side of the Interstate 8 Freeway at the Los Coches Road exit, the irregularly shaped property is within the freeway development corridor and is easily accessible.

The project site contains several natural landform features: (1) four distinct "bowl" or drainage basin formations; (2) steep, northerly facing slopes rising as much as 600 feet and containing numerous rock outcroppings bordering each bowl; (3) two north-south trending drainage courses; (4) all or portions of three separate sub-basins of the greater Los Coches Creek watershed; and (5) three distinct ridge formations that run generally north-south and divide the site into three topographically separated areas.

The four basin areas proposed for development lie along the site's northerly frontage and consist of gently rolling, relatively level terrain. The major north-south ridge separates the site into two distinct viewsheds. The westerly one is visible from the adjacent Interstate 8 freeway. The other cannot be seen from the freeway and reveals only the slopes ascending to the southeast (Figure 4).

The predominant vegetation type onsite is Diegan coastal sage scrub, which covers approximately 257.1 acres and can be found on most of the western, southern, and northern portions of the site. Much of this area has been previously disturbed by off-road vehicle activity; a number of dirt bike paths criss-cross the property. Southern mixed chaparral, with and without oak woodland ecotone, encompassing approximately 66.8 acres, can be found in the southwestern section of the property. 9.7 acres consist of coast live oak woodland, located in small isolated patches in drainage areas, and oak/riparian woodland, located in the northern panhandle of the property. Refer to the East County Square Environmental Impact Report (EIR) for a detailed description of onsite biological resources.

SDG&E maintains a 200-foot wide powerline easement in the northeastern panhandle area, adjacent to the northeasterly boundary. This easement contains three sets of overhead power transmission facilities, a 69-KV pole system, a tower system carrying 69-KV and 138-KV circuits, and a tower system carrying two 230-KV circuits.



AERIAL PHOTOGRAPH

Figure 4



The following legal description defines the subject property: a portion of Blocks 42, 43, and 44 of the "S" Tract, Rancho El Cajon, According to Map thereof recorded in Book 170, P71 of Deeds on file in the Office of the County Recorder of the County of San Diego, State of California.

The assessor's numbers for the property are as follows: 398-410-70; 400-130-29,36; 401-020-15, 16 (portion), 18, 19, 20; and 401-040-11, 12.

2. Surrounding Land Uses

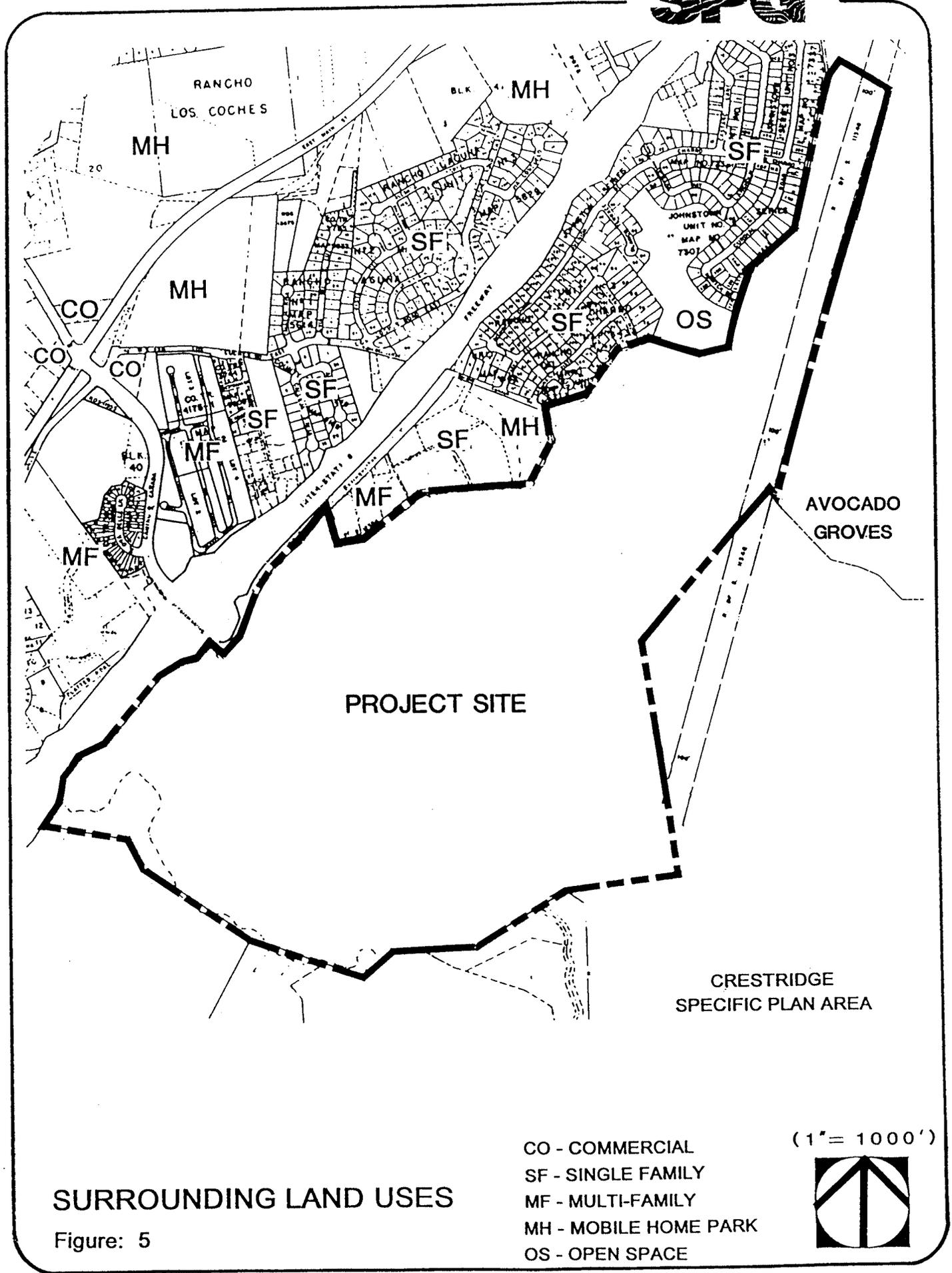
Situated astride the southerly boundary of the Lakeside Community Plan's Urban Limit Line, the project site comprises one of the last, large remaining undeveloped parcels in proximity to urban services and utilities. Surrounding land uses are varied. Sandwiched between the site and the I-8/Los Coches Road freeway on-ramp is a park-and-ride facility located within the freeway right-of-way.

Across the I-8 freeway along both sides of Camino Cañada between I-8 and Old Highway 80 are scattered village-type commercial and freeway commercial uses, and medium to high density residential uses including an apartment building, a multi-family condominium complex, a service station, two mobilehome parks, and a small shopping center.

Bordering the northerly side of the East County Square residential pockets are four or five properties ranging in size from two to four acres with single family homes and some pasture land, the Rancho Cañada Mobile Estates mobilehome park and several single family detached homes on minimum 6,000 square foot lots in the neighborhood known as Glenview. Abutting the easterly side of the proposed commercial site is a recently built condominium development. Two natural drainage courses intersect the northerly boundaries of the residential pockets and extend into the adjacent residential neighborhood.

High voltage electrical transmission lines parallel the easterly side of East County Square planning area. To the east of these lines, adjacent to the project site, lie the H&H Avocado Groves, one of the largest contiguous groves and avocado producing operations in the County.

The outlying areas to the west, south, and east maintain an open, undeveloped, low density residential or tree crop agricultural atmosphere. The site is bordered on the west by a vacant land holding which has been proposed for subdivision into single family residential lots and for annexation into the City of El Cajon -- the status of this subdivision map is inactive. A portion of the southeasterly site boundary is formed by the undeveloped, rural density Crestridge Specific Planning Area which begins along the common boundary with East County Square, but which extends several miles eastward and which lies at generally higher elevations. The remainder of the southerly and the southwesterly project site boundaries are bounded by scattered detached homes on large acreage parcels and vacant lands, some of which have been proposed for residential development at varying parcel sizes. Refer to Figures 4 and 5, both of which show surrounding land uses.



SURROUNDING LAND USES

Figure: 5

- CO - COMMERCIAL
- SF - SINGLE FAMILY
- MF - MULTI-FAMILY
- MH - MOBILE HOME PARK
- OS - OPEN SPACE

(1" = 1000')



3. Existing General and Community Plan Designations

The proposed Specific Plan area lies within the Current Urban Development Area (CUDA) and Estate Development Area (EDA) regional categories of the General Plan's Regional Land Use Element (Figure 6). The site has six separate designations on the Lakeside Community Plan, two lying outside and four lying inside Lakeside's "1985 Current Urban Development Area Boundary." The CUDA designations are: Neighborhood Commercial (12), Urban Residential (6), and a small area of Urban Residential (8). There is also a small area of public right-of-way within the Planning Area boundaries located along the south side of I-8 which is to be vacated and become part of the project. This area is designated Public/Semi-Public (22). The non-urban designations are: Estate (17) and Multiple Rural Use (18). Figure 7, Lakeside Community Plan, depicts the land use designations within the site, the CUDA boundary, and the boundary of the Lakeside Community Plan. To the south are other vacant lands designated Multiple Rural Use (18). Abutting the site to the east is the 2,448 acre Crestridge Specific Planning Area, which is designated SPA (21).

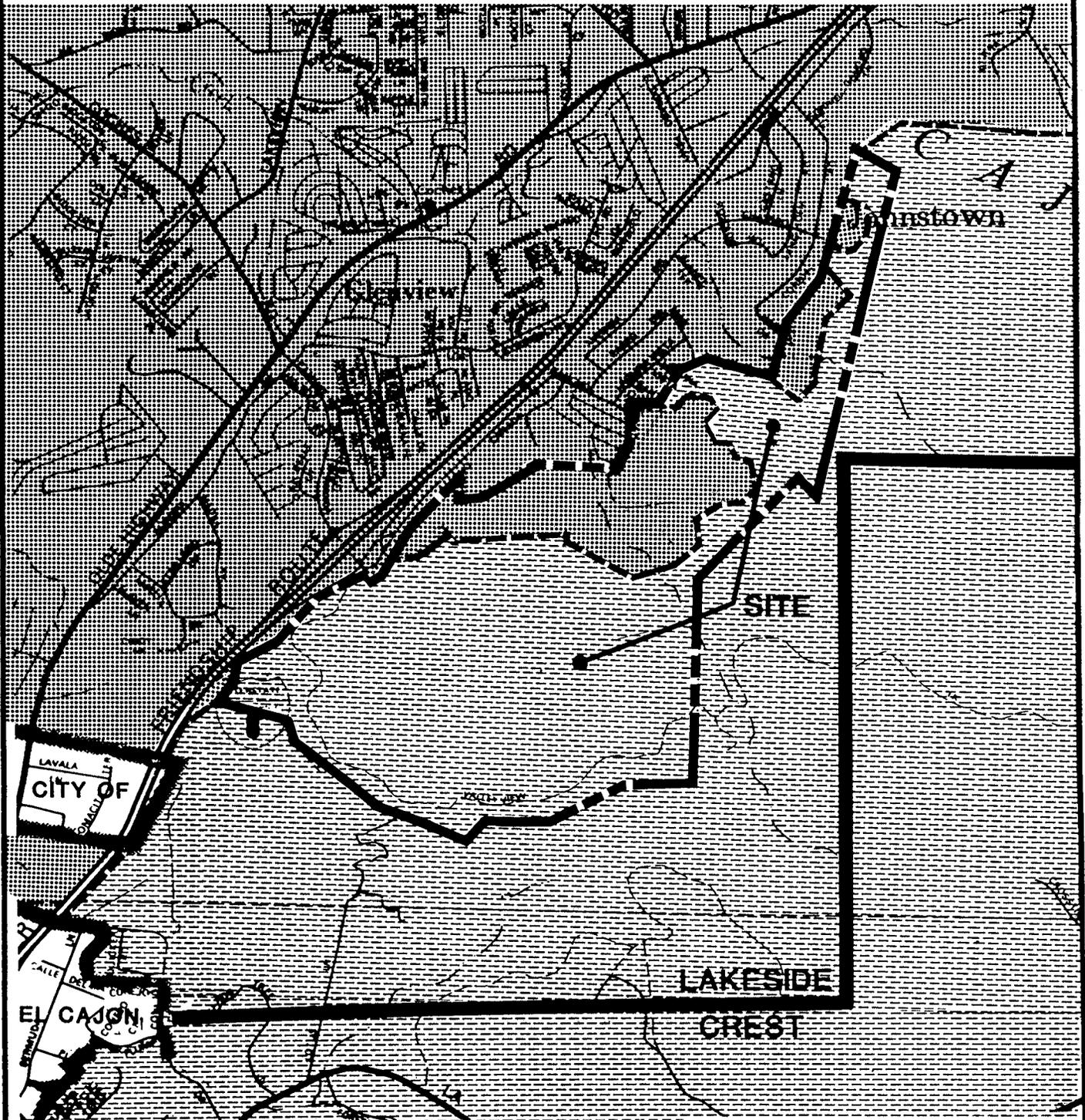
The Circulation Element map of the County of San Diego General Plan indicates that two circulation element roads are located within the subject property - SC 2020 and SC 2021 (see Circulation Element map, Figure 8). These roadways are designated as light collectors.

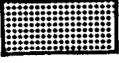
A Community Plan Riding and Hiking Trails Map has been proposed by the Lakeside Community Planning Group. Although not adopted, the map identifies trails within and adjacent to the planning area boundaries (Figure 9). It shows a proposed regional trail along the northwesterly portion of the site. A local trail is shown generally following the ridgeline along the southerly boundary and crossing the northeasterly panhandle portion of the property. It is shown connecting with the regional trail in two locations: in the southwest portion of the site and in the panhandle of the northeast area.

4. Existing Zoning

Existing onsite zoning classifications include a combination of rural residential and limited agriculture. The majority of the site is currently zoned A-70, which is a limited agriculture use. An A-70 zone is intended to preserve areas of moderate to high quality agricultural land or production. Low density residential development is permitted within this designation. The remainder of the site is zoned RR.5, a rural residential category which allows approximately 1 dwelling unit per 2 acres. The intent of this zoning designation is to protect rural or semi-rural areas from higher density development.

Between the project site's northerly boundary and the I-8 freeway are existing apartment and mobile home residential developments designated 14.5 DU/AC and the Rancho Del Charro single family residential neighborhood designated 7.3 DU/AC. Also, a small area of public right-of-way along the south side of I-8 near Camino Cañada, which is to be vacated as part of the project, is zoned S-94, Transportation and Utility Corridor.



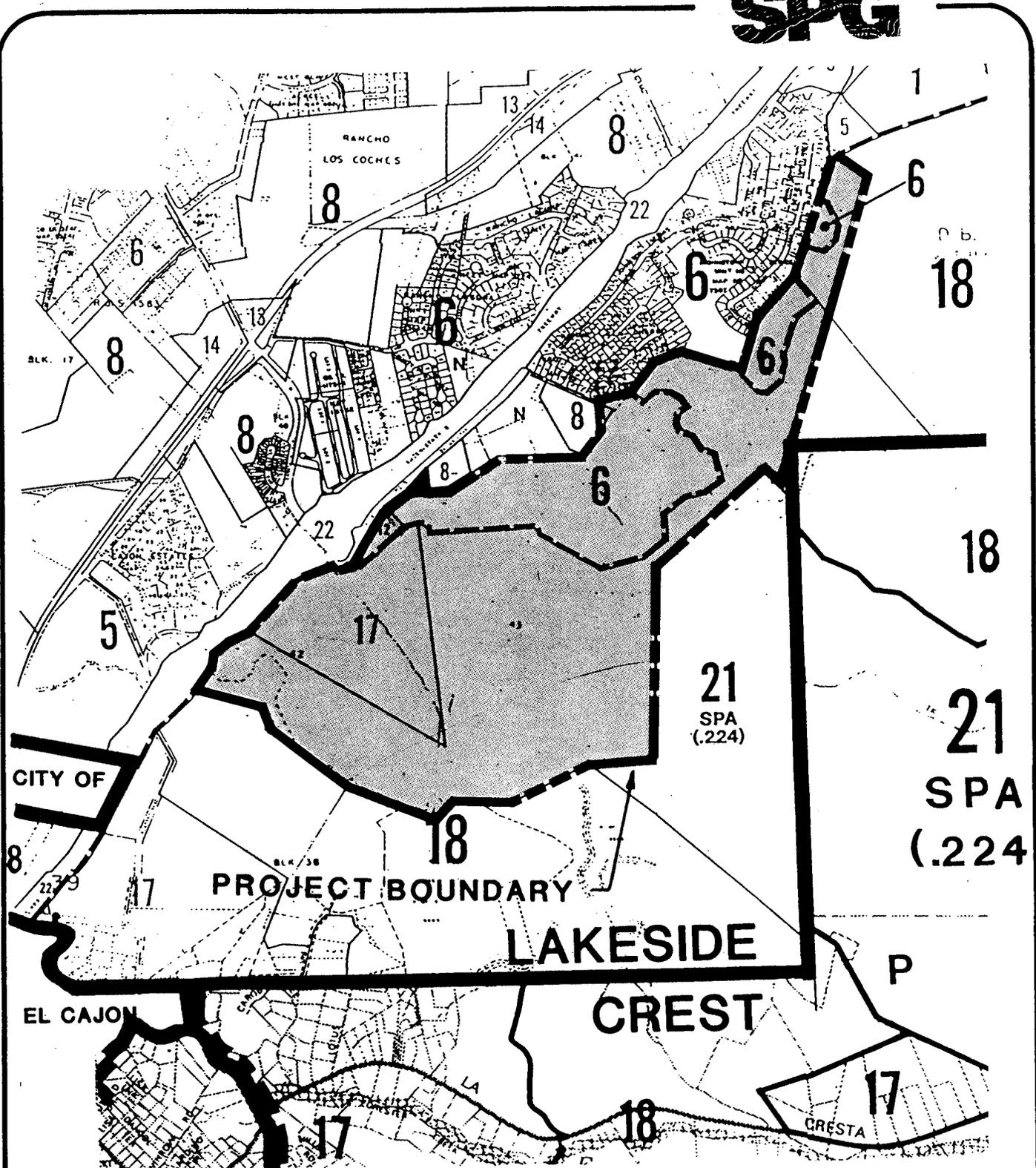
-  CUDA LIMIT LINE
-  1985 CURRENT URBAN DEVELOPMENT AREA
-  ESTATE DEVELOPMENT AREA

NOT TO SCALE



EXISTING REGIONAL CATEGORIES

Figure: 6



NOT TO SCALE

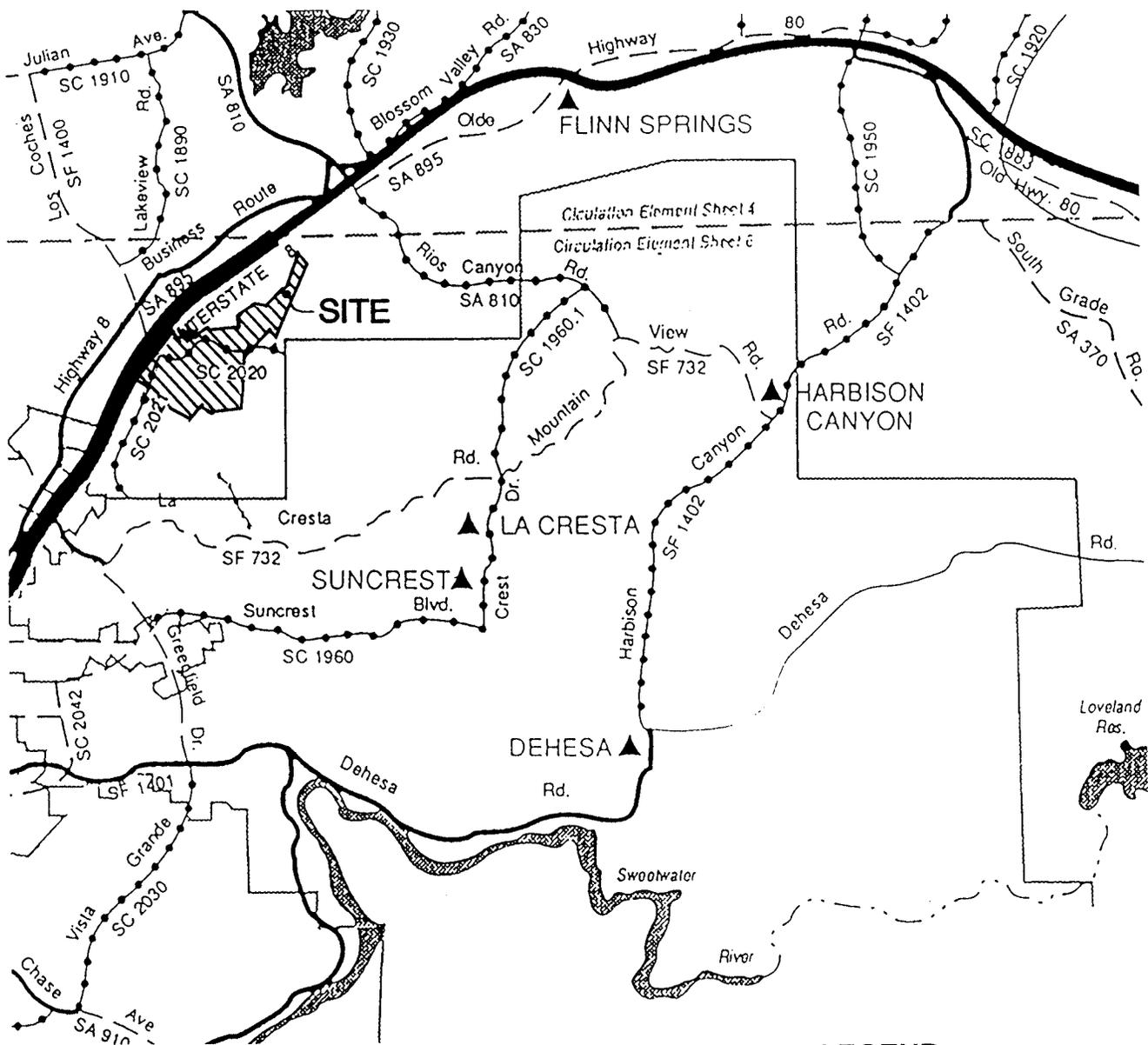
EXISTING COMMUNITY PLAN

Figure 7

LAND USE ELEMENT

5	RESIDENTIAL	5	18	MULTIPLE RURAL USE	18
	4.3 Dwelling Units/Acre			1 Dwelling Unit/4.8-20 Acres	
6	RESIDENTIAL	6	21	SPECIFIC PLAN AREA	21
	7.3 Dwelling Units/Acre				
17	ESTATE	17	22	PUBLIC/SEM-PUBLIC	22
	1 Dwelling Unit/2 & 4 Acres				
12	NEIGHBORHOOD COMMERCIAL	12			

ALL STREETS SHOWN ARE EXISTING ROAD SYSTEM
1986 CURRENT URBAN DEVELOPMENT BOUNDARY



LEGEND

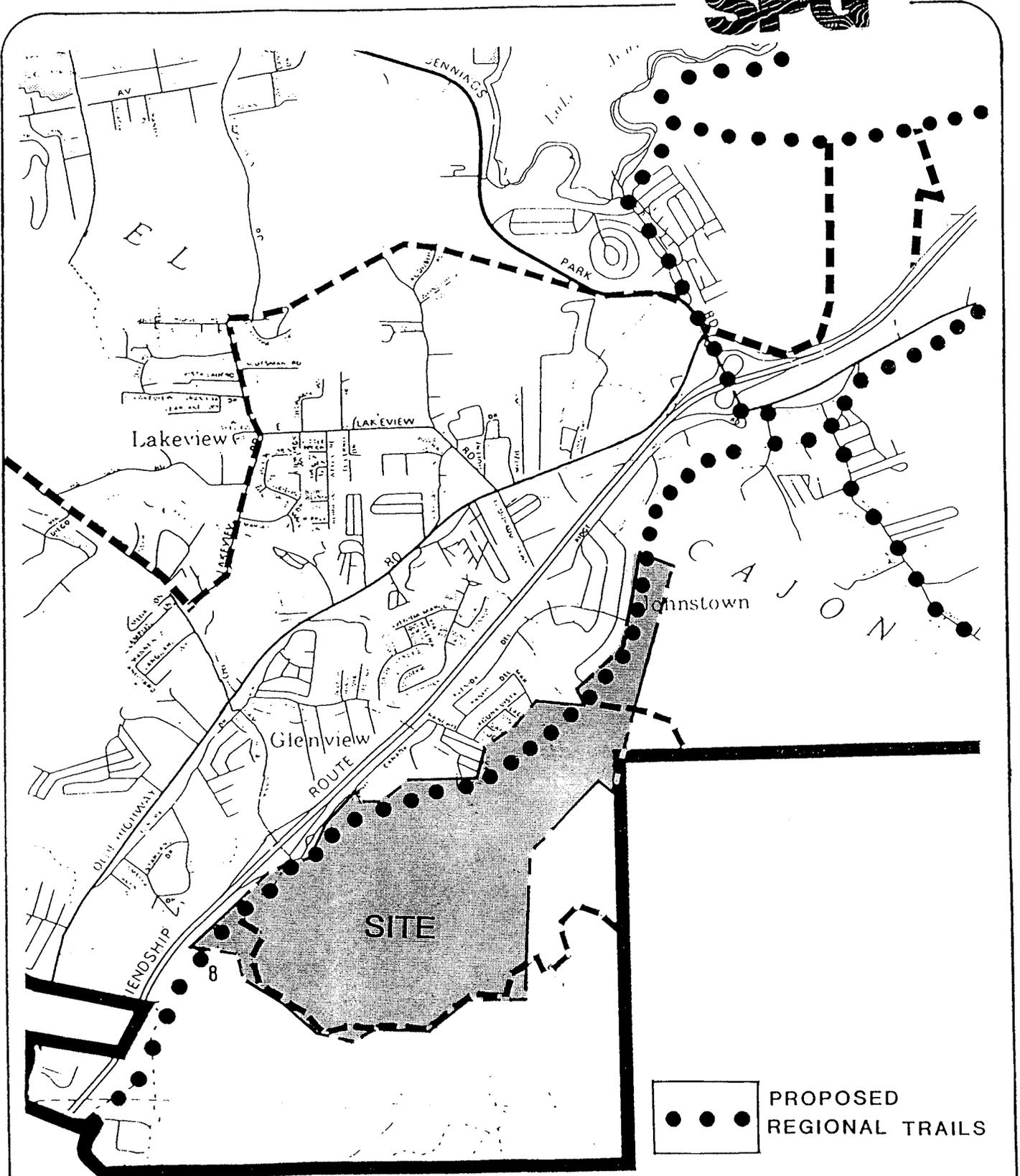
-  PRIME ARTERIAL
-  FREEWAYS
-  MAJOR ROADS
-  COLLECTOR ROADS
-  RURAL ROADS
-  LIGHT COLLECTORS
-  JURISDICTIONAL BOUNDARIES

NO SCALE



EXISTING CIRCULATION ELEMENT

Figure 8



**PROPOSED
LAKESIDE COMMUNITY PLAN
RIDING AND HIKING TRAIL**

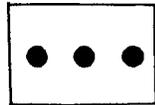
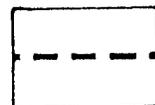
-  PROPOSED REGIONAL TRAILS
-  PROPOSED LOCAL TRAILS

Figure 9



In addition to the aforementioned zones, the project site has provisional zones which are dependent upon recordation of a final subdivision map consistent with the previously submitted TM4445. These provisional zones include C32 - Convenience Commercial, covering an area of approximately five acres and intended for neighborhood commercial use. Two provisional residential zones also overlay the site; RS7 and RV7. RS7 is a single family residential use regulation which allows an overall allowable density of 7.3 DU/AC. RV7 is a variable family residential use regulation which also allows 7.3 DU/AC. The final provisional zone is S80, an open space use regulation. Refer to Figure 10 for existing and provisional zone designations and Appendix A for zoning development regulations.

5. County Ordinances/Policies

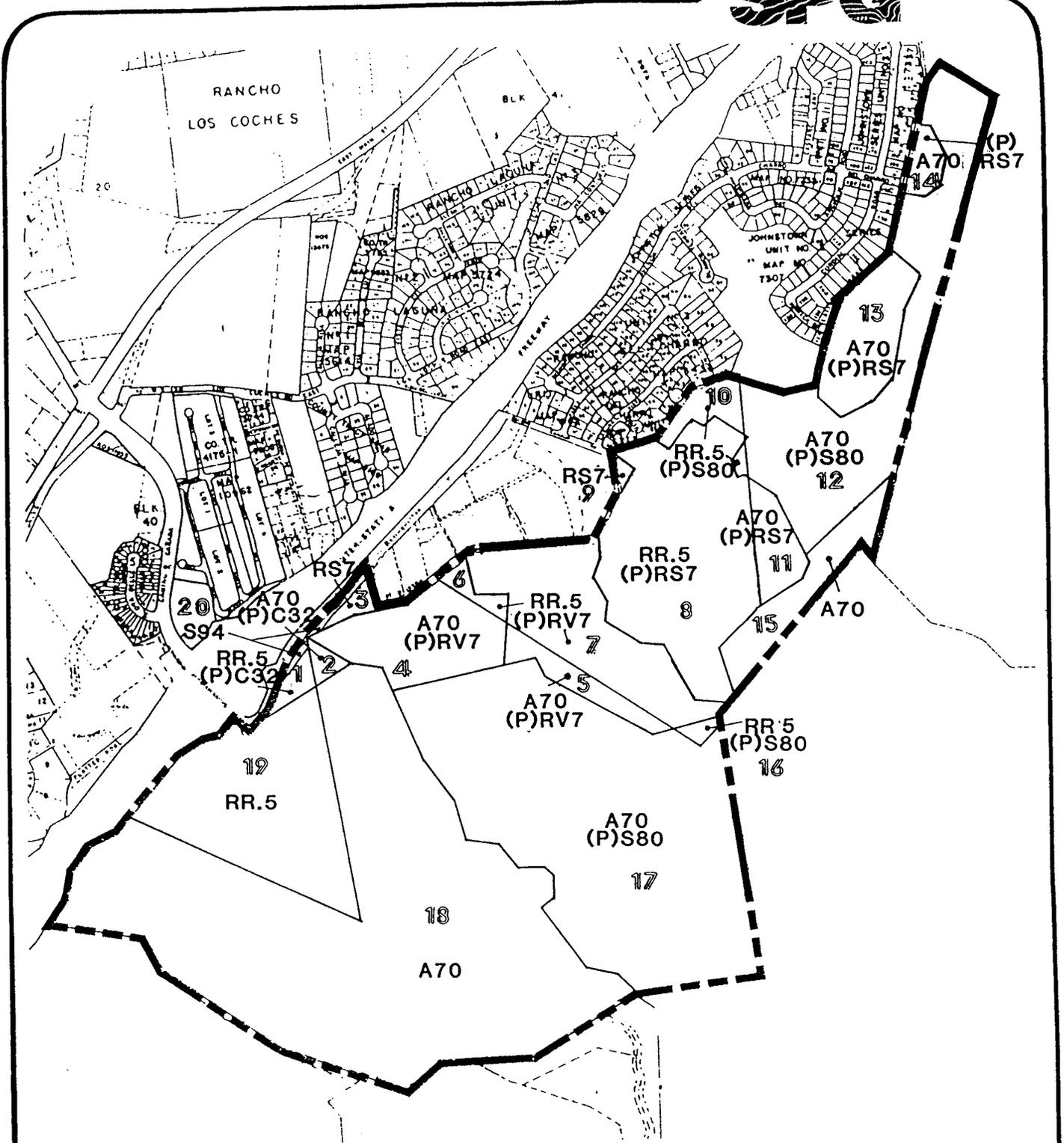
Hillside Development Policy - The San Diego County's Hillside Development Policy (I-73) is intended to help preserve, enhance, or improve hillside areas by placing restrictions upon development. This ensures that, to the greatest extent possible, the aesthetic quality of the hillside is preserved, while allowing appropriate development to occur. The County defines a hillside area as any area in which 25% or more of its surface area contains slopes of 25% or greater and that has a minimum height differential of 50 feet. East County Square has 211.5 acres, or 56.4% of the site, in areas defined as steep slopes in the Hillside Development Policy and is therefore subject to all conditions of that policy.

B. PROJECT DESCRIPTION

1. Proposed Development

The East County Square Specific Plan project proposes to develop the 376.45-acre site with commercial, residential, and open space uses. This will be accomplished through the approval of this Specific Plan/General Plan Amendment report, zone reclassifications, a Major Use Permit and subsequent site plan(s) for the commercial area, and tentative (and subsequent final) subdivision maps as discussed in Chapter 1. The proposed project is intended to complement existing area land uses with development which is already envisioned for that area: specialty commercial catering to freeway traffic and residents in the immediate vicinity, medium density residential with large lots, and a large area of open space for habitat conservation, passive recreation, and for visual aesthetics.

Development will occur in two phases. The initial phase will be the development of the commercial area and includes a subdivision of commercial lots, a large open space lot, and a large remaining lot which will be subsequently developed with the residential uses and open space. The second phase will involve the subdivision and development of the residential areas. Refer to Chapter 3, Development Program, for a detailed discussion of the proposed project and phasing program.



10 EXISTING ZONING DEVELOPMENT REGULATIONS
SEE APPENDIX A

(1" = 1000')

EXISTING ZONING

Figure: 10



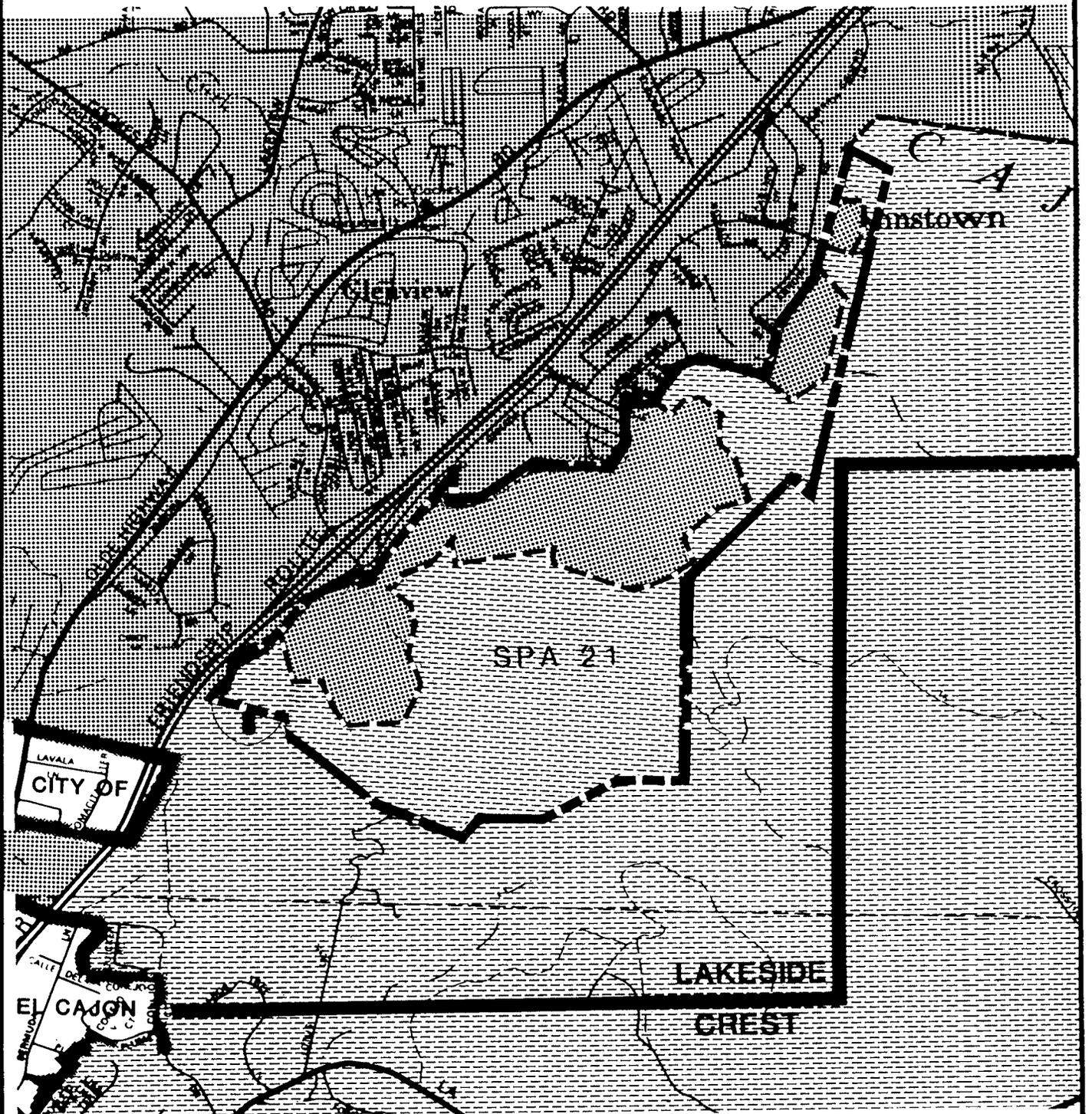
2. Proposed General Plan Designations

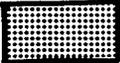
A General Plan Amendment is proposed which would revise the boundary of the existing regional land use categories to encompass all planned development within the project site. The existing onsite Current Urban Development Area (CUDA) will be expanded to include approximately 37.7 additional acres in the commercial area in the western portion of the property (Figure 11). Expansion of the CUDA for the commercial area will result in a slight reduction in the Estate Development Area which encompasses the remainder of the property.

It is also proposed to redesignate the East County Square site to 21 SPA - Specific Plan Area (Figure 12). Specific Plan Areas, as defined in the Regional Land Use Element of the San Diego County General Plan, are generally those areas which have special or significant environmental elements subject to specific land use or design controls. Specific Plan Areas have their own unique set of development criteria and all development, including tentative subdivision maps and zone reclassifications, must be in accordance with the adopted Specific Plan.

In addition to amending the General Plan regional categories and the Community Plan land use designations, the Circulation Element is proposed for revision. The Circulation Element shows two roadways on the project site - SC 2020 and SC 2021. These roadways were portions of a larger road system that connected the community of Crest to the Interstate 8 corridor. However, those portions of SC 2020 and SC 2021 located within the Crest-Dehesa Planning Area were deleted from the Circulation Element, leaving only small portions of the roadways within the property boundary (which is coterminous with the Lakeside Community Planning Area). SC 2020 and SC 2021 stub out and are no longer considered necessary for area wide circulation patterns. They are therefore proposed for deletion from the Circulation Element (Figure 13). Also proposed is a change in road classification of Los Coches Road/Camino Cañada from Lakeview Road to I-8 from collector to prime arterial. Los Coches Road/Camino Cañada from Olde Highway 80 to I-8 is proposed to be added to the Bicycle Sub-element.

A proposed Lakeside Community Plan Riding and Hiking Trails map indicates two trails running through the property; a regional trail and a local trail (Figure 9). This map's proposed regional trail would enter the property at the southwest corner and generally follow along the northwesterly boundary, exiting at the northeast corner of the property at the extension of Avenida Del Charro. The local trail would connect between the regional trail at two locations within the planning area: one at the southwest corner and the other in the panhandle portion at the northeast. The Specific Plan proposes a revision to this alignment. The portion of the regional trail adjacent to the northwest boundary would be eliminated between the connection points with the local trail. A regional trail would be redesignated over the alignment of the connecting local trail as it is shown on the proposed Lakeside Community Plan Riding and Hiking Trail map. In this way, a continuous regional trail would be provided (Figure 14). However, because the Riding and Hiking Trails map is presently not a part of the Community Plan, no general plan amendment is necessary and the dedication of proposed trails is voluntary.



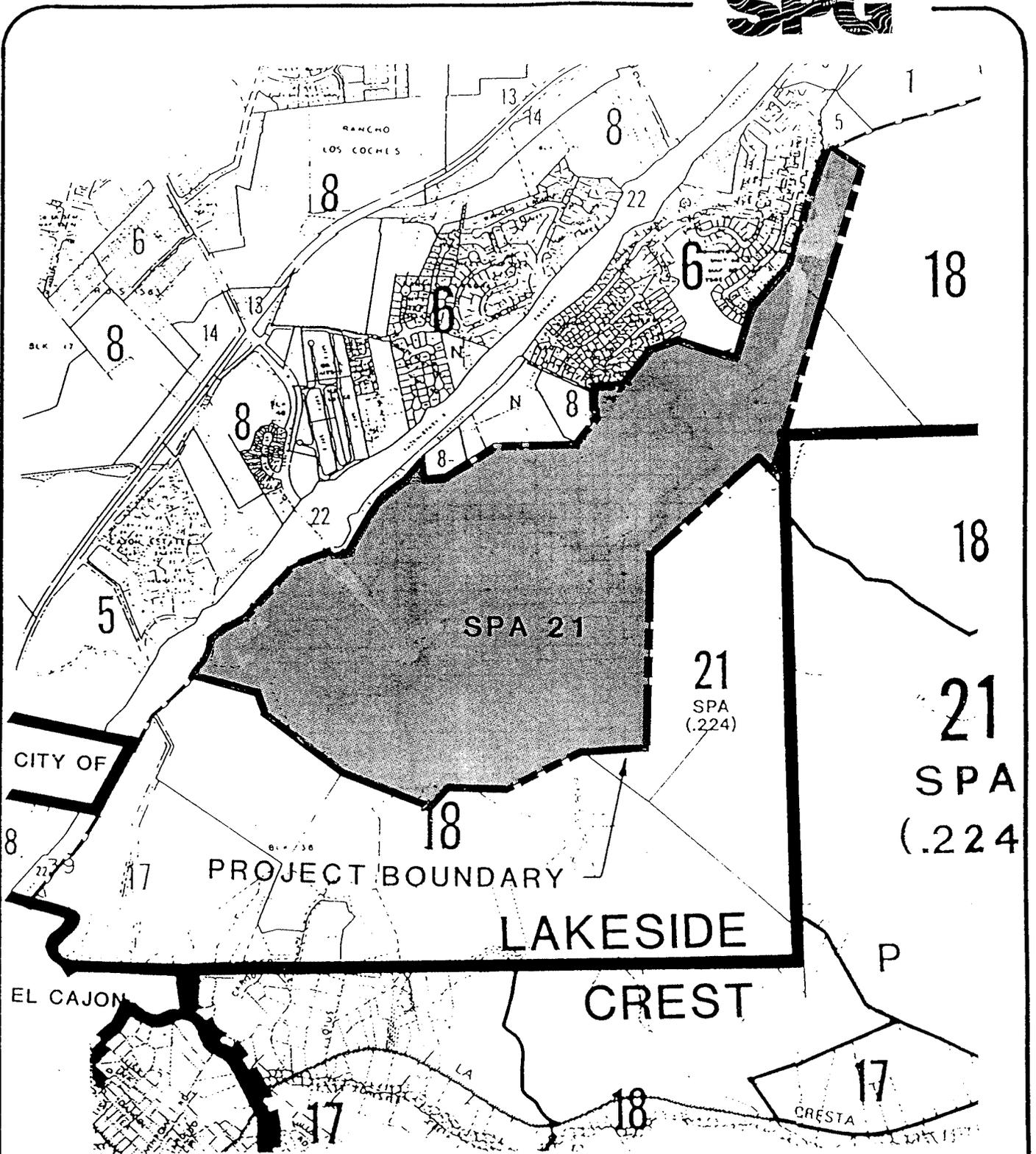
- CUDA LIMIT LINE
-  1985 CURRENT URBAN DEVELOPMENT AREA
-  ESTATE DEVELOPMENT AREA

NOT TO SCALE



PROPOSED REGIONAL CATEGORIES

Figure: 11



18
18
21
SPA
(.224)

PROJECT BOUNDARY

LAKESIDE
CREST



NOT TO SCALE

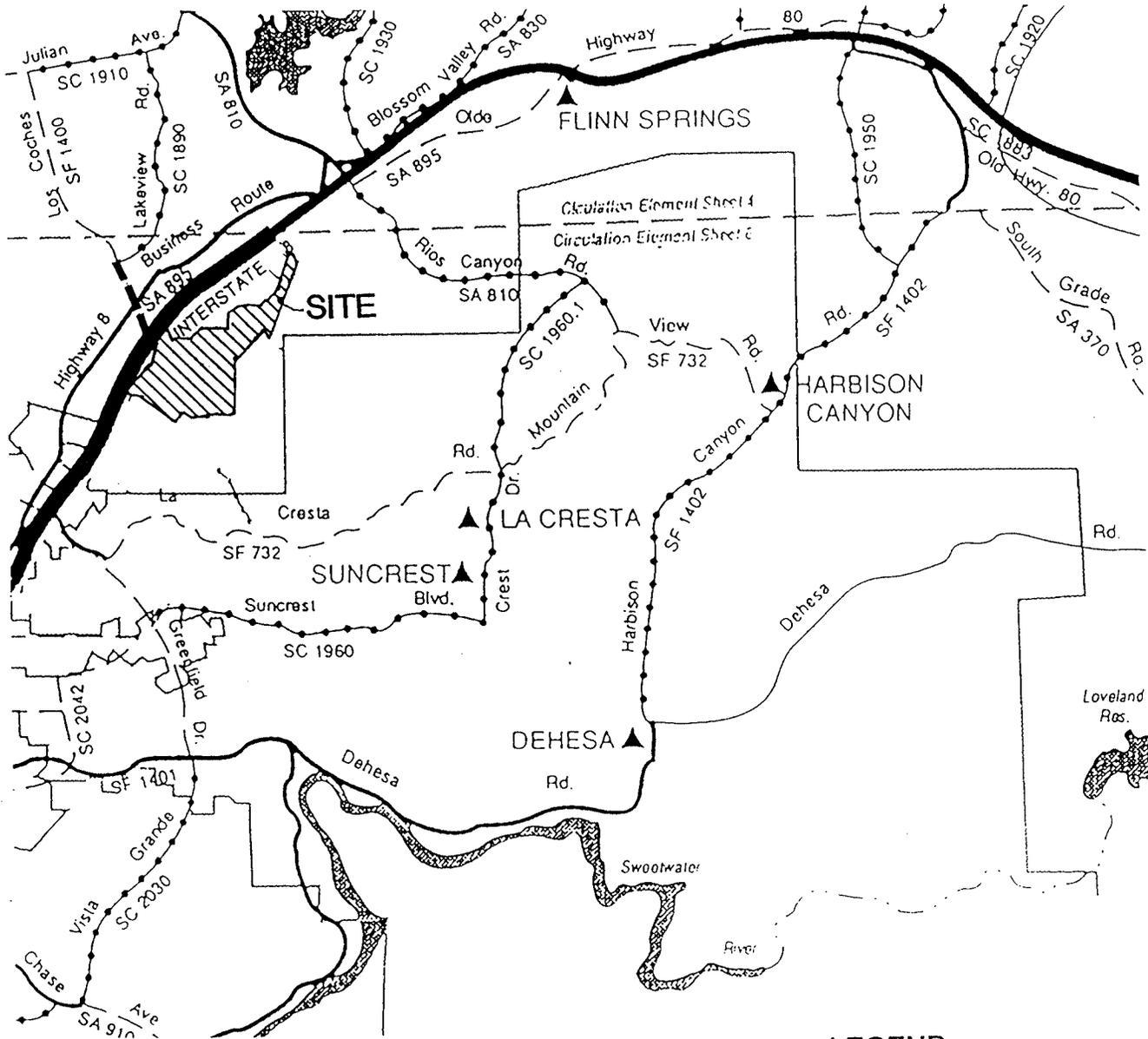
**PROPOSED
COMMUNITY PLAN**

Figure: 12

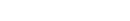
LAND USE ELEMENT

5	RESIDENTIAL	5	18	MULTIPLE RURAL USE	18
	4.3 Dwelling Units/Acre			1 Dwelling Unit/4.6 20 Acres	
6	RESIDENTIAL	6	21	SPECIFIC PLAN AREA	21
	7.3 Dwelling Units/Acre				
17	ESTATE	17	22	PUBLIC/SEMI-PUBLIC	22
	1 Dwelling Unit/2 & 4 Acres				
12	NEIGHBORHOOD COMMUNITY	12			

ALL STREETS SHOWN ARE EXISTING ROAD SYSTEM
1985 CURRENT URBAN DEVELOPMENT BOUNDARY



LEGEND

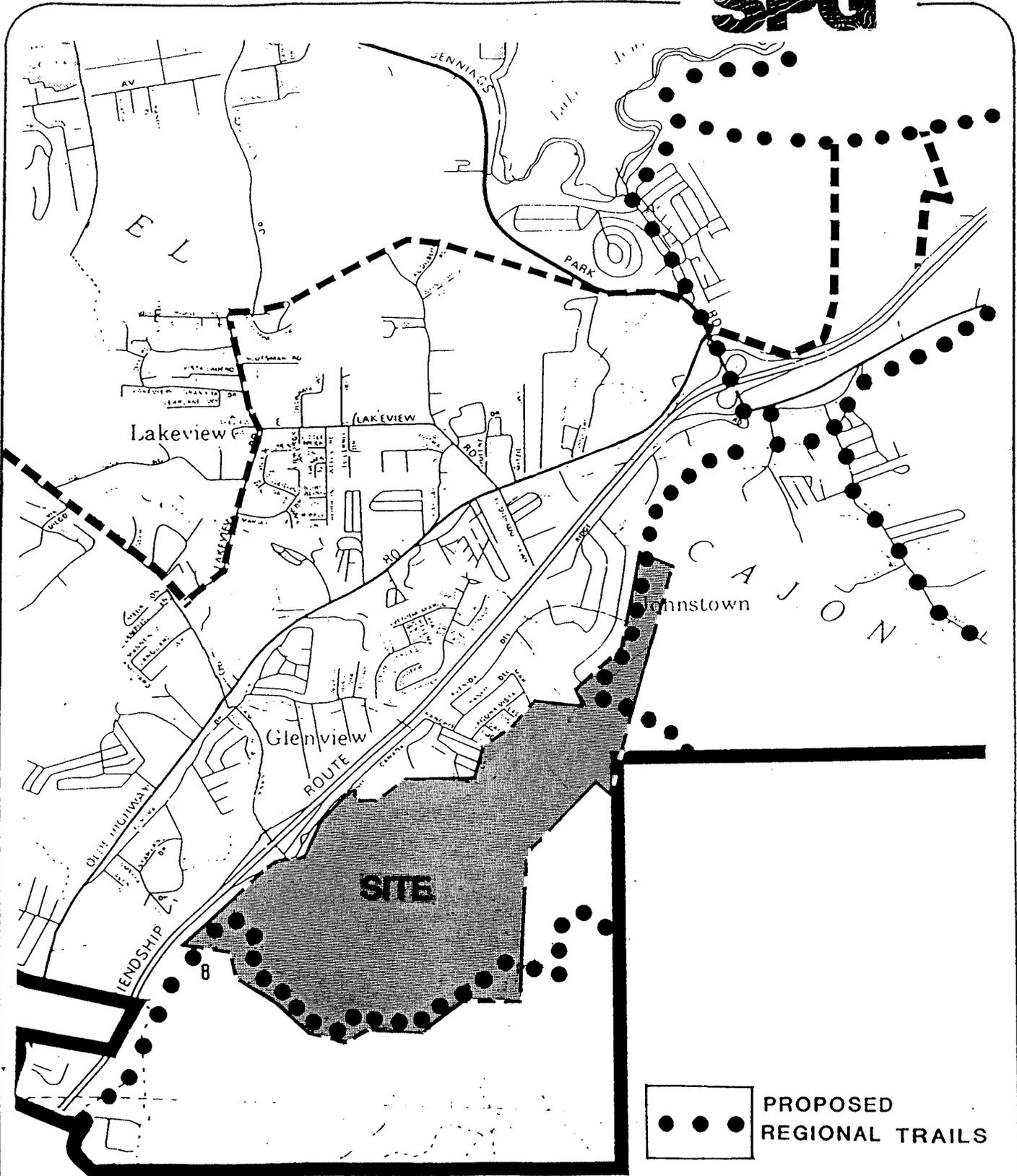
-  PRIME ARTERIAL
-  FREEWAYS
-  MAJOR ROADS
-  COLLECTOR ROADS
-  RURAL ROADS
-  LIGHT COLLECTORS
-  JURISDICTIONAL BOUNDARIES

NO SCALE



PROPOSED CIRCULATION ELEMENT

Figure 13



REVISION TO PROPOSED
LAKESIDE COMMUNITY PLAN
RIDING AND HIKING TRAIL

Figure 14



1" = 2000'

- ● ● PROPOSED REGIONAL TRAILS
- - - PROPOSED LOCAL TRAILS

3. Proposed Zoning

The proposed zoning designations for the project site are intended to accommodate the proposed East County Square commercial and residential development and shall be subject to all regulations of the County of San Diego Zoning Ordinance (Figure 15 and Table 2). The commercial area is proposed to be zoned S88 Specific Plan Area (Sections 2880-2899 of the Zoning Ordinance), a use which is intended to provide essential retail goods and services to the community. This designation is considered appropriate for the proposed commercial area due to the limited amount of retail stores in the area.

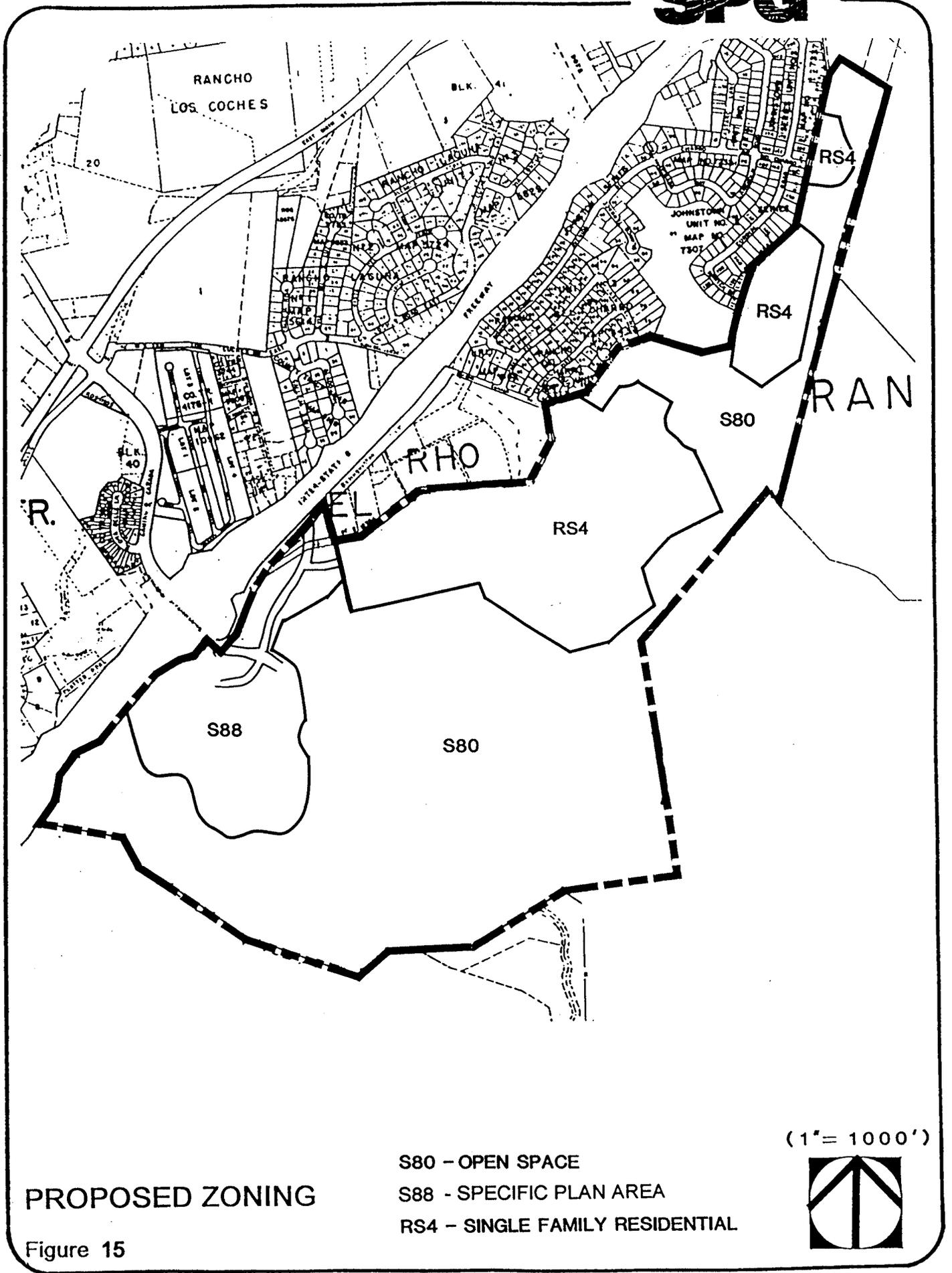
A reclassification of the proposed residential area to RS4 - Single Family Residential (Sections 2100-2105 of the Zoning Ordinance) is intended to provide for the development of a maximum of 200 single family residential units. The RS4 designation allows for the development of 4.3 dwelling units per acre, or approximately 1 dwelling unit per 10,000 square foot lot, and is intended for areas that have adequate levels of public facilities and services. Three residential areas would be reclassified to RS4. The open space area of East County Square is proposed to be designated S80 - Open Space (Section 2800-2805 of the Zoning Ordinance). This classification is intended to limit development in area with important resources and/or protect any natural environment which is generally unsuitable for development. The natural open space within this area, totaling approximately 240.67 acres will be permanently preserved except for necessary utilities, public services, an existing power line and a future trail.

C. CIRCULATION

A Traffic Impact Study was prepared by Willdan Associates in August 1994 to evaluate the potential transportation-related impacts associated with the proposed project. That study documents the existing road system and traffic conditions within the project vicinity and evaluates the potential transportation-related impacts associated with the proposed project. As part of the analysis, appropriate mitigation measures were recommended where potential adverse transportation impacts were identified. The buildout travel forecasts prepared for the Lakeside Community Plan were utilized to determine long-term project-related impacts. Appropriate mitigation measures were recommended where traffic-related impacts were identified.

The project site is served by a good network of regional and local roads, which includes I-8 and Camino Cañada/Los Coches Road. Streets and intersections in the project vicinity currently operate at acceptable levels of service, with the notable exception of Los Coches Road between Camino Cañada and Julian Avenue and the left turn movement from westbound Lakeview Road to Los Coches Road during the PM peak hour.

The project is expected to generate 22,048 additional daily vehicle trips, with 761 trips during the AM peak hour and 2,205 trips during the PM peak hour. The 286,000 square feet of commercial area will generate the majority of the traffic, 20,048 trips, with 200 single family residential units resulting in an additional 2,000 trips. A capacity analysis shows that this increase in traffic will require improvements to several key intersections and roadway segments in order to maintain an



PROPOSED ZONING

Figure 15

- S80 - OPEN SPACE
- S88 - SPECIFIC PLAN AREA
- RS4 - SINGLE FAMILY RESIDENTIAL

(1" = 1000')



**Table 2
PROPOSED ZONING DEVELOPMENT REGULATIONS**

S88

USE REGULATIONS	S88
ANIMAL REGS	-
Density	-
Lot Size	-
Building Type	W
Max Flr Area	-
Flr Area Ratio	-
Height	G
Coverage	-
Setback	V
Open Space	-
SPECIAL AREA REGS	B,P

RS4

USE REGULATIONS	RS4
ANIMAL REGS	A
Density	4.3
Lot Size	10,000
Building Type	B
Max Flr Area	-
Flr Area Ratio	-
Height	G
Coverage	-
Setback	J
Open Space	-
SPECIAL AREA REGS	-

S80

USE REGULATIONS	S80
ANIMAL REGS	-
Density	-
Lot Size	-
Building Type	-
Max Flr Area	-
Flr Area Ratio	-
Height	-
Coverage	-
Setback	-
Open Space	-
SPECIAL AREA REGS	-

acceptable level of service on area roads. Listed in the EIR and traffic report are specific improvements that would mitigate project-related traffic impacts as well as improve several existing circulation problems. Because most of the increase in project-related trips results from the commercial development of the site, these improvements are required concurrent with the Phase 1 commercial development, and would be provided by the project developer.

The character of these improvements are as follows:

1. Install and interconnect traffic signals where deemed necessary to mitigate traffic impacts of the project.
2. Upgrade and improve I-8 on and off ramps to include realignment, widening and restriping as needed.
3. Realign and improve Camino Cañada within the site and in the vicinity of the project to accommodate and facilitate area residents' travel needs as well as those of future East County Square shoppers and new residents. This will include improvements to roads, bicycle paths, sidewalks and horse trails and a fair share contribution.
4. Reconstruct/reconfigure the existing Park and Ride lot for vehicles, public transit and bicycles in a manner which results in a net increase in the numbers of spaces available and maintains or enhances the site access.

Traffic projections for buildout of the Lakeside Community Plan Area indicate that additional improvements to the roadway network will be required in the project vicinity. The traffic impacts resulting from the buildout are not directly the result of the East County Square Project, but rather reflect long range development and normal highway traffic growth within the Lakeside area. Additional mitigation will therefore be funded and constructed by other sources.

1. Existing Conditions

The study area analyzed included the key intersections and street segments in the vicinity of the proposed project. In the following section the characteristics of the roadway system are described and the existing traffic conditions are evaluated (Figure 16).

Existing vicinity roadway and traffic volumes are illustrated in Figure 16 and Table 3. It was determined that most roadway segments are currently operating at a Level of Service (LOS) C or worse, according to County standards (15.1 to 25.0 seconds of delay per vehicle). Most street segments, however, are rural in nature and tend to operate at higher LOS than indicated in Table 3 although minor traffic delays during the AM and PM commuter peak hour periods were observed. The existing conditions at area intersections were analyzed under AM and PM peak hour conditions. All signalized and unsignalized intersections currently operate at an acceptable LOS during the morning and evening peak hours.

**Table 3
EXISTING STREET SEGMENT OPERATIONS**

Street Segment	Existing Configuration ¹	Existing Daily Traffic Volumes	Existing LOS
Camino Cañada			
East of project site	2U	4,300	C
Project site/I-8	2U	4,300	C
I-8/Los Coches Road	3U	15,600	D ²
Los Coches Road			
Camino Cañada/Hwy. 8 Business	2U	15,600	E
Hwy. 8 Business/Lakeview Rd.	2U	20,700	F
Lakeview Rd./Rodeo Dr.	2U	15,500	E
Rodeo Dr./Casa Vista Rd.	2U	12,700	E
Lakeview Rd./Julian Ave.	2U	12,200	E
Highway 8 Business			
Lake Jennings Park Rd./Los Coches Rd.	2U	9,300	C ³
Los Coches Rd./Pepper Dr.	2U	11,400	C ³
Pepper Drive			
E. Main St./Jackson Hill Dr.	3U	6,300	C
Jackson Hill Dr./Wintergardens Rd.	2U	7,100	C
Greenfield Drive			
2nd St./3rd Ave.	2U	5,700	C
3rd Ave./E. Main St.	2U	12,600	C ³
E. Main St./La Cresta Rd.	2U	20,300	C ³
La Cresta Rd./Madison Ave.	2U	9,200	D
Flume Drive.			
La Cresta Rd./cul de sac	2U	N/A	N/A
Lakeview Road			
Los Coches Rd./E. Lakeview Rd.	2U	5,600	C
E. Lakeview Rd./Ridge Rd.	2U	5,400	C
Ridge Rd./Sohail St.	2U	2,200	B
Sohail St./Julian Ave.	2U	1,100	A

Source: Willdan

¹ Number = number of travel lanes; U = undivided

² LOS is estimated due to increased capacity provided by truck climbing lane.

³ LOS is estimated due to exceptional roadway width and/or dedicated turning lanes not indicated on threshold tables.

Interstate 8 - An east/west freeway providing regional access to the proposed project. This facility traverses Southern California and connects Interstate 5 near the Pacific Ocean with Interstate 10 in Central Arizona. With the study area, this facility is constructed with two lanes in each direction and carries 46,000 and 58,000 average daily trips (ADT) east and west, respectively, of the Camino Cañada interchange. East of Lake Jennings Park Road, Interstate 8 carries 34,500 ADT. Further to the west traffic volumes increase significantly on Interstate 8 and considerable AM and PM peak hour congestion results. The Camino Cañada interchange with Interstate 8 is a standard full-diamond interchange with stop control on both off-ramp approaches. The eastbound on- and off-ramp intersection with Camino Cañada is all-way stop controlled. It should also be noted that the eastbound on-ramp is slightly offset from the eastbound off-ramp partially due to a Caltrans Park and Ride lot north of Camino Cañada and south of Interstate 8.

Camino Cañada - A north-south roadway connecting Los Coches Road and the community of Lakeside to Interstate 8. South of Interstate 8 this roadway switches to an east/west alignment and serves as a frontage road to Interstate 8, while serving a multi-family development and single family residences to the east. Between Los Coches Road and the Interstate 8 westbound ramp terminals, Camino Cañada is constructed with three travel lanes (two northbound, one southbound) and provides two wide travel lanes between the eastbound and westbound ramp terminals with Interstate 8. The most current traffic count data indicates this roadway carries 15,600 ADT between Old Highway 80 (Highway 8 Business Route) and Interstate 8. South and east of Interstate 8, Camino Cañada currently accommodates 4,300 ADT. The Caltrans Park and Ride lot is located in the southeast quadrant of the interchange and takes direct access to Camino Cañada.

Los Coches Road - A north-south roadway connecting Old Highway 80 with the center of the Lakeside community. This roadway is designated a collector in the County Circulation Element. However, it currently provides one travel lane in each direction with widening for appropriate turn lanes at major intersections. According to the most recent traffic counts, Los Coches Road carries 20,700 ADT (north of Old Highway 80).

Plans to improve and widen Los Coches Road between Olde Highway 80 and Woodside Avenue are currently under way as part of the County's Capital Improvement program for year 1993/1994. The improvement will result in a four lane collector with a curb to curb width of 64 feet on 84 feet of right-of-way.

Olde Highway 80 - An east/west roadway formerly serving as the alignment for Highway 80 prior to construction of Interstate 8. This roadway is designated a major road (four lanes, divided) in the Circulation Element. Currently, this roadway is constructed with one travel lane in each direction with provision for emergency parking on both sides at most locations. Also, widening to allow for turn pockets is provided at most major intersections. The most recent traffic count information indicates this facility carries 9,300 and 11,400 ADT east and west, respectively, on Los Coches Road.

Circulation Element - The County of San Diego Circulation Element of the General Plan indicates that there are three designated Circulation Element roads within, or adjacent to,

the project site. Camino Cañada is shown as a "collector" road. Also shown are SC 2020 and SC 2021 (Figure 8) which each begin at Camino Cañada and generally head west or south, respectively. These proposed roadways were once portions of road connections to the Crest community. Those portions of SC 2020 and SC 2021 within the Crest-Dehesa Community Plan Area, however, were eliminated from the Circulation Element leaving only the Lakeside Community Plan segments of the proposed roadway. As these roadways no longer act as potential links to Crest, it is proposed that they be eliminated from the Circulation Element (Figure 13).

2. Trip Generation

The East County Square trip generation has been analyzed as a single development with a single phase mitigation even though the project will be developed with the commercial component as Phase 1 and the subsequent residential development as Phase 2. This is because most of the traffic increase generated by the project results from the Phase 1 commercial development. The total number of trips generated by the project were estimated and were then distributed and assigned to the surrounding street network. Critical street segment and intersection capacities were then evaluated. The traffic volumes which can potentially result from the proposed project were estimated using accepted trip generation rates and peak four factors which are based on categories of land uses.

Existing Plus Project - The existing plus project intersection operations were analyzed for the AM and PM peak hour conditions. Due to the increase in volumes generated by this project, a signal warrant analysis was conducted for the critical unsignalized intersections in the project vicinity. These intersections are:

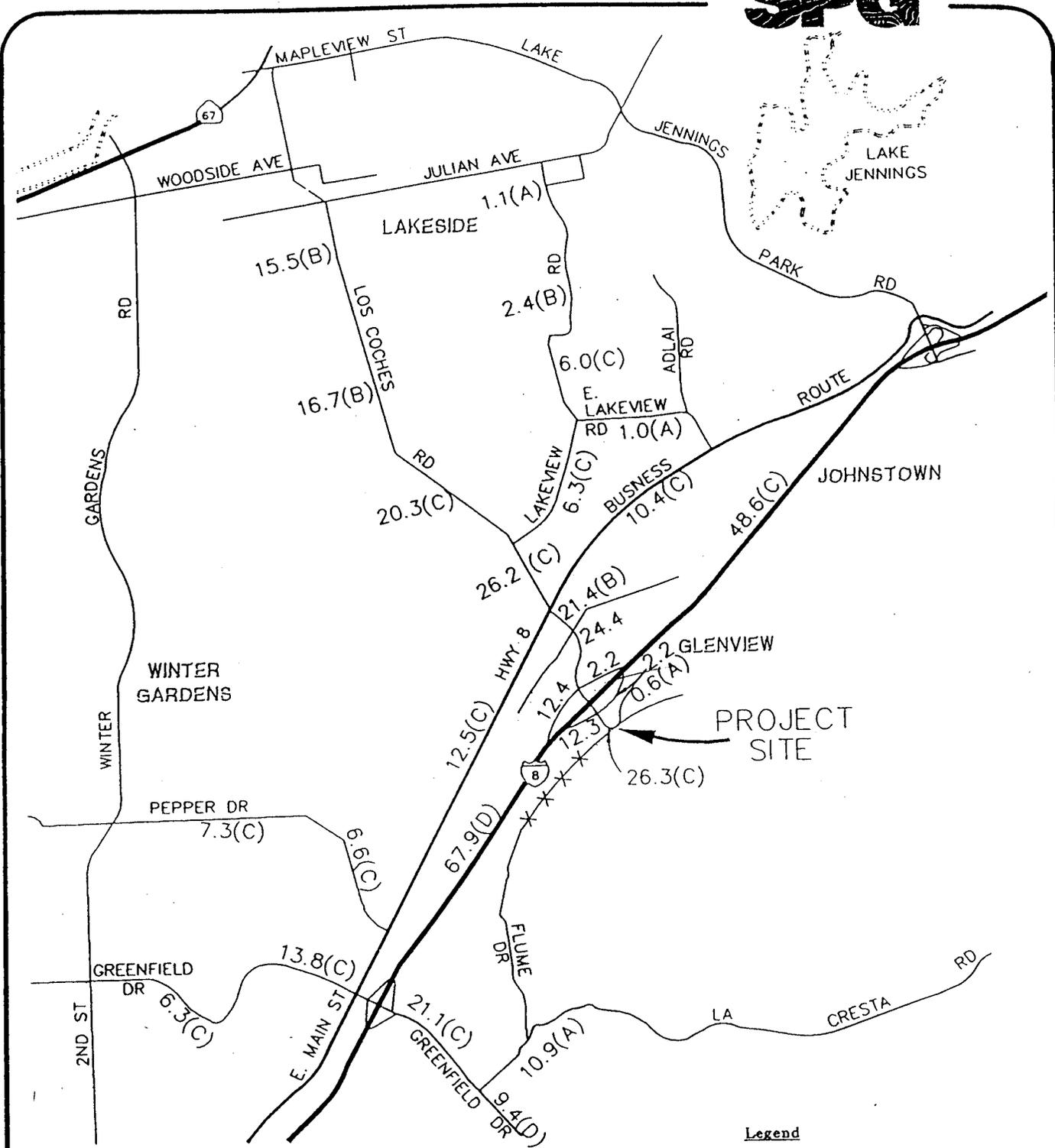
Los Coches Road/Lakeview Road

Camino Cañada/I-8 westbound ramps

Camino Cañada/I-8 eastbound ramps

This analysis indicates that traffic signals are warranted at these currently unsignalized intersections. Thus, the capacity analysis was performed assuming signalization of these intersections.

Trips were categorized into total driveway trips and primary trips, respectively. The expected traffic volumes from existing plus project (total and by individual phase) without SC 2021 are illustrated in Figure 17 and Table 4. It was determined that with the project development, all street segments within the project vicinity would operate at LOS C or better. These roadways, however, are rural in nature and tend to actually operate at a higher LOS than indicated on standardized LOS charts.



SOURCE: WILLDAN ASSOCIATES

Legend

- XX = ADT IN THOUSANDS
- (X) = LEVEL OF SERVICE
- X-X-X- DELETED SEGMENTS

EXISTING PLUS PROJECT TRAFFIC VOLUMES

Figure 17

NO SCALE



**Table 4
PROJECT TRIP GENERATION**

Land Use	Intensity	Trip Rate	ADT ¹	AM Peak Hour			PM Peak Hour		
				%	In	Out	%	In	Out
Driveway Trips									
Commercial Floor Area	286.4 KSF ²	70	20,048	3	361	241	10	1,002	1,002
SFD ³	200/DU ⁴	10/DU	2,000	8	32	128	10	140	60
Total Driveway Trips			22,048		393	369		1,142	1,062
Primary Trips									
Commercial Floor Area	286.4 KSF ²	42	12,029	3	217	144	10	601	601
SFD ³	200/DU ⁴	10/DU	2,000	8	32	128	10	140	60
Total Primary Trips			14,029		249	272		741	661

¹ ADT = Average Daily Trips

² KSF = 1,000 Square Feet

³ SFD = Single Family Dwelling

⁴ DU = Dwelling Unit

3. Public Transportation

The San Diego County Transit District (CTS) Route 864 currently provides service in the vicinity of the project site. Route 864 provides service along Highway 8 Business Route and Old Highway 80 with connections from the Viejas Indian Reservation to the Parkway Plaza Transit Center and El Cajon Transit Center. This route presently operates 31 trips daily between 5 a.m. and 9 p.m. at 60-minute frequency. Short range plans call for improvement of Route 864 frequency in July 1997 to 30-minute frequency.

The Transit system has proposed a new bus route (862) which would operate between the Santee Town Center Trolley Station and Lakeside and have its eastern terminal in the vicinity of the project. In addition, extending Route 870 (El Cajon to Kearney Mesa) further east is being considered when there is an appropriate place to end the route.

By letter dated February 24, 1994, CTS staff expressed interest in this particular area of East County and asked that the existing Park and Ride lot, to be relocated within the project, be considered for bus access as a stop and transfer point. Routes 862 and 864 and possibly 870 would serve the location.

The existing 42-space Park and Ride facility, currently maintained by Caltrans, is located adjacent to the Interstate 8 eastbound on-ramp. Access to this lot is on Camino Cañada just east of the Interstate 8 eastbound ramps/Camino Cañada intersection. It experiences an average occupancy of about 40 percent. This Park and Ride lot not only provides parking opportunities for daily commuters, but is also utilized by equestrians who park their horse trailers there to ride their horses in the undeveloped area to the south.

It is proposed that the lot be relocated to an approximately 1.4-acre lot on the north side of realigned Camino Cañada, 600 feet east of the intersection of Camino Cañada and Valley Rim Road at the project entrance (Figure 23). Moving the lot away from the main intersection at the project entrance and freeway underpass as proposed will provide better access and safer traffic conditions.

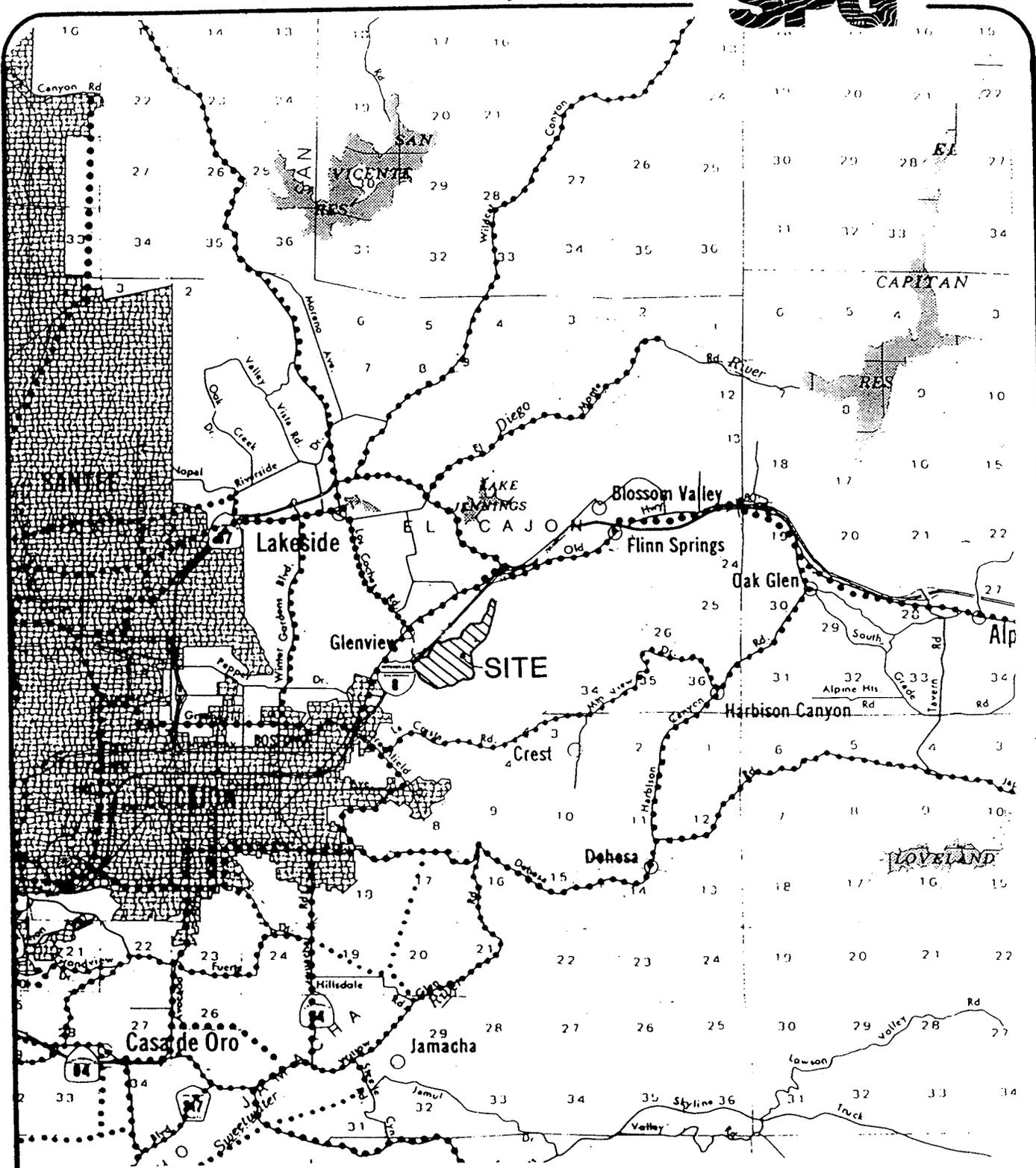
Utilizing the lot as a joint Park and Ride/bus transfer station would result in an approximate doubling of the existing 42 spaces. CTS would require the lot be designed to accommodate full-sized transit coaches with additional subsurface preparation for the bus pads. Caltrans has expressed agreement with the proposed joint use lot.

4. Bicycle Network

The County of San Diego Circulation Element Bikeway Network map indicates that presently there are no County designated bikeways within, or adjacent to, East County Square. There is a route approximately one-half mile from the site which runs along Old Highway 80 to the north (Figure 18). Bicycle access to the site from this bikeway would be via Camino Cañada. As part of the GPA proposed by this project, Los Coches Road/Camino Cañada from Olde Highway 80 to the site would be added to the Bicycle Sub-element of the Circulation Element. Bicycle parking/storage facilities will be required of the proposed shopping center for its customers and employees. Also, a bike storage facility will be provided with the relocated Park and Ride lot.

5. Hiking and Riding Trails

A portion of a regional trail shown on a Hiking and Riding Trail Map proposed by the Lakeside Community Planning Group as part of the Community Plan would be revised as it traverses the project site. The regional trail would be relocated over the alignment of the local trail shown on the proposed trail map. The regional trail would be voluntarily



SOURCE: COUNTY OF SAN DIEGO CIRCULATION ELEMENT

EXISTING BIKEWAY NETWORK

Figure 18

1" = 2 MILES



dedicated as part of the project since at present the Community Plan Trail Map is not officially adopted.

D. HYDROLOGY

A Hydrology Study was conducted by Nasland Engineering in September 1993 and is discussed in detail in the East County Square EIR. The East County Square site is comprised of seven drainage basins, five of which are self contained onsite and two of which begin offsite and drain through the site. All seven basins converge at different points along Interstate 8, pass under Interstate 8 via storm drain pipes or culverts, and are carried into Los Coches Creek via culverts and channels.

Development of the commercial and residential sites would increase surface runoff due to the introduction of impervious surfaces associated with buildings and pavement. Development would also result in a small amount of potential urban runoff pollutants, including fertilizers, pesticides, and petroleum products. Erosion associated with brushing and grading operations could result in the loss of soil, vegetation, clogging of downstream storm drains, and siltation. Comprehensive landscaping would greatly reduce the erosion and siltation effects.

An onsite storm drain system would be designed so that the combination of storm drain system capacity and overflow would be able to carry a 100-year frequency storm without damaging adjacent building sites. The storm drain system would also be designed to contain runoff in its original drainage basin, allowing no diversion of drainage, depositing the runoff at the existing points of collection on the south side of Interstate 8. The existing pipes and culverts under Interstate 8 have adequate capacity to contain the peak flows in the developed condition.

The natural swales running through the residential area would not require any flood protection except for one road and one pipeline crossing.

E. GEOLOGY

A summary of geological conditions on the East County Square project site was prepared by Shepardson Engineering Associates, Inc. In July 1993 and is discussed in detail in the East County Square E.I.R. The property appears to have few potential geologic hazards other than those associated with the compressibility of colluvial deposits. these deposits are generally located in the lower elevations of the site including a portion of the areas proposed for commercial and residential development. large-scale grading operations can remove and recompact the colluvial deposits, which are considered to be very compressible with the addition of water and increased loads. an erosion control plan with both temporary and permanent erosion control measures will be submitted to the county in order to mitigate potential impacts relating to soil erosion.

There are no known active or potentially active faults located within or near the project site. Nor is there any evidence of existing landslides. Liquefaction will not be a problem due to the absence of a high groundwater table and relatively loose, cohesionless, sandy soils. there is a slight

potential for rock falls, even though such occurrences are very rare. Some mitigating measures may be necessary, however, including securing boulders in place, splitting critical boulders to produce flat surfaces, and shattering critical boulders to create small, angular rocks.

It is the opinion of the geologic consultant that the decomposed granitic materials found throughout the site would typically provide excellent foundation conditions and should support the cut slopes proposed for the site without the need for stabilizing measures. A detailed geotechnical investigation of the bedrock formations, colluvial deposits, and residual soils will be submitted to the County prior to issuance of a grading permit. The study will include gross and surficial slope stability, potential fracture and/or joint patterns, thickness/extent of fill soils, rippability characteristics, and proximity to large boulder outcrop concentrations.

F. BIOLOGY

A biological resources report was prepared by Sweetwater Environmental Biologists, Inc. on December 20, 1993. Refer to the East County Square EIR for a detailed discussion of this report. A site reconnaissance was conducted to determine sensitive onsite zoological and botanical species and to locate wildlife movement corridors. Eight vegetation communities were identified on the East County Square property as a result of this survey: Diegan coastal sage scrub (253.7 acres), disturbed Diegan coastal sage scrub (3.4 acres), southern mixed chaparral (46.8 acres), coast live oak woodland (5.2 acres), coast live oak riparian woodland (4.5 acres), annual grassland (11.4 acres), southern mixed chaparral/oak woodland ecotone (20.0 acres), and eucalyptus woodland (1.1 acres). There are also 28.9 acres of disturbed are. Diegan coastal sage scrub and coast live oak woodland are both considered sensitive habitats because they are declining within the region and because they support sensitive plants and/or animals. Two sensitive plant species, San Diego sunflower and San Diego sagewort, were observed onsite. Other plants which currently have sensitive status are known to occur within the vicinity of the project site but were not detected during the field survey.

A total of sixty-one vertebrate species were observed or detected onsite including 9 reptiles, 39 birds, and 13 mammals. Of these, nine are considered sensitive animal species. They are San Diego horned lizard, orangethroat whiptail, northern red diamond rattlesnake, coastal California gnatcatcher, southern California rufous-crowned sparrow, northern harrier, Cooper's hawk, sharp-shinned hawk, and San Diego black-tailed jackrabbit.

The focused survey of large mammal movement was conducted to determine if wide-ranging animals use the project site as part of their home range and to map areas which are used most frequently for mammal movement. Medium-sized predators such as bobcat and coyote use the site, particularly the western portion. No deer were observed or detected. The western "bowl" section of the site has characteristics which are normally attributed to wildlife movement. Interstate 8, however, acts as a physical barrier to free movement and therefore limits the wildlife corridor. Additionally, off-road vehicle and equestrian activity, particularly in the afternoon and evening, creates continuous, intense noise and open space intrusion.

Development of the project site, as proposed, will impact sensitive onsite habitats, plants, and animals. Project design, however, was sensitively drawn in response to information derived from baseline biological studies thereby minimizing the impacts to sensitive resources. Refer to the East County Square EIR for specific impacts and recommended mitigation measures.

G. PUBLIC FACILITIES, SERVICES, AND SAFETY

1. Sewage Disposal

Most of the East County Square property proposed for commercial development and all of the proposed residential development is currently within the Lakeside Sanitation District, which provides liquid waste disposal services. However, some adjustment in the District boundaries will be required to include all portions of lots proposed for development (Figure 19). The Lakeside Sanitation District is served by the Mission Gorge Trunk which currently has capacity available to serve this project. The existing capacity (as of June 30, 1993) is 4,085 Equivalent Dwelling Units (EDU), 2,318 of which are allocated for the Lakeside Sanitation District. Of the 2,318 EDU, 925 are reserved for new parcels created after June 1988.

An existing sewer manhole in Los Coches Road immediately across the freeway from the commercial site will provide both East County Square commercial and residential phases adequate connection to a sewer main without the need for expansion (Figure 20). An eight-inch line at that location is adequate to accept the additional flows from this project. Single family homes in the residential pockets will utilize existing sewer mains at the stub-out of Hawick Drive and Avenida del Charro where they terminate at the project boundary. A third sewer connection point may also be available adjacent to the property along the Camino Cañada freeway frontage road. County Form Letter 399S (Sewage Disposal) is included in Appendix B.

2. Water Service

The East County Square Specific Plan Area lies entirely within the boundaries of the Padre Dam Municipal Water District (PDMWD). The District's Blossom Valley Reservoir Zone will supply service to both residential and commercial development areas via connection to an existing 20-inch main in Rios Canyon Road near the intersection of Pecan Park Lane (Figure 20). Development will require extension of a water main to the East County Square site a distance of about 4,000 feet via Ridge Hill Road, Cordial Road and Avenida del Charro, the last two roads involving a distance of about 1,600 feet through existing residential development.

PDMWD assumes a residential water consumption rate of 150 gallons per capita per day and an occupancy rate of 3.5 persons per single family dwelling, or 525 gallons per dwelling per day (GPD/DU). The proposed 200 single family dwelling units in East County Square would therefore consume an average of 81,375 gallons of water per day, or approximately 91 acre feet of water per year. PDMWD plans the service of water to



LAKESIDE SANITATION DISTRICT

NOTE:

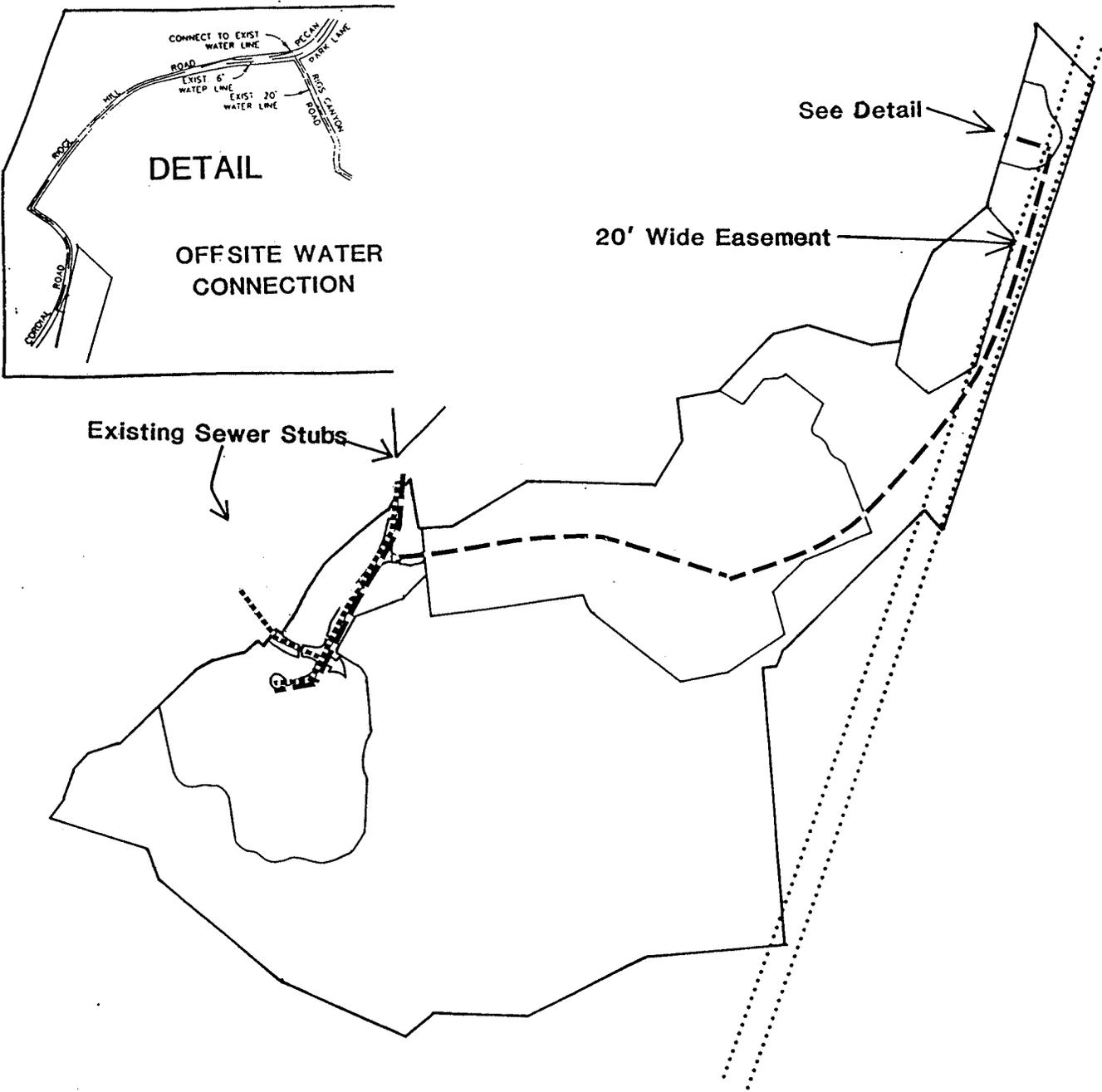
ENTIRE PLANNING AREA WITHIN PADRE DAM MUNICIPAL WATER DISTRICT

NO SCALE

SEWER DISTRICT

Figure 19





- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- SDGE EASEMENT

UTILITIES

Figure: 20

NO SCALE



commercial uses at a rate of 2,500 GPD per gross acre plus fire flow storage capable of sustaining 3,000 GPM flow for a three hour duration. The 30-acre site would therefore utilize about 75,000 GPD, or about 83.6 acre feet of water per year. A final design water study in 1987 concluded that the Blossom Valley Reservoir Zone facilities then in place, together with piping to serve the proposal, could serve a substantially larger project requiring 1.7 times more water than East County Square. County form 399W (Water) is included in Appendix B.

3. Solid Waste Disposal

The project will be served by the Solid Waste Division of the San Diego County Public Works Department. Solid waste collection would be performed by a private company. Solid waste generated from the proposed development would be collected at the Sycamore Sanitary Landfill, located on Mast Boulevard, approximately seven miles to the west in the City of Santee. As of January 1993 the landfill had a projected remaining life of 22 years, or a remaining space of 30.3 million cubic yards. The Sycamore Sanitary Landfill will not be measurably affected by the incremental contribution of the East County Square project.

In order to mitigate the amount of solid waste generated as a result of the East County Square project, an integrated waste management program will be instituted which will meet State-mandated recycling, material reuse, and source-separation goals. Both the commercial and residential development will utilize whatever local recycling program that is operational at the time of project completion. Wherever possible, recyclable materials will be processed separately from general solid waste. The commercial complex will have some form of materials recycle facilities for beverage containers (glass, plastic, aluminum) available for public use.

4. Fire Protection

Fire protection services will be provided to the project by the Lakeside Fire Protection District. The subject site is currently within the District (Figure 21), and project implementation is not expected to adversely impact the District's ability to provide fire protection services. There are two fire stations currently within the vicinity of the property. Station 3, located approximately 1 ½ miles from the site at 14008 Old Highway 80 and Lake Jennings Park Road would have an expected emergency response time of five minutes. Station 4, recently constructed at Oak Creek Road and Snow View Drive, 3.5 miles from the property, could also serve the property.

The project proponent will be required to meet all site design and construction standards of the County of San Diego and the Lakeside Fire District to ensure adequate safety from fire hazards. The project developer will be required to pay development impact fees to the County of San Diego. Additionally, the developer must provide fire hydrants, subject to the approval of the fire district, and an adequate water supply. A brush control and fire protection zone planting plan (fuel break) will also be implemented.



LAKESIDE FIRE PROTECTION DISTRICT

NO SCALE



FIRE DISTRICT

Figure 21

5. Police Protection

The San Diego County Sheriff's Department would provide police protection to the subject site, which lies within the Sheriff's Master Beat #532. This beat is assigned to the Santee station located at 8811 Cuyamaca Street in the City of Santee. Response time to the site would be approximately 10.4 minutes for priority calls and 26.7 minutes for non-priority calls. Actual response times may vary depending on the location of the deputy and the time of the call. It is not expected that the project-related population increase will impact police services at this time. However, this project, when combined with other development in the area, may necessitate an increase in law enforcement resources. The County Board of Supervisors is currently considering the establishment of facility impact fees to fund the expansion of existing facilities and the creation of several new substations. The San Diego County Sheriff's Department Agency Recommendation letter is included in Appendix B.

6. Schools

Prior development approvals on the subject property involved the recordation of agreements to assure public school facility availability. Such agreements were executed, and remain in effect, with both the Grossmont Union High School District and with the Cajon Valley Union School District.

The East County Square Specific Plan includes a subsequent phase of residential development which contemplates about 200 single family detached homes on minimum 10,000 square foot lots. Prior to approval of any later phase residential subdivision which lies with the Cajon Valley Union School District, which serves students in grades K-8, and the Grossmont Union High School District which serves students in grades 9-12, amendments must be executed to the current agreements.

Future elementary school students from the project in grades K-6 would most likely attend Rios Elementary School located at 14314 Rios Canyon Road, approximately 1 mile from the site. Junior high students would attend Greenfield Junior High School for grades 7-8, located on Greenfield Drive and 3rd Street approximately 2 miles from the site. Current and ideal enrollments for these two schools are in Table 5.

High school pupils (grades 9-12) would attend Granite Hills High School, located at 1719 East Madison Avenue in the City of El Cajon, approximately 3 miles from the project site. Granite Hills High School is currently operating at above capacity with an enrollment of 2373 (July 1993) and a capacity of 1989. Grossmont Union High School District has a current level of assessment of \$1.63 per square foot for residential development and \$.10 per square foot for commercial development. These fees must be paid prior to issuance of building permits. County form letters 399Sc are included from the school districts in Appendix B.

**Table 5
Rios and Greenfield School Enrollment**

ENROLLMENT	SCHEDULE	SCHOOL	
		Rios	Greenfield
Current	Regular	-	859.00
	Year-round	880*	-
Ideal**	Regular	600-660	804-834
	Year-round	720.00	974.00

* District plans to go back to regular schedule in the fall of 1994 due to the opening of Blossom Valley Elementary School.

** Dependent upon the number of kindergarten class sessions per day.

III. DEVELOPMENT PROGRAM

III. DEVELOPMENT PROGRAM

A. PLANNING OBJECTIVES

- Provide a specialty shopping center to serve Lakeside and surrounding communities. The center would provide new commercial uses anchored by a large department store and a grocery store. Additional commercial space would be available for lease to a variety of users.
- Provide residential development for a variety of age groups, family sizes, and racial and ethnic compositions, while promoting a pleasant living environment.
- Provide open space for the preservation of sensitive resources, wildlife and scenic corridors, and for public health and safety.
- Provide public facilities and services to promote the health, safety, and welfare of the commercial users and residents living in the Specific Plan area.
- Provide an efficient transportation system for automobiles, bicycles, and equestrian and pedestrian traffic within the Specific Plan area and surrounding vicinity.
- Create a sense of place through the design of a mixed commercial and residential development which will complement the community at large.

B. BENEFITS OF THE PROPOSAL

Implementation of the proposed project will produce a number of positive benefits to the immediate area and to the region. Specifically, East County Square will provide both job opportunities and cost benefits. The development will afford more convenient shopping to area residents and travelers along Interstate 8. Large-lot single family homes will be constructed to facilitate East County growth. Additionally, the project will permanently preserve open space areas and will provide recreational opportunities.

Numerous jobs will be created as a direct result of project implementation. The commercial and residential development will provide construction-related jobs for site preparation and for building and road construction. The commercial center, when completed, will employ an estimated 550 permanent workers with such job titles as managers, assistant managers, sales associates, stockroom clerks, cashiers, landscapers, and maintenance workers recruited from the local area, thereby benefiting the local workforce.

There will be major cost benefits derived from the proposed project. Contract dollars for hard construction of the commercial center will total approximately \$16.5 million. There will also be contract dollars for hard construction of the residential area, though that total is undetermined at this time. The local area will also benefit from the sales taxes generated from the commercial

development. The gross taxable sales revenue will be approximately \$62.5 million. Property taxes will be generated from both the commercial (approximately \$25 million value) and residential developments.

The location of the proposed commercial center adjacent to a major transportation corridor will allow area residents and travelers along Interstate 8 a convenient, easily accessible shopping opportunity. Residents in the immediate area will take advantage of the proximity of the commercial retail center resulting in a decrease in trips to El Cajon, several miles to the west. Commuters driving on Interstate 8 will also stop at the center, generally as a stop on a longer trip; and the location will enable residents living east of the center to make a much shorter trip.

The residential development will provide 200 single family residential units. These dwelling units, located on 10,000 square foot minimum lots (4.3 dwelling units per acre), will be constructed at a density generally less than that of adjacent residential development and less than that allowed by existing zoning (7.3 dwelling units per acre). The adjacent area includes a smaller lot residential development, a condominium complex, and a mobile home park.

Project implementation will also result in a large open space area being permanently preserved. The creation of open space areas, totaling approximately 240.67 acres, will preserve existing hillside areas for biologic preservation, visual aesthetics, and specific recreational activities. An existing trail will be voluntarily dedicated as a Hiking and Riding Trail and a trailhead staging facility will be constructed to allow for parking of vehicles and horse trailers.

C. DEVELOPMENT PROGRAM

The development program of East County Square consists of three land use elements; a "specialty" commercial area catering to passersby traffic on Interstate 8, a relatively low density residential development with 10,000 square foot lots, and a vast area of primarily natural open space. All onsite development is predicated on the desire to establish a quality development: one that compliments the existing neighborhood land uses and blends in with the overall rustic character of the Lakeside community.

Development is proposed in two phases. Phase 1 involves the construction of the commercial area, associated road system improvements, and dedication of the large natural open space areas. A major use permit (with community design review) and tentative map for the commercial area is intended to be filed and processed concurrently with this Specific Plan/General Plan Amendment Report. Subsequent site plans will be required for those commercial lots developed following approval of the major use permit. Preliminary plans which are available for this portion of the development are discussed below.

Phase 2 involves the development of the residential area. The plans for this area are general at this time and will be designed in greater detail in subsequent submittals (tentative maps, etc.) within the design parameters set forth in this specific plan.

1. Commercial Development

The East County Square commercial complex is being created to provide a "specialty" retail center with commercial uses not generally found in the area. The design guidelines for the buildings comprising the center have been thoughtfully considered to ensure a homogeneous appearance and to retain the rural character of the Lakeside area. Final decisions on architectural style will be the result of consultations with the Lakeside Design Review Board. Site design, landscaping, and streetscape will also be blended to maintain a degree of conformity but shall be flexible enough to allow for a certain amount of creativity within the established design theme. Refer to Chapter IV, Design Guidelines, for a detailed discussion of specific design criteria.

The specialized shopping development is projected to attract area residents traveling along Interstate 8 due to its easy accessibility and convenience. Many commuters traveling between Alpine and areas to the west (El Cajon, San Diego, etc.) will stop at the center between trip ends, rather than going there as a trip destination. It is also expected that residents living in the immediate vicinity and areas to the east will utilize the center, particularly the supermarket: currently, the closest supermarket is approximately 1 ½ miles to the southwest in the City of El Cajon. A conceptual plan for the commercial area, included as Figure 22, shows the intent to create individual lots of varying sizes. The shape of the commercial area is coincidentally approximately the same shape as the entire East County Square property: a larger area in the southwest with a panhandle type area to the northeast. The southern area will contain the shopping center and the panhandle area will contain free-standing commercial enterprises.

Due to the existing topography of the development site, a significant amount of land contouring will be necessary to create building and parking lot pads. Grading shall be performed in accordance with the Lakeside Design Guidelines such that finished grades closely reflect the smooth, flowing contours and varied gradients of the surrounding natural hills. Based on the conceptual plan for the commercial area, earthwork quantities are estimated at 680,000 cubic yards (c.y.) of excavation with a need for approximately 40,000 c.y. of import material. The development pads will by necessity be relatively flat with, in most cases, surrounding manufactured slopes. Generally, the manufactured slopes adjacent to natural open spaces areas will have slope gradients of 1 1/2:1 which will allow for as little disturbance as possible to the open space habitat. A geotechnical report has confirmed that this slope gradient is feasible and safe. Benches will be placed approximately every 30 feet on these slopes to maintain proper slope drainage. 2:1 slope gradients are proposed for those slopes adjacent to the freeway right-of-way.

All manufactured slopes will be hydroseeded, planted, and irrigated as necessary to prevent erosion and to provide a more natural appearance. Slope landscape design, materials, and maintenance will be subject to all requirements established in the design guidelines of this Specific Plan document and the Lakeside Design Guidelines. A brush management program, as applicable, will also be adhered to in order to provide proper safety measures in the event of a fire.

Three roadways divide the commercial area: Camino Cañada, Valley Rim Road, and La Cresta (Figure 22). Camino Cañada will be rerouted south of its present alignment. This will allow for easier access to the commercial area by enabling stores to front the street on either side. Camino Cañada will form part of a "T" intersection; the roadway will extend further beyond the Interstate 8 underpass than its current location and will "T" with the realigned Camino Cañada to the north and Valley Rim Road to the south. Access to the southerly shopping area will be gained via Valley Rim Road, which stubs out to the west. Access to the northerly shopping area will be gained via Camino Cañada as described above. The third street, La Cresta, will extend easterly from Camino Cañada. This roadway will temporarily stub out until the residential phase (Phase 2) of the East County Square development occurs.

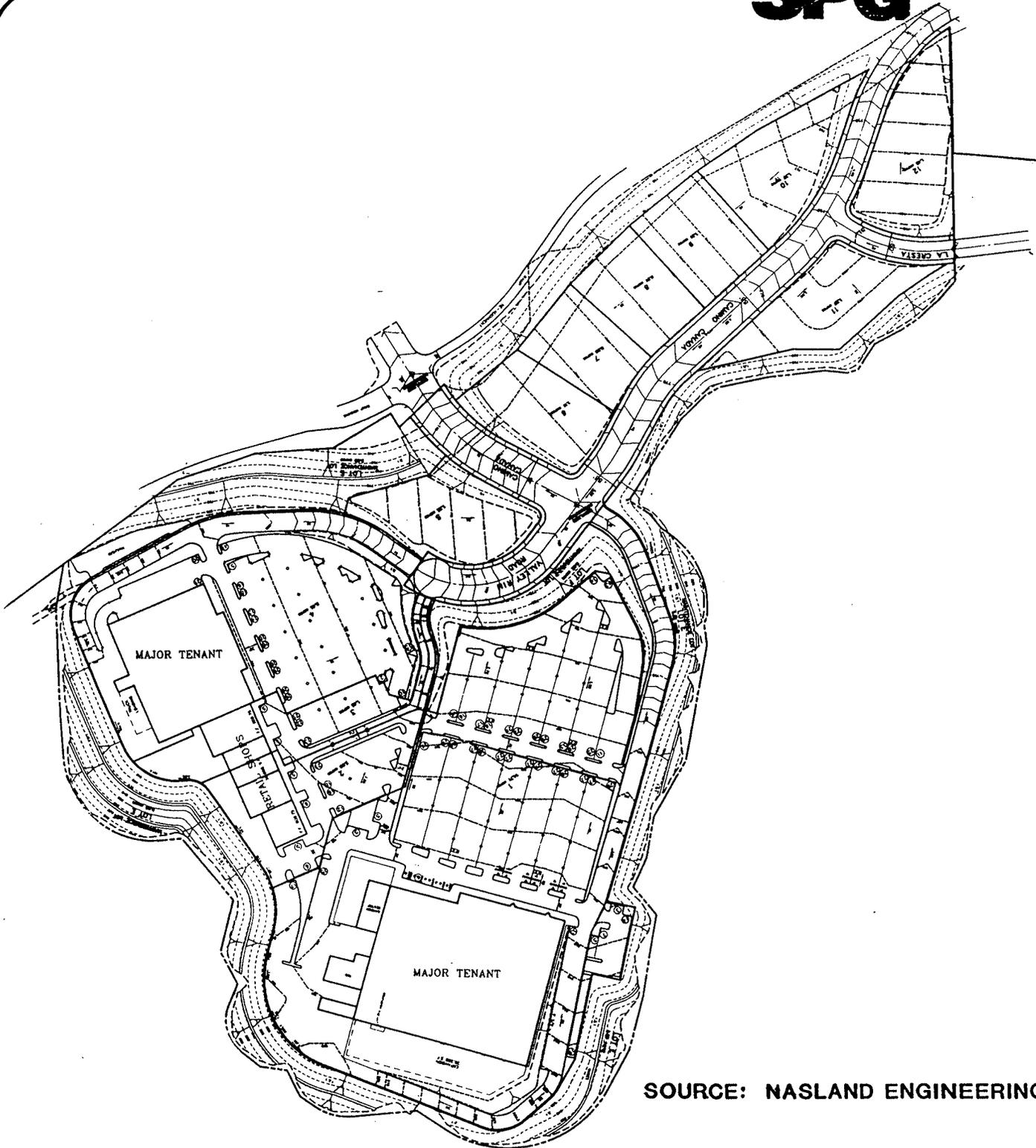
The southerly section of the commercial area comprises the specialty shopping complex, with two large anchor stores on the ends and several smaller common-wall stores in the center. These buildings will be linked architecturally with common construction materials and design themes. The largest store will be a retail department store, perhaps as large as 160,00 square feet. The large department store will fill a need in the East County area for a major retailer selling a wide assortment of sundries and goods. Presently, the nearest such stores are located in the City of Santee and in western El Cajon. A large supermarket is proposed that will attract residents in the immediate vicinity and passersby on Interstate 8. The specialty shopping complex will have a large parking area although each lot will have sufficient parking to satisfy zoning requirements. The conceptual plan shows four driveway entrances, including a "main" entrance which is a southerly extension of Camino Cañada where it branches with Valley Rim Road. The other three entrances are off of Valley Rim Road.

The northerly panhandle remainder of the commercial area is proposed for several free-standing commercial buildings. The entire commercial area shall present a uniform architectural theme of building design, color, and appearance. Such commercial enterprises as restaurants, financial institutions, etc. are envisioned for this area. Access will be via Camino Cañada and Valley Rim Road.

2. Residential Development

A maximum of 200 single family residential dwelling units are proposed within the East County Square Specific Plan area. The RS4 zone (down-zoned from the provisional RV7 and RS7 zones) will allow 4.3 dwelling units per acre, and minimum 10,000 square foot lots. This lower density will help preserve the rural character of the area, and serve as a transition from higher density developments located immediately to the west and open space to the east.

As stated previously, final design of the residential portion of the East County Square Specific Plan will be determined subsequent to this submittal. A tentative map(s), and eventually a final map(s), will be filed with the County of San Diego and will contain grading, specific street and lot layouts and dimensions, and infrastructure. This Specific Plan defines design criteria (Chapter IV, Design Guidelines) and sets limits on development areas and number of dwelling units.



SOURCE: NASLAND ENGINEERING

NO SCALE



CONCEPTUAL PLAN FOR COMMERCIAL AREA

Figure 22

Generally, residential development will be confined to the lower, flatter areas of the property and will occur within three major residential areas generally located in the central and northern portions of the project site. The total residential area will be approximately 86.99 (Table 1) acres including interior streets. Open space areas will surround much of the residential area.

Residential development will be contained within three separate development "bubbles." The largest residential development area is located in the central portion of the property and will be connected via a central road "spine," La Cresta Heights, with several cul-de-sacs. La Cresta Heights will connect to the realigned Camino Cañada on the west and will terminate within the property. Within the residential area, a series of looping streets will be provided.

Two smaller, isolated residential "bubbles" will be located in the northern panhandle area of the property. Both will be accessed through an existing residential area via extensions of Hawick Drive and Avenida del Charro.

3. Open Space

An important element of the East County Square Specific Plan is the large open space area. This area encompasses approximately 240.67 acres, or 64% of the project site, and will be permanently preserved within separate open space lots. The open space area will provide a dramatic visual backdrop to proposed development, ensuring that major ridgelines will be preserved, sensitive biological species and habitats will be protected, and recreational opportunities will be enhanced.

The area is generally in a natural condition, the majority of which is overlain with Diegan coastal sage scrub habitat. Some disturbance has occurred, however, as the result of off-road vehicle activity, which has produced scarring where trails have been blazed into the hillsides. It is assumed that such activity will cease with project implementation due to the elimination of access to the hillside areas. Use of existing trails by pedestrians and non-motorized vehicles shall be allowed in the onsite open space areas. Access to the hillside areas will only be allowed on designated trails, particularly the existing Valley View Truck Trail, which would become part of the proposed Lakeside Community Plan Hiking and Riding Trails system. The trails are generally located around the exterior boundaries of the project site. In the panhandle area the trail will follow an existing maintenance road for the SDG&E power line. Maintenance of the onsite trails will not be the responsibility of the project proponents.

An onsite trailhead is proposed which would immediately connect to the trail system (see Figure 3, Specific Plan Land Use Map). It would be located northwest of the proposed shopping center and would be accessed by Valley Rim Road. It would connect to the proposed Lakeside Community Plan Regional Hiking and Riding Trail via a trail extending from the end of a driveway access to the commercial center. Additionally, the project shall provide another trailhead within the residential area for a trail loop and provide a shoulder along an interior street for a non-motorized pathway to the perimeter of the commercial area. Maintenance of the onsite trailheads will not be the responsibility of the project proponents.

Smaller areas of undeveloped and developed open space will meander through the residential areas as necessary to protect wetland, drainage features, steep slopes, rock outcrops or other sensitive resources, and to provide interconnecting pathways and passive recreation areas.

D. PHASING

Construction of the East County Square project is proposed in two phases in order to guarantee timely, quality development and to ensure that infrastructure is in place and services are adequately provided concurrent with need. Phase 1 development will include the commercial area and Phase 2 will include the residential development.

The first phase of development will be the commercial area. In order to facilitate the commercial development, a number of onsite and offsite measures are necessary. Roadways and utility lines must be in place and operational prior to occupancy. A water line will extend northerly through the residential Phase 2 area of East County Square along a proposed 20-foot easement that roughly follows the alignment of a prior County roadway (SC 2020) and connects to an existing 20-inch water line in Rios Canyon Road by way of existing residential streets. Refer to Figure 20 for the exact location of the water line. Phase I implementation will also require roadway construction and improvements. All interior streets -- Valley Rim Road, the realigned Camino Cañada, and a temporary stubout section of La Cresta -- will be constructed to buildout widths. Offsite road improvements will also be implemented to mitigate all project-related impacts (both Phase I and II) as identified in the EIR and traffic report. Sewer lines and storm drainage systems will be extended as necessary.

Phase I is proposed to include all of the commercial development; the shopping complex encompassing the large department store and supermarket, shopping area and all of the freestanding commercial building sites. A major use permit and site plan(s) for the area of commercial development are required in accordance with the "P" zoning designator. The MUP along with a tentative map are proposed concurrent with this Specific Plan and will include all of the property in the East County Square Specific Plan area. The tentative map will propose a full and final lot pattern for all commercial development and several, large open space areas. These residential areas are to be further subdivided into homesites by future tentative subdivision map applications in Phase 2. Additionally, approximately 240.67 acres are designated open space. No development will occur within any of the open space lots other than specified recreation uses and necessary utilities.

Phase 2 development will consist of the residential element of the proposed project. Residential lots and additional open space may be included in this area. As with Phase 1, all roads and utilities must be in place prior to occupancy. Development will occur subject to approval of tentative maps, subsequent final maps, and all other necessary regulatory and discretionary permits.

IV. DESIGN GUIDELINES

IV. DESIGN GUIDELINES

A. PROJECT DESIGN ELEMENTS

The East County Square Specific Plan consists of approximately 375 acres trisected by three distinct ridge formations running north-south which divide the site into three topographically separated areas. The area is planned to provide a balance between the environmental concerns associated with the Diegan Coastal Sage Scrub habitat corridor and the development opportunity for new commercial and residential projects.

The purpose of the Design Guidelines is to produce a visual cohesiveness to the variety of proposed commercial land uses by emphasizing mitigation of visual impacts. The residential uses will retain their natural terrain backdrops as a focal point. The Design Guidelines for East County Square Specific Plan are intended to supplement and reinforce the adopted Lakeside Design Guidelines, establishing special standards for the new residential and commercial development that will occur in the East County Square. The overall character of new development within the project area differs from the character presented in the Lakeside Design Guidelines only in its strong association with the Diegan Coastal Sage Scrub corridor. The Lakeside Design Guidelines shall apply unless specifically modified by this Plan.

The challenge for these Design Guidelines is to provide a flexible guide or a framework which successfully integrates neighboring use and new development, and retains a visual quality and linkage to the Diegan Coastal Sage Scrub corridor. In addition to emphasizing the visual dominance of landscaping, the East County Square Design Guidelines also place special emphasis on visual compatibility of site design for projects adjacent to the Diegan Coastal Sage Scrub, and the transitions between adjacent Planning Areas with differing land uses.

The East County Square development intends to provide pedestrian access to other properties in all directions. Presently, visual access to large areas of Diegan Coastal Sage Scrub occurs at Camino Canada and along the Interstate 8 freeway. All new development shall take advantage of both physical and visual access to the undisturbed natural backdrop. Development occurring further away from the freeway corridor shall retain images of the rural character, and shall provide transitions to adjacent development and land uses.

The goal of the commercial area of East County Square as proposed within this Specific Plan, and as stated in the Lakeside Design Guidelines, is to "unify commercial development outside the Town Center and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion."

B. SITE PLANNING GUIDELINES/ COMMERCIAL AREA

The East County Square project will represent a comprehensive effort to coordinate all elements of site design in order to ensure that the development is visually cohesive and compatible. The separate segments of the commercial development, representing several separate lots and

potentially different owners, will be designed as a unit, with complimentary details and style in both architecture and landscaping. The following are guidelines for the entire commercial area of East County Square.

General Guidelines

- Building design and construction materials within the commercial area shall remain consistent throughout.
- Buildings shall be sited in a manner that will complement adjacent buildings and landscape.
- Buildings shall orient their entrances toward public streets. Entrances shall be clearly identifiable.
- Buildings shall be accented with surrounding landscaping, design features (planters, walls, etc.), and pedestrian areas such as arcades.
- Loading areas for commercial buildings shall be in the rear of the buildings and/or screened from view from local streets. Loading or unloading will not be allowed immediately adjacent to any existing adjoining residential parcel.
- A minimum 10 foot landscape buffer shall be established between any commercial lot that abuts an adjoining residential parcel.
- Open storage or work areas shall not be permitted on commercial lots having freeway frontage or abutting residential parcels. Outdoor dining areas and outdoor uses typically associated with the normal use and operation of the shopping center shall be permitted, unless otherwise prohibited.
- At the Caltrans Park and Ride - Bus shelters/transit center; architecture and design shall reflect the commercial architectural theme. Advertising on shelters or in the lot will not be permitted. Parking lot areas shall be set back 15 feet from the street edge with a landscape buffer and screened from Interstate 8 with a minimum 5 foot landscaped perimeter in addition to slope plantings. An area equal to 5% of the parking lot area will be landscaped.

Circulation

- Interior circulation patterns shall promote logical, efficient, and safe traffic flow. Traffic directional patterns shall be clearly marked either on the pavement or with signs. Sufficient queuing areas shall be established where traffic backup is anticipated.
- Public transit should be integrated into commercial and residential components of the development. Coordination with County Transit will ensure access to the major shopping center.

- Whenever possible, pedestrian traffic shall be separated from vehicular traffic. This may be accomplished through separated pathways, street markings (crosswalks), or special parking lot aisles.
- Bicycle/pedestrian paths should access between and connect with commercial, residential, and public transit components of the development.
- Bicycle/pedestrian pathways should be utilized wherever feasible to connect and to shorten distance between different residential housing areas and between residential areas and the commercial and public transit facilities.
- Bicycle racks/storage shall be provided within the large commercial complex and the relocated bus transfer station/Park and Ride lot.

Parking

- Ample parking shall be provided within the commercial development area pursuant to the San Diego County Zoning Ordinance. Due to the configuration of future commercial lots, placement of parking and access within and between parcels shall be specified within the major use permit and site plan review, as allowed by the "V" setback designators, rather than through setting precise parking setbacks and other criteria. A 15 foot deep Landscaped Street Edge Zone of which no more than 5 feet is in the right-of-way will be established (Figure 30, Parking Areas).
- Landscaping shall be incorporated into the parking lot design to provide visual relief and shade opportunities

C. LANDFORM MODIFICATION -- BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENT AREAS

The following guidelines and concepts regarding visual and landform issues have been compiled in an effort to reduce potential impacts associated with the grading of the East County Square project. The EIR will be relying on policies codified in the Specific plan for the project to reduce the potential impacts of the proposed project. To the extent that future grading plans comply fully with these guidelines, the less of an impact on visual resources and landform alteration. The EIR will state mitigation which requires compliance with policies and provisions of the Specific Plan.

- Grading operations shall retain to the greatest extent possible the character of the landform.
- Landform (or contour) grading should be the dominant grading method used to develop the project site. Landform grading means a contour grading method which creates artificial slopes with curves and varying slope ratios designed to simulate the appearance of surrounding natural terrain. Conventional grading should be restricted to those cases where adherence to landform grading principles would clearly not produce any significant contribution to the site planning goals of the Specific Plan and County General Plan. This applies to slopes screened by buildings.

- Development shall be restricted which would create an adverse visual impact on the surrounding areas by blocking scenic views, by allowing a scale of development incompatible with the setting, by siting buildings that project above a ridgeline or by extensive grading or terracing that disrupts the natural shape and contour of the site.
- The top of slope and toe of slopes shall be rounded to simulate the natural contours.
- Cut and fill slopes shall reflect the natural hillside forms as much as possible. They shall be contour graded and terraced to avoid extreme, straight slope faces.
- Rigid angular characteristics on manufactured slopes shall not be permitted.
- Grading and development shall be limited to below the top of major ridgelines in order to maintain natural terrain lines.
- Disturbance of steep slopes (over 25 percent) and disruption of rock outcrops and filling of canyons shall be minimized.
- Manufactured slopes shall not exceed a slope ration of 2:1, except in areas where stability is assured by a certified geotechnical engineer and approved by the County, in which case the maximum slope shall be 1 1/2:1.
- Onsite road design should be compatible with topography and landscape and minimize grading. All roads should be designed to maximize environmental and aesthetic considerations. Roads shall be designed to follow the natural contours of hillsides and minimize visibility of the road cuts and manufactured slopes.
- The preservation of diverse, viable natural habitats and aesthetic resources such as scenic rock outcroppings, ridgetops and mountain peaks shall be encouraged.
- Grading and rehabilitation of graded areas should be in accordance with the County's Hillside Development Policy (I-73) and Grading Ordinance to ensure proper drainage, slope stability and ground cover revegetation. Policies of the County's Hillside Development Policy (I-73) and Grading Ordinance shall be incorporated into all grading plans for the Specific Plan area.

D. ARCHITECTURAL DESIGN CRITERIA/ COMMERCIAL DEVELOPMENT AREA

Architectural guidelines for the commercial area were prepared by SGPA and are included within this section. The architecture of East County Square should assist in conveying and reinforcing the character of the community. The commercial buildings should develop a strong and comfortable relationship with the natural setting and surrounding landscape. The architecture and materials should reinforce the rural character and of historic California Ranch themes prevalent in the surrounding community and the architecture, materials, colors and finish of structures on

all commercial lots shall be compatible. These images are generally characterized by low, overhanging tile roofs and simple massing of walls with heavy use of natural materials. Small courtyards, patios, and covered porches are a strong feature of this image.

Building Form, Mass, and Scale

- Building form, mass, and scale shall be articulated to create interesting roof lines, shadow patterns, and architectural detailing.
- Design of multi-buildings shall strive for a consistency among separate structures.
- No building shall be over two stories in height. Buildings on commercial lots with freeway frontage shall not have continuous exposed vertical walls greater than 16 feet facing the freeway.
- Rear yard setbacks of adjacent buildings on commercial lots along the freeway shall vary by at least 3 feet.
- The apparent mass of large buildings shall be minimized by placing the buildings away from adjacent streets, thus allowing landscaping to soften the scale and height of the building.
- On principal elevations, large or long continuous wall planes shall be architecturally articulated. As a general rule, principal wall planes over 50 feet in length shall be relieved with a change of plane or architectural treatment that provides relief and creates shade and shadow patterns and visual interest.
- Commercial development shall include appropriately sized pedestrian spaces for public use, particularly along storefront and entry walls. Small plazas or seating alcoves should be designed for passive uses and integrated with adjacent pedestrian circulation. These spaces should be connected to major pedestrian pathways, as well as parking areas.
- Large flat roofs, when necessary in larger commercial buildings, shall be carefully analyzed for view of the roof surface from offsite locations. If visible, flat roofs must be accompanied by parapets or mansards to help screen them from view. Large flat roof surfaces should incorporate shed roofs, porches, or trellises covering exterior walkways to aid in scaling down a structure.

Architectural Character and Detailing

- Architectural detailing and material selection is essential to character definition. Divided windows, awnings or trellises, and play of light and shadow shall be used to enliven the buildings and soften the scale.
- Primary building entrances shall be emphasized so that their location is apparent and clear. Entries and entry doors are especially important when used as the focal point of an

elevation. Detail treatments at doors and entries can range from the use of tile, color accents, exposed timbers framing, or combinations of architectural features such as wood or stone columns and gable ends to provide weather protection.

- Windows shall be deeply recessed to create strong shadows. Large glazed areas shall be broken into smaller window panes or avoided. Two-story buildings need special attention to the design of window to produce a consistent human scale.
- Rear facades, if visible from public streets and/or the freeway, shall be finished in a quality, color, and material similar to the principal sides of the building(s).
- Walls and fences shall be designed to be compatible with the surrounding landscape and architecture. Straight, unbroken solid fence or wall lines can become monotonous and are not permitted. When used along public streets, they should have a recess for landscaping at a minimum of 50 foot intervals. Walls on sloping terrain should be stepped to follow the terrain.
- Trash bin areas shall be enclosed with a six-foot (6') high wall and a solid gate. The structure shall be screened from above and below with trellises and landscaping when exposed to public view. Access must be convenient for trash pickup.
- All accessory buildings, outdoor sales enclosures, trellises, etc., shall be designed to be consistent with the colors, materials, and forms of the main buildings in the project.
- All exterior lighting shall be shielded to prevent glare.
- All air conditioning and heating equipment shall be screened from public view and located to minimize sound transfer. Rooftop exposed duct work and piping runs shall be kept to a minimum.
- Solar equipment and satellite reception dishes shall be integrated with the roof design or screened from public view.

Materials and Colors

The selection of materials, finishes, colors, and textures is a critical element in the creation of the architectural character. The following materials, colors, and textures are recommended for use:

- Concrete and concrete masonry with textured surface and/or integral color.
- Cement plaster with limited ceramic tile accents.
- Concrete tile, or high profile composition singles for all pitched roofs. Visible flat roofs must have earth tone coloration.
- Exposed timber roof trusses, framing, and rafter ends.

- Natural woods for exterior wall coverings, trim, fences, decks, rails, decorative elements and accents. Finishes may be natural, oiled, stained, or painted.
- Native stone may be used to relate a man-made structure to its natural environment (large columns and pilasters, basic wall courses, etc.).
- Earth tones shall be used for all painted surfaces. Bright colors shall only be used in small areas as accents.

Natural materials have inherent color properties that fit appropriately in a rural setting. Color accents should be encouraged with the provision that they remain accents and not assume a visually dominant role. Natural materials, stains, and paints shall blend with the natural colors of the site to further emphasize the harmonious relationship between the natural and man-made environment.

E. LANDSCAPE DESIGN CRITERIA

Landscape guidelines were prepared by ONA, Inc. and are included within this section and the following Lighting Design Criteria. The community landscaping program for East County Square will create a landscape which reflects Lakeside's rural character and history. The landscaping will meet the Lakeside Design Guidelines by utilizing natural materials such as stone, wooden rail fences, boulders, and drought-tolerant plant materials. Landscaping will be informal and rural in character, except at gateways and other limited areas of visual prominence, where some formality may be introduced for contrast. Landscaping will reinforce patterns established by the Land Use Plan and create a logical sense of order, continuity, blending, and contrast. It will also enhance the community architectural images of historic California ranch or rural style.

This type of landscaping is characterized by the prudent use of water, incorporation of native materials, and ornamentation. Plants requiring the greatest amount of water will be used closest to buildings and courtyards. Drought-tolerant plants will be located further away from buildings, transitioning into naturalized and eventually native areas. Manicured lawn and water-intensive ornamental shrubs and ground covers will be avoided. Decomposed granite, cobble, rock, and low-spreading shrubs may be substituted for traditional ground cover beds.

Landscaping will also be used to perform a variety of functions such as erosion control, fire/brush management, screening, transition into native areas, enhancement of pedestrian and vehicular zones, energy conservation, spatial definition, etc.

All landscaping and irrigation shall conform to the Lakeside Design Guidelines and other applicable codes and regulations. All landscaping shall be maintained in an acceptable manner in accordance with the implementing major use permit/site plans. In general, the landscape shall be well cared for, neat, with no accumulation of weeds, debris, unattractive or dangerous growth. In areas that are allowed to naturalize or are native, brush management procedures will be enforced. Trees and shrubs are to be allowed to grow to attain desired screening and shading effects without extensive shaping, pruning, hat racking or heading back.

1. Landscape Zones

One of the major polices of the Lakeside Design Guidelines is water conservation and the need to create a landscape which will endure future drought conditions. This will be achieved at East County Square by adhering to the following guidelines:

- Landscaping will be placed in zones which correspond to visual prominence, water, and maintenance demands and environmental sensitivity:

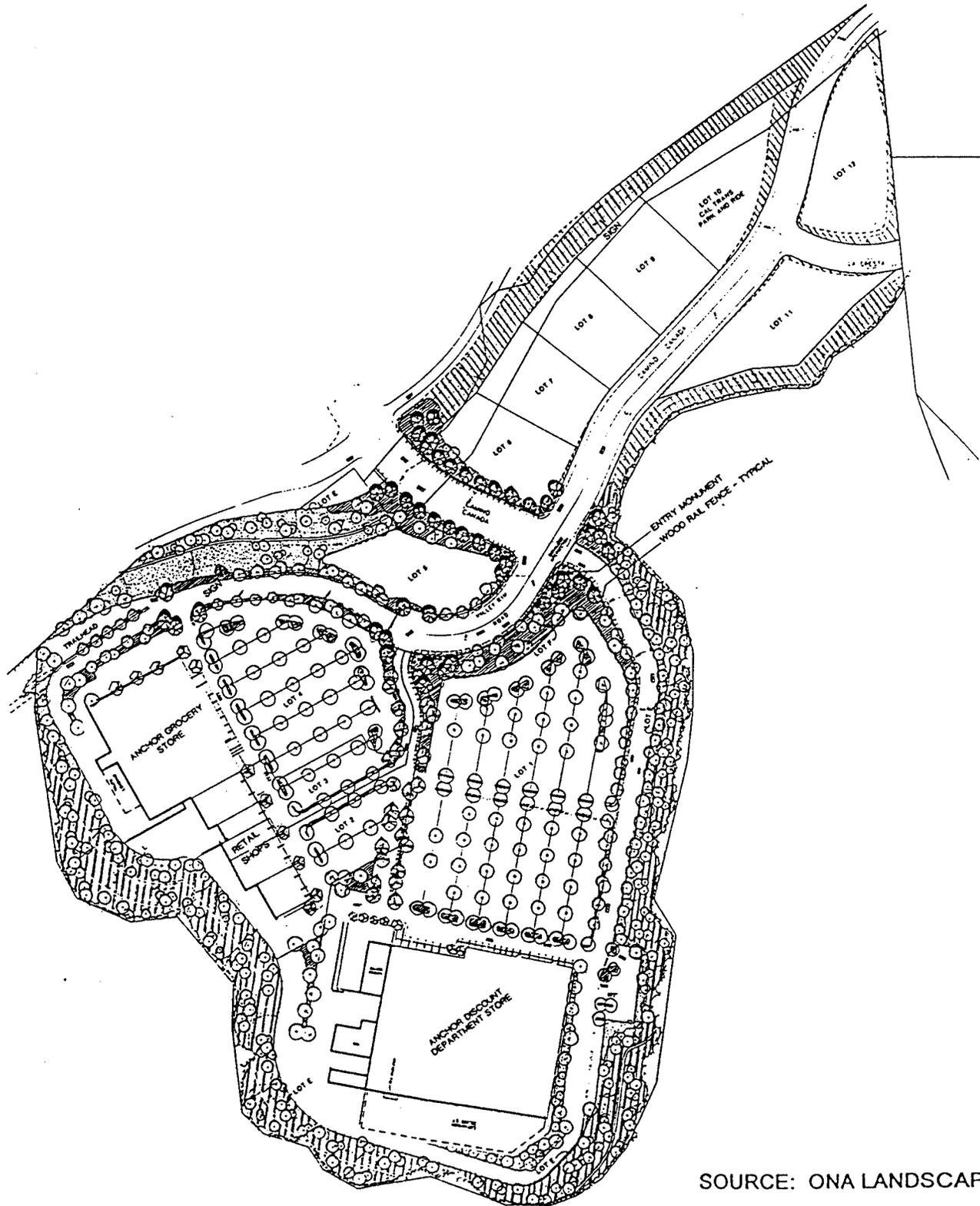
Native/Enhanced Landscape - This category includes native landscape areas where existing vegetation remains undisturbed or is enhanced by indigenous vegetation as part of a landscape mitigation program.

Natural Restoration Landscape - This plant grouping will be used where a transition is necessary for blending into areas of native plant materials, as well as in disturbed areas where revegetation is desired. Plant materials will consist of native species indigenous to the region. Vegetation in this category will not require routine maintenance or watering after establishment. Periphery slopes that are adjacent to native landscape zones are in the zones.

Permanently Irrigated Revegetated Landscape - This plant grouping will be used for highly visual interior slopes and flatter areas, and in some park or open space areas not contiguous to structures. It is permitted to naturalize so long as it does not conflict with brush management objectives. Once established, vegetation in this category requires much less maintenance than the drought-tolerant ornamental group.

Drought-Tolerant/Ornamental Landscape - This category of plant materials requires routine maintenance and watering, although most plants are drought-tolerant. They are to be used in areas of high visual impact and may include entries, streetscapes, areas at buildings and courtyards, and community focal points. Lawn areas, kept at a minimum for water conservation purposes, are to be used only in active use areas.

- Plant materials will be selected from Appendices A and B of the Lakeside Design Guidelines. Other supplemental plant materials will also be used subject to approval. Plants will be drought-tolerant and reflect the community theme.
- Palm trees are inconsistent with the California Ranch/coastal sage scrub images and shall not be used.
- All landscaped areas shall use a variety of plants selected from Figure 23.
- Landscape areas shall use the tree planting ratios described in the Lakeside Design Guidelines for Commercial Development outside the town center.



SOURCE: ONA LANDSCAPING

CONCEPTUAL LANDSCAPE PLAN

Figure 23

NO SCALE

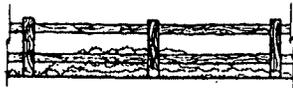


DESIGN OBJECTIVES

- The community landscaping program for East County Squares will create a landscape which reflects Lakeside's rural character and history. The landscaping will meet the intent of the "Lakeside Design Guidelines" by utilizing natural materials such as stone, wooden rail fences, boulders and drought tolerant plant materials.
- Large expanses of multi-colored lawn and water intensive ornamental shrubs and ground covers will be avoided. The landscaping will be informal and rural character, except of gateways and other limited areas of visual prominence, where some formality may be introduced for contrast.
- Landscaping will reinforce patterns established by the Land Use Plan and create a logical sense of order, continuity, bonding and contrast. It will also enhance the community architectural images of historic California Ranch or rural style.
- This type of landscaping is characterized by the prudent use of water. Incorporation of native waterwise and ornamental plants requiring the greatest amount of water are used closest to buildings and courtyards. Drought tolerant plants are located further away from buildings, transitioning into naturalized and then eventually native areas. Decomposed granite, cobble, rock and low spreading shrubs may be substituted for traditional ground cover beds.
- Landscaping will also be used to perform a variety of functions such as erosion control, brush management, screening, transition into native areas, enhancement of pedestrian and vehicular zones, energy conservation, spatial definition, etc.

DESIGN CRITERIA

- Landscaping will conform to the appropriate sections of the "Lakeside Design Guidelines".
- A limited palette of plant materials shall be used to present a harmonious rural character. Trees with masses of shrubbery will be used, rather than lawn and water intensive plant materials.
- All plant material will be appropriate for the site's climate zone and exposure.
- All landscaping will be designed to contribute to the overall appearance and theme, while performing a specific function such as screening an entry, screening views, softening parking lots, stabilizing slopes, etc.
- All permanent landscape areas shall be watered by means of a permanent automatic irrigation system. The system shall consist of low precipitation fixed and pop-up spray heads.
- Landscape areas will be graded for positive drainage.
- All plant pits and ground cover beds will be prepared with soil amendments in conformance with recommendations by an approved agricultural soils laboratory.
- All landscape areas shall be maintained in a weed and debris free condition.
- Undeveloped areas designated for future expansion will be maintained in a weed and debris free condition. Landscaping in these areas will be optional.
- Building pad areas that are undeveloped shall have a non-irrigated hydrosed or soil binder applied to control dust and erosion.
- All permanent slope areas shall be planted with a combination of fast growing trees, shrubs and ground covers.



WOOD RAIL FENCE (3)

TYPICAL WOOD FENCE

PLANT MATERIAL LEGEND

PLANT MATERIALS WILL BE SELECTED FROM THE FOLLOWING LIST:

SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME
	ACCENT TREE (24" BOX MIN.)	JACARANDA ACUTIFOLIA KOELREUTERIA BIPINNATA QUERCUS AGROFOLIA SCHNUS MOLE	JACARANDA CHINESE FLAME TREE COAST LIVE OAK CALIFORNIA PEPPER
	PARKWAY TREES (24" BOX MIN.)	EUCALYPTUS IMPERIOSTYLON KOELREUTERIA BIPINNATA PRUNUS HALEPENSIS POPULUS FREMOHTE (MALE) PYRUS CALLERYANA "BRADFORD"	RED IRON BARK CHINESE FLAME TREE ALLEPO PINE WESTERN COTTONWOOD ORNAMENTAL PEAR "BRADFORD"
	PARKING LOT TREES (18 GALLON MIN.)	CUPANOPHYS ANACARDIODES EUCALYPTUS NICHOLSI SELERIA PARVIFOLIA PYRUS CALLERYANA "BRADFORD"	CARROTWOOD NICHOL'S WILLOW-LEAFED PEPPERMINT AUSTRALIAN WILLOW ORNAMENTAL PEAR "BRADFORD"
	SLOPE TREES (8 GALLON MIN.)	PLATANUS RACEMOSA QUERCUS SPECIES SCHNUS MOLE	CALIFORNIA STYCAMORE OAKS CALIFORNIA PEPPER
	BUILDING ACCENT TREES (24" BOX MIN.)	CUPANOPHYS ANACARDIODES EUCALYPTUS SPECIES SELERIA PARVIFOLIA KOELREUTERIA BIPINNATA LAGERTROEMIA BIPINCA PRUNUS ELAENICA PYRUS CALLERYANA "BRADFORD"	CARROTWOOD EUCALYPTUS AUSTRALIAN WILLOW CHINESE FLAME TREE GRAPE MYRTLE MONDELL PINE ORNAMENTAL PEAR "BRADFORD"
	NATURAL RESTORATION LANDSCAPE SHRUBS (1 GAL. MIN.)	ARCTOSTAPHYLOS SPECIES ATROPIS BERNHACATA SACCHARIS PULULANS CEANOTHUS SPECIES CISTUS SPECIES COTONEASTER SPECIES ERIODONUM FASCICULATUM HETEROMELES ARBUTIFOLIA RHUS INTERFOLIA RHUS SPECIES SALVIA SPECIES	MANZANITA BALTIMORE COYOTE BUSH O LEAF ROCKROSE WILD BUCKWHEAT TOYON LEMONBERRY BERRY SAGE
	GROUND COVER	NATIVE HYDROSEED MIX	
	PERMANENTLY IRRIGATED REVEGETATED AREA SHRUBS (1 GAL. MIN.)	ACACIA NEBOLENS ARBUSUS UNIBUS ARCTOSTAPHYLOS SPECIES ATROPIS BERNHACATA SACCHARIS PULULANS CEANOTHUS SPECIES CISTUS SPECIES COTONEASTER SPECIES HETEROMELES ARBUTIFOLIA LANTANA MONTEVIDEENSIS LIMONUM FRIDES PLUMBAGO SPECIES PYRACANTHA SPECIES RHUS INTERFOLIA XYLOSMA CONGESTUM	PROSTRATE ACACIA MANZANITA BALTIMORE COYOTE BUSH CEANOTHUS ROCKROSE COTONEASTER TOYON LANTANA STACHE CAPE PLUMBAGO PYRACANTHA LEMONBERRY BERRY XYLOSMA
	GROUND COVER	HYDROSEED MIX SACCHARIS PULULANS "PIGDEON POINT"	SWAMP COYOTE BUSH
	DROUGHT TOLERANT/ORNAMENTAL LANDSCAPE SHRUBS (1 GAL. MIN., 18" x 3 GAL. MIN.)	AGAPANTHUS AFRICANUS CEANOTHUS SPECIES COTONEASTER SPECIES DODONAEA YUCOSA ESCALONIA SPECIES EUCALYPTUS LEWALANI HETEROMELES ARBUTIFOLIA LANTANA MONTEVIDEENSIS LEPTOSPERMUM SCOPARIUM LIMONUM PERZEI NANONIA DOMESTICA RERUM OLEANDER PROTEA FRASERI PITISPORUM TORINA PYRACANTHA SPECIES RAPHANLEPS SPECIES TECOMARIA CALIFORNIA XYLOSMA CONGESTUM	ELY OF THE HILL CEANOTHUS COTONEASTER HOPBEE BUSH ESCALONIA GUMBY YATE SATKLY LANTANA TEA TREE STACHE HEAVENLY BAMBOO OLEANDER PROTEA MOCK ORANGE PIE THORN INDIA HAWTHORN CAPE MONETYSUCKLE XYLOSMA
	GROUND COVER (FROM FLATS)	APTEMA CORDIFOLIA SACCHARIS PULULANS "TWIN PEAKS" GAZANIA "SUNNYS YELLOW" DROSARTHENUM FLOREUNDUM MYOPORUM PARYPOLIUM PILARGONUM "PILICAN" ROSMARINUS OFFICINALIS "PROSTRATUS"	RED APPLE SWAMP COYOTE BUSH GAZANIA ROSEA ICEPLANT PROSTRATE MYOPORUM PI GELANUM PROSTRATE ROSEMARY
	VINES (1 GAL. MIN.)	TECOMARIA CAPERENS PARTENOCISSUS TRICUSPIDATA WESTERN BRIDGEMAN	CAPE MONETYSUCKLE BOSTON VINE CHINESE WISTERIA
	TEMPORARY EROSION CONTROL PLANTING	CONSISTS OF NON-IRRIGATED HYDROSEED MIX	

SOURCE: ONA LANDSCAPING

CONCEPTUAL LANDSCAPE PLAN

Figure 23

2. Streetscape

The streetscape is composed of all of the various elements visible from the street. It includes landscaping, entries, medians and parkways, pavement, and other improvement features. The streetscape must address two principal design issues. The first is the aesthetic and thematic appearance and its contribution to the overall community character. The second issue is the proper location, scale, and function of these elements.

Landscaping

A dominant thematic element will be the use of street trees. Public streets shall include a dominant theme tree, support tree, and accent tree. This will assure that the various developments along a specific street result in a coordinated appearance (Figures 23, 24, 25, and 26).

Parking Areas

- Landscaping for parking areas shall conform to Section B2 - "Commercial Development Outside the Town Center" - of the Lakeside Design Guidelines.

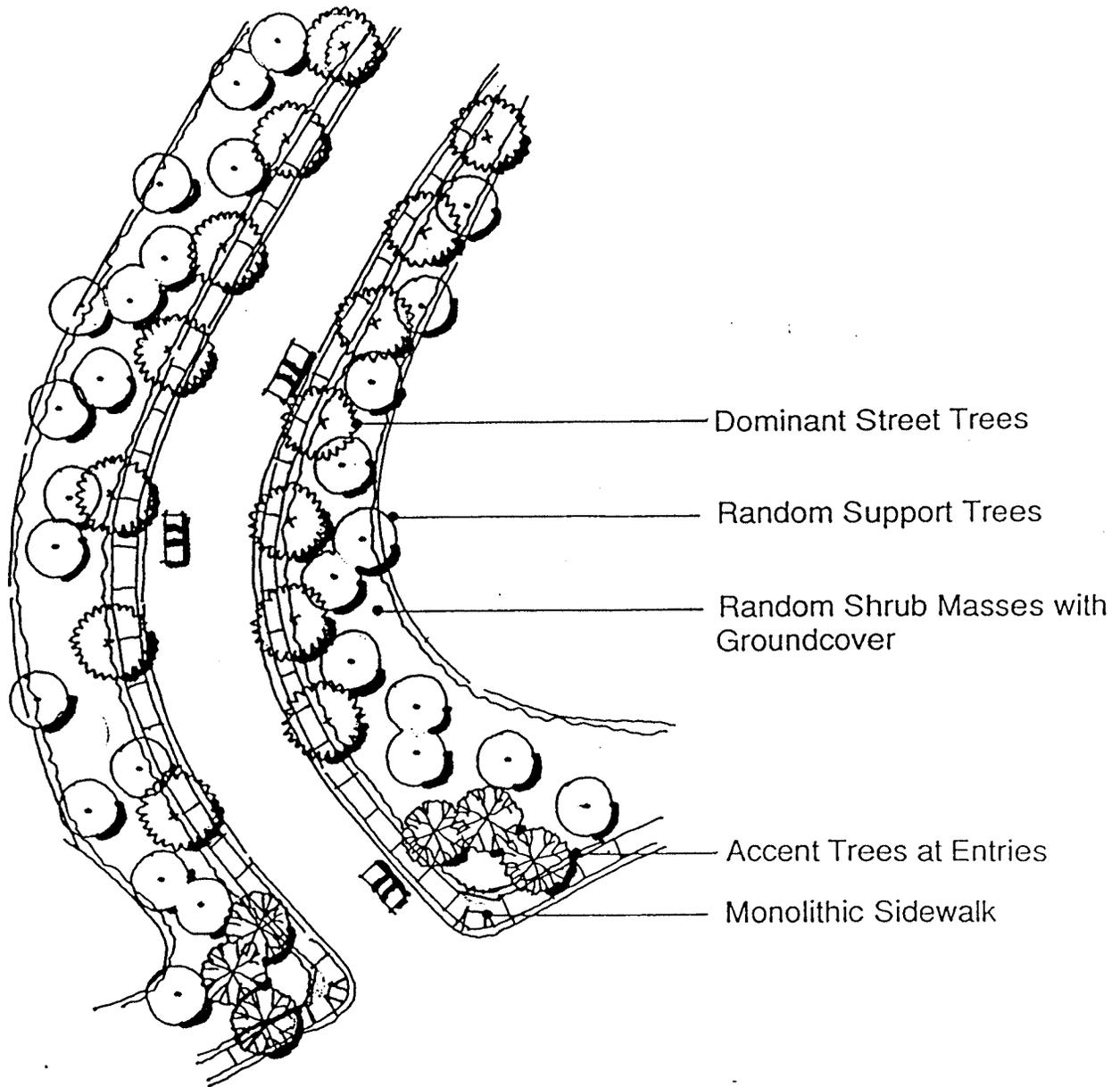
Site Furniture

- Site furniture shall be consistent with the overall design theme. This includes elements such as benches, trash receptacles, bollards, planters, picnic tables, etc. These items shall be used in the commercial developments and may also be included in residential common areas which are oriented to pedestrian use
- Site furniture shall be natural in color and safe, durable, and vandal resistant.

3. Entries

Entry monuments will be located at prominent locations for directional purposes and to create a sense of arrival. The project will include three types of community entries. Each will vary in scale, however, topographic relief, boulders, rock, and stone will be used. Also, appropriate plant materials will be integrated.

- Community Entry Monument - As the main community designator, this monument shall be the largest in scale and shall include the project logo and letter style. A dry pond of boulders and cobbles will be used, as well as wooden rail fencing.
- Neighborhood Entry Monument - Considerable flexibility in the design of neighborhood monuments shall be permitted so long as all neighborhood monuments maintain the same scale. The monument shall include the neighborhood or project name and incorporate boundaries and rock facing.

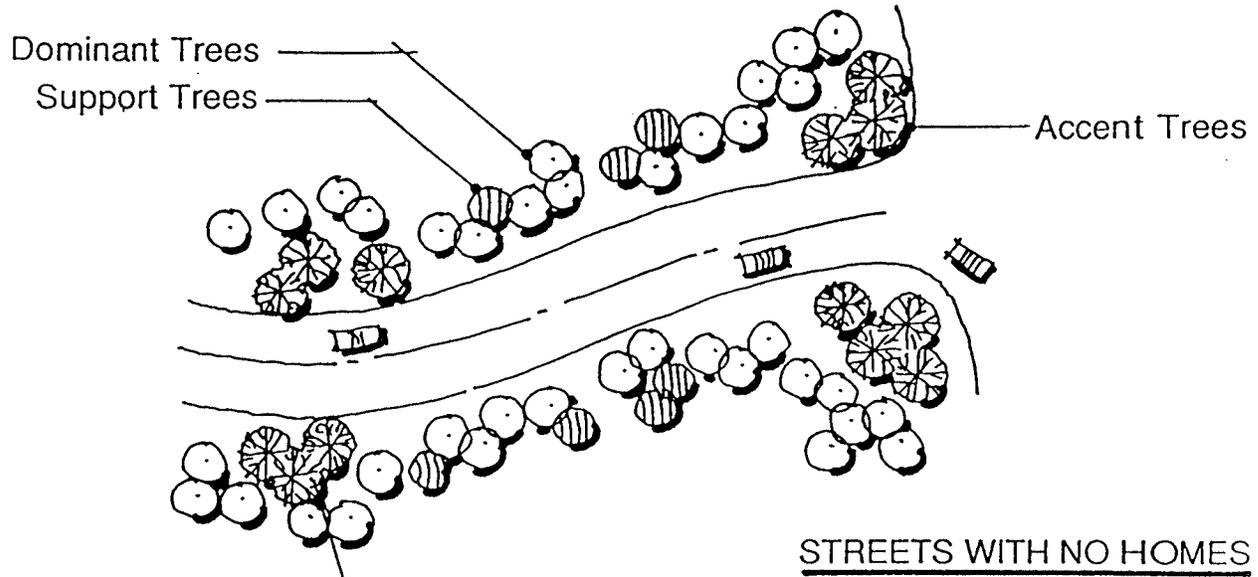
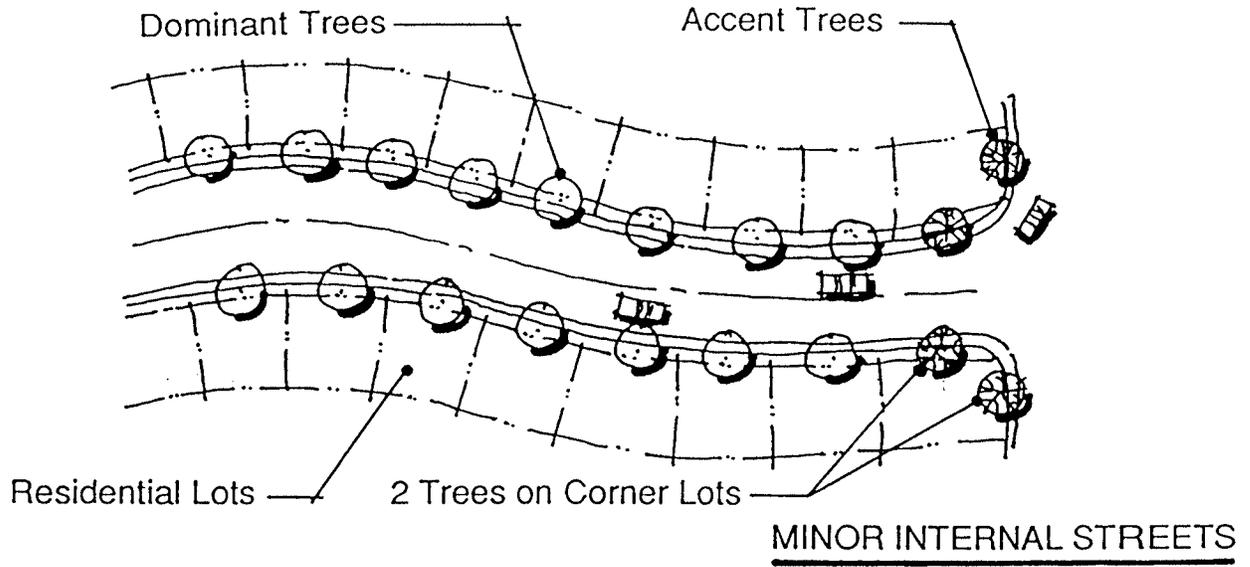


SOURCE: ONA, INC.

TYPICAL STREET TREE PATTERN
IN COMMERCIAL AREA

Figure 24

NO SCALE



accent trees in groups

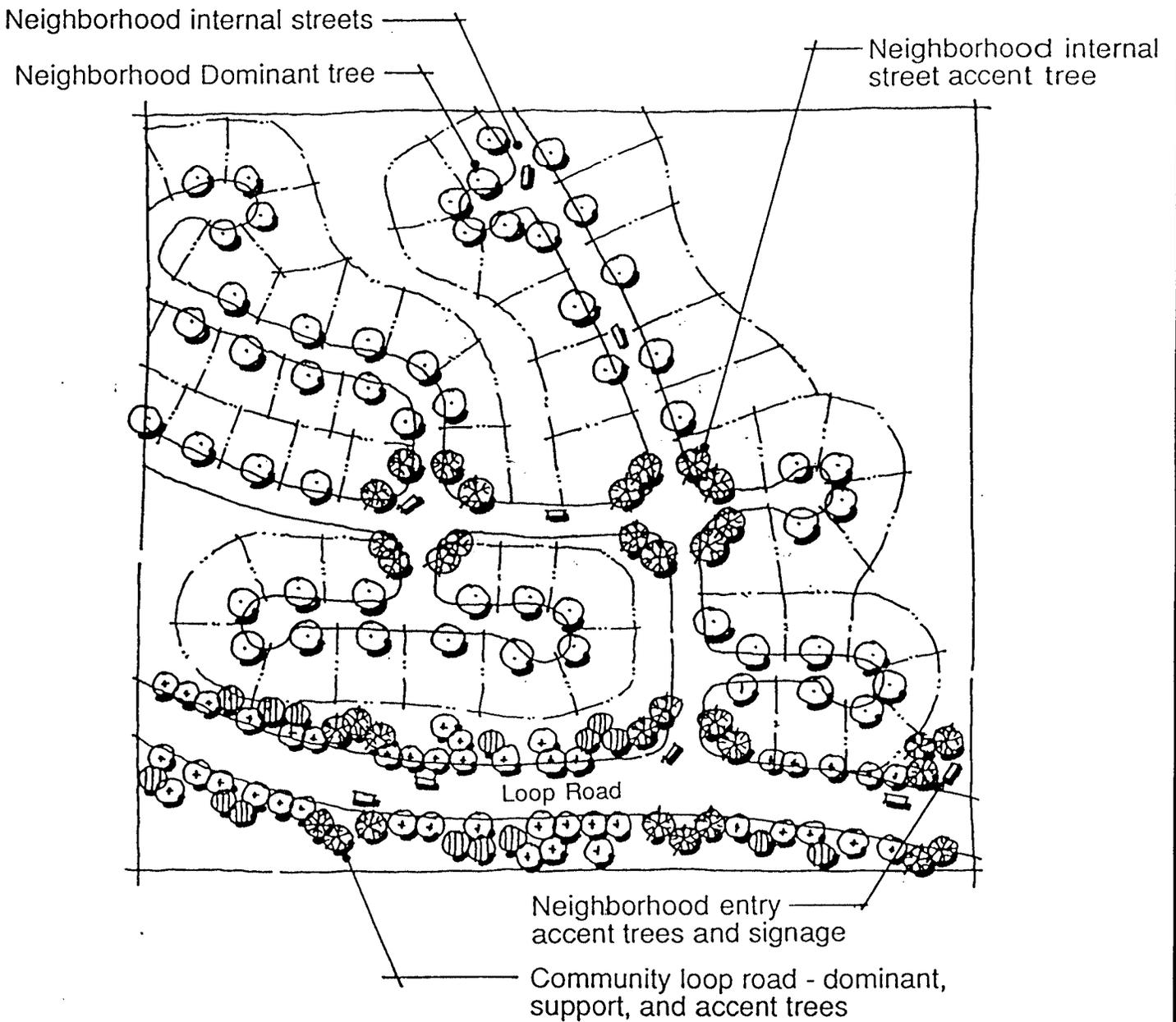
SOURCE: ONA, INC.

Use dominant tree to define corridor; accent trees to provide accent and break up monotony and support trees for added variety.

**STREET TREE CONCEPT
IN RESIDENTIAL AREA**

Figure 25

NO SCALE



SOURCE: ONA, INC.

TYPICAL STREET TREE PATTERN IN RESIDENTIAL AREA

Figure 26

NO SCALE

- Focal Point Entry Monuments - This monument will be placed at the entry of the commercial centers. Flexibility in design shall be permitted so long as there is consistency in scale and materials.

4. Walls and Fences

Walls and fences are prominent visual features that perform a variety of functions, including identity, privacy, security, access control, and enclosure. To create visual order throughout the community, the following types of walls and fences will be used:

Solid Walls and Fences

- At community and neighborhood entries, walls shall have rock facing or stucco, with rock-faced pilasters at a maximum of 20 feet on center.
- Perimeter walls where visual screening is desired shall be six feet high and in stucco. The color shall coordinate with the rock facing and community theme architecture. Pilasters shall be at all property corners and/or at a maximum spacing of 50 feet.
- Solid wood fences may be used within a neighborhood on individual homeowner lots only. Solid wood fences shall not be permitted adjacent to Fuel Modification Zones.

Combination Closed Wall/Open Fence

- This type of fence shall generally used to partially screen a view or to provide more visual impact. The bottom portion shall be solid, typically three feet high, and topped with two to three feet of open iron fencing painted to match or complement the lower wall.
- Pilasters shall be placed at property corners and/or at a maximum spacing of 50 feet.

Open Fence

- Open fences shall be typically used at the top of slopes where no screening or view obstruction is desired.
- Open iron fencing shall be painted to match or complement community walls and pilasters shall be placed at property corners and/or at a maximum space of 50 feet.

Wood Rail theme Fences

- Split rail or lodge pole fences shall be used for visual interest and safety.

- To reinforce the ranch or rural theme, wood theme fences shall be used at major intersections, entries, focal points, and other areas of visual prominence.

5. Slopes

- Erosion control landscaping will protect new or denuded slopes. Landscaping shall be permanent or temporary and will help to control erosion, dust, and visual unsightliness.
- Foreground plantings should be lower and transition into higher background plantings.
- Shrubs should be massed in large informal groupings and should meander to visually soften edges of the slope.
- Trees should be planted in informal groupings.

Slopes have been grouped into the following categories:

Type 1 - Community-owned slopes where landscape materials require permanent automatic irrigation systems.

Type 2 - Privately-owned slopes where landscape materials require permanent irrigation. Irrigation systems shall be connected to the water supply of each home, although common mainlines may be used prior to the home's occupation.

Type 3 - Community- or privately-owned slopes shall be naturalized with one gallon trees and shrubs and hydroseeded ground cover. Irrigation options shall include: no mitigation, temporary automatic or manual irrigation, and permanent automatic irrigation. These slopes are in the "revegetation" or "natural restoration" landscape zones.

Type 4 - Brush Management Zones between structures and native or naturalized community- or privately-owned slopes. These slopes fall with the "revegetation" or "native" zones.

Type 5 - Community- or privately-owned temporary slopes or flat areas where hydroseed is installed during the rainy season. No irrigation is required.

6. Brush Management

A brush management zone occurs in all areas where development is adjacent to open space areas with the potential for wildfires. This zone performs two basic functions:

- It will protect development and access roads from wildfires.
- It will buffer native wildlife and vegetation from development.

The Lakeside Fire Protection District relies on the Department of Forestry's (CDF) "Fire Safe Guide" (May 1980) for specific standards relating to the establishment and maintenance of fire buffers for residential development. This guide call for the creation of primary and secondary brush management zones. An overall 100-foot maximum wide fire buffer will be required from any structure. With this 100-foot maximum width will be three zones. The width of each zone may vary according to the type of adjacent native habitat and its potential for fire (Figure 27, Brush Management Program).

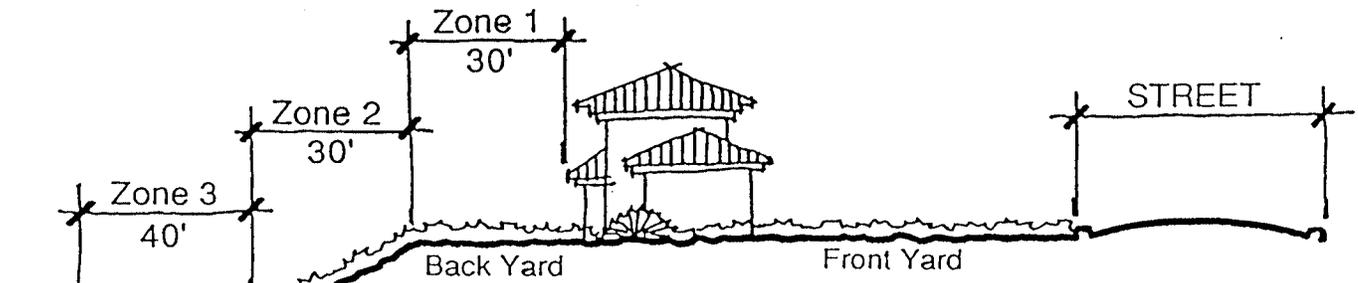
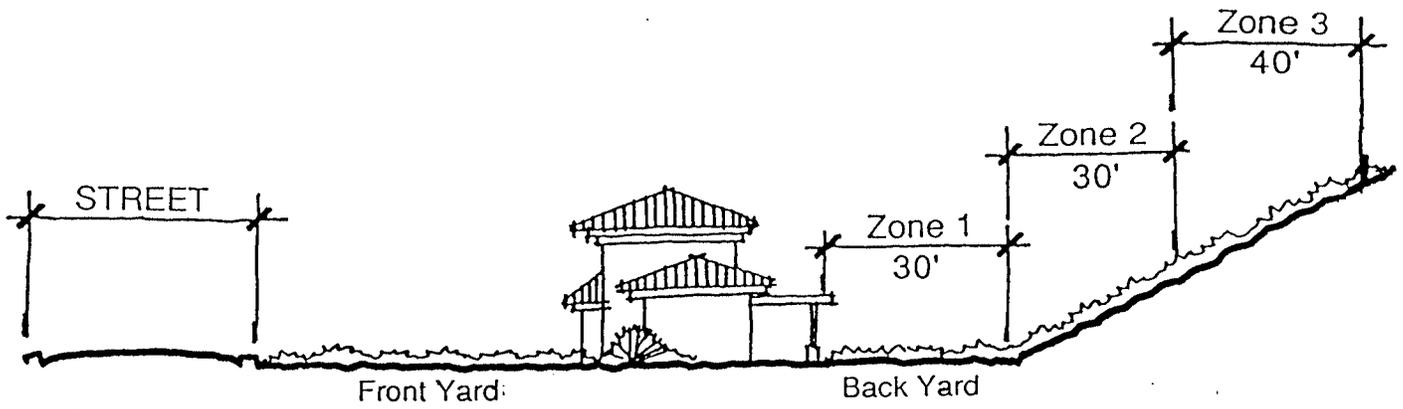
In areas adjacent to coastal sage scrub (CSS) that are being used by the California Gnatcatcher, vegetation clearing is not recommended. Thinning of noxious seasonal weeds and light flashy fuel loads should be done on a periodic basis. A 30-foot wide building setback should be planted with ornamentals and fire retardant plant materials, followed by 30-foot wide CSS plantings, and finally a 40-foot wide zone of thinned native vegetation. Temporary irrigation should be installed in the first two zones, with termination of water after an establishment period of two to three years or successful plant establishment, whichever occurs first.

Each development zone should be reviewed with the Lakeside Fire District prior to development to determine the exact treatment required. The examples discussed here will be the maximum treatment required.

F. LIGHTING DESIGN CRITERIA

Lighting must be carefully planned to provide a safe level of illumination while maintaining the rural character of the community. It must also relate to the human scale (Figures 28 and 29).

- All exterior lighting shall be adequately controlled and shielded to prevent glare and spillover into adjacent areas.
- The use of energy conserving systems is encouraged.
- Security lighting shall be low pressure sodium with horizontal shielding and downwardly directed. High intensity security lighting shall be avoided . If used, adequate shielding must be included so that the light is contained within the service area.
- Illuminated entries shall be lighted low to the ground and shall be subtle without hot spots, flashing, or glare.
- Night lighting shall be directed away from natural open space areas.
- Lighting shall enhance and complement the architectural theme and character of the project. Parking lot and roadway lighting shall be low pressure sodium. Parking lot lights will be a maximum of 25 feet in height.
- Neon lights shall not be used for building feature lighting or accent.



Zone 1 - Ornamental landscape

Zone 2 - Coastal sage scrub and/or naturalized landscape

Zone 3 - Native landscape

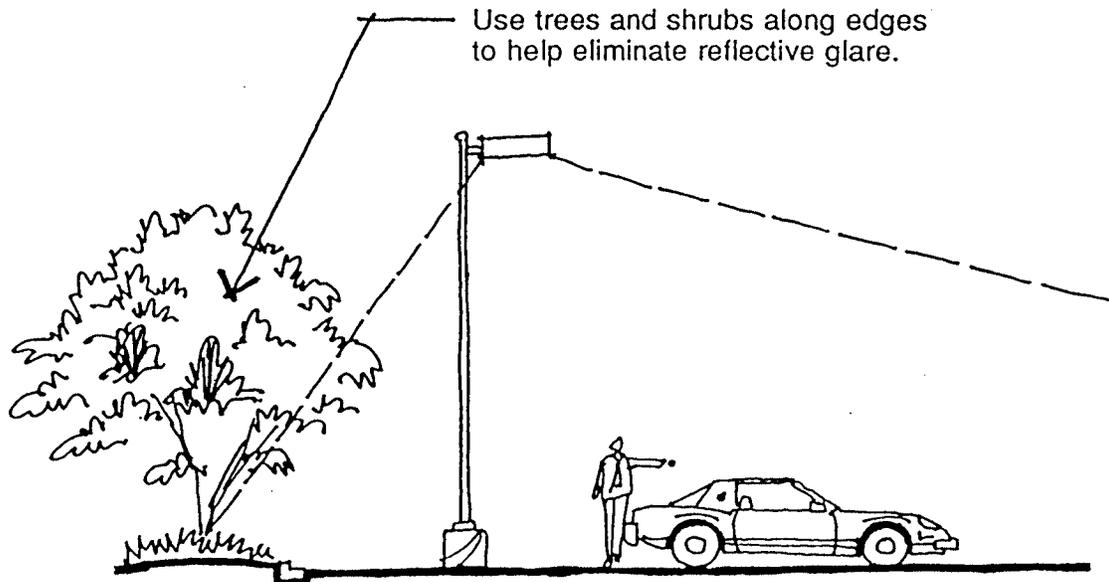
Width of zone may vary according to the type of adjacent native habitat and potential to fire. Verify with the Lake Fire Protection District prior to development.

SOURCE: ONA, INC.

BRUSH MANAGEMENT PROGRAM

Figure 27

NO SCALE



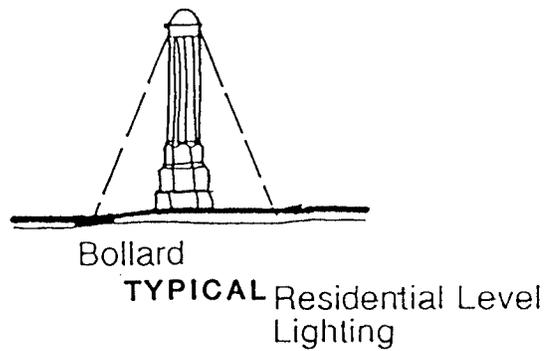
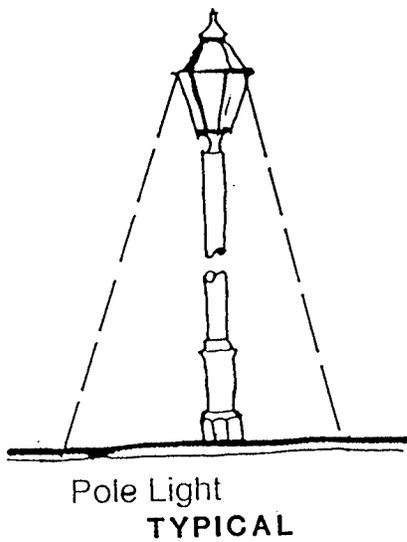
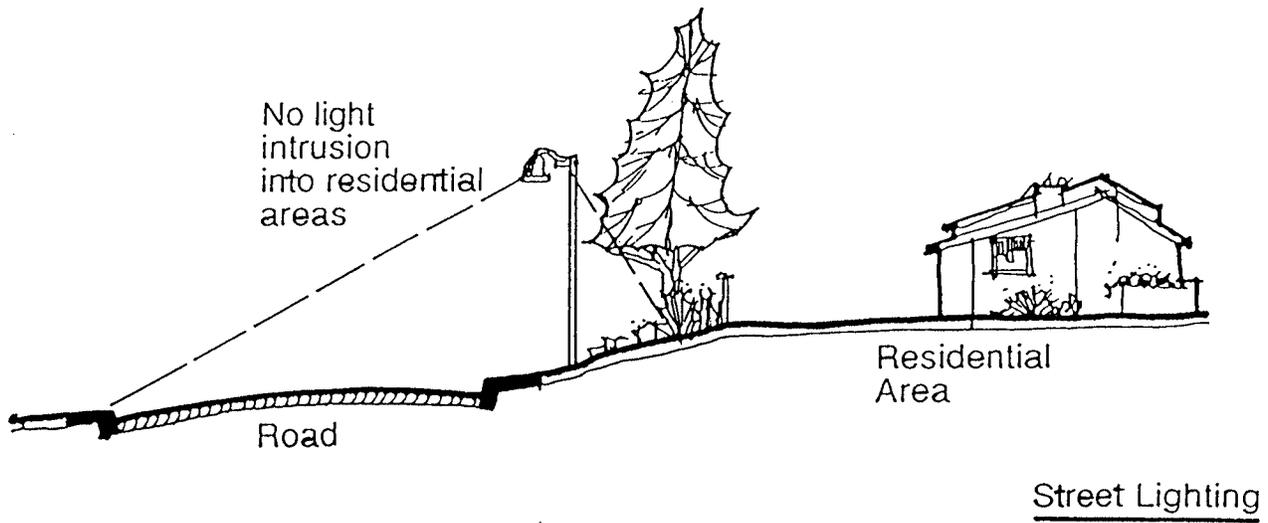
Use pole locations and fixtures with sharp beam cutoffs to help eliminate light spillage off property.

SOURCE: ONA, INC.

TYPICAL COMMUNITY LIGHTING IN COMMERCIAL AREA

Figure 28

NO SCALE

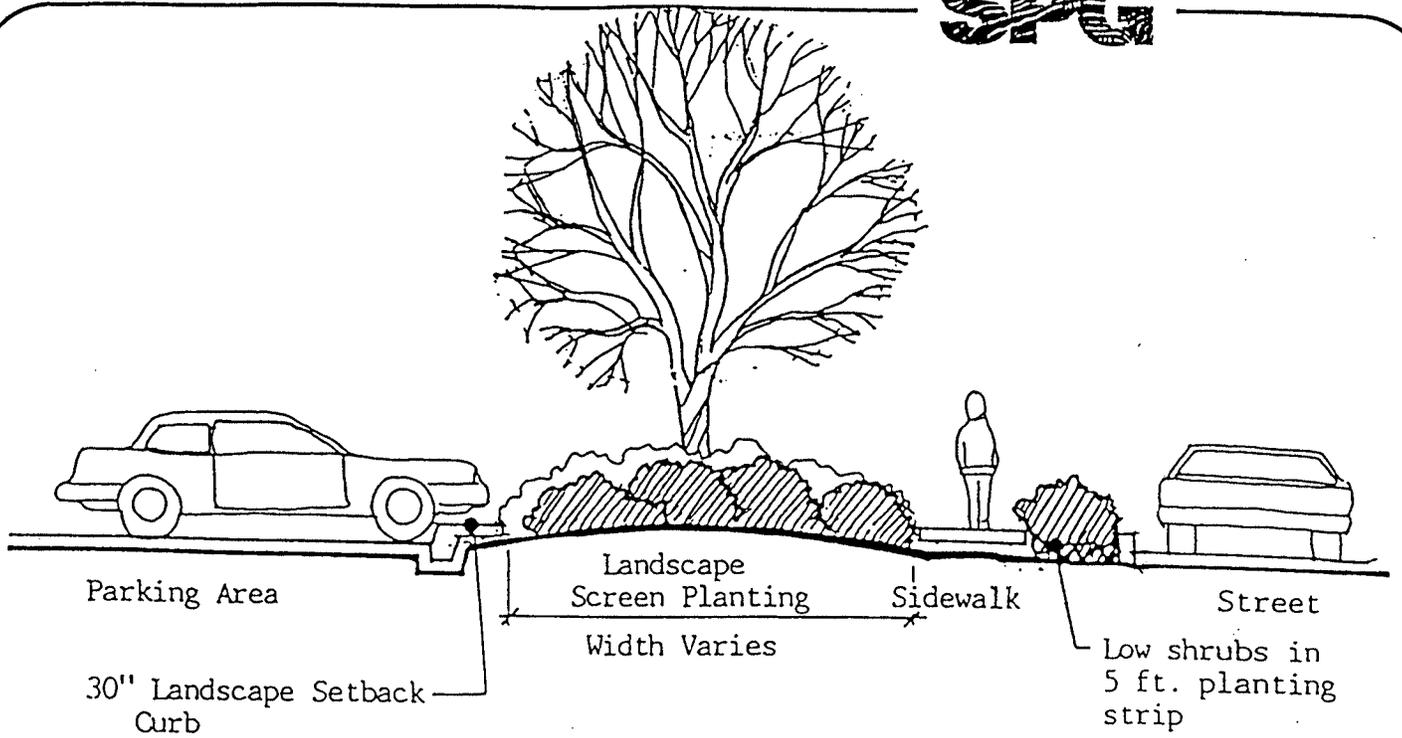


For height limitations, see Lakeside Design Guidelines (A8).
SOURCE: ONA, INC.

**TYPICAL COMMUNITY LIGHTING
IN RESIDENTIAL AREA**

Figure 29

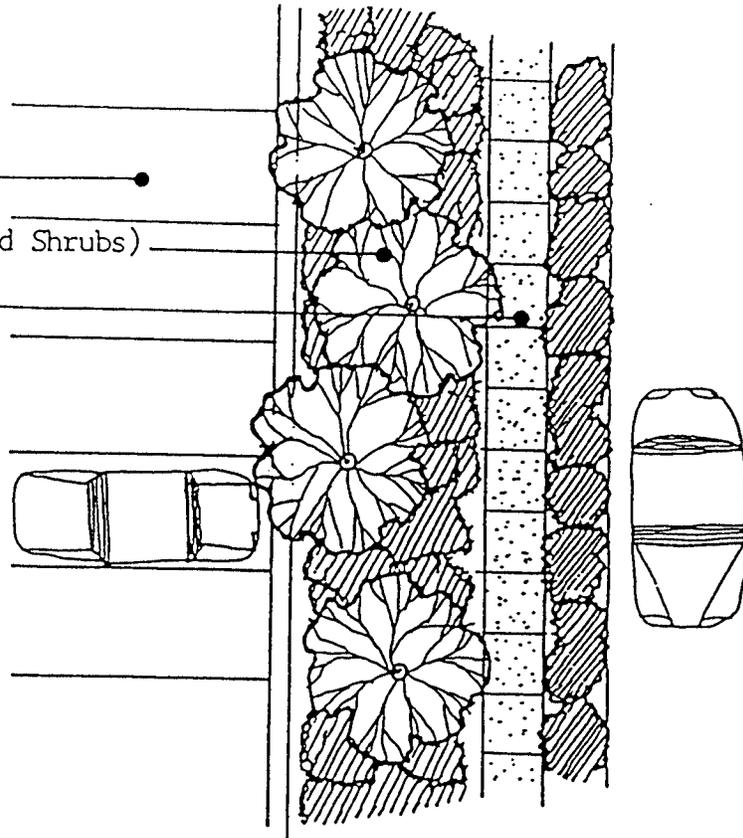
NO SCALE



Parking Area

Landscape Screen (Trees and Shrubs)

Sidewalk



PARKING AREAS

Figure 30

G. SIGNAGE DESIGN CRITERIA

Signage should not only be informational, but should also be an integral part of the overall design element of any development. The sign program for East County Square will be consistent with the character of the development and with the surrounding community, conforming to architectural and site design elements of the commercial area. Signage will reflect the rural nature of the area, utilizing the historic California Ranch theme.

There will generally be three levels of signage: major commercial center identification, individual tenant identification, and informational signs. One freeway oriented monument sign will identify the commercial center. This sign will be placed approximately in the northeast area of the commercial center. The sign, which will include the shopping center name and a listing of major tenants, shall not exceed 35 feet in height from ground level and will be a maximum of 20 feet wide. A terraced planter base is proposed to visually soften the sign and to help it blend into the surrounding landscape. No other freeway oriented pole or pylon signs will be allowed.

Individual tenant signs will be the second level of signage. These signs will only include the name and/or logo of a particular tenant and shall be designed to blend with the overall theme of the development and will be subject to all restrictions of the major use permit and subsequent site plan(s) and the Lakeside Design Guidelines. Informational signage will be the third level of signage and may include traffic signs such as directional arrows, street names, and stop signs; temporary signs such as real estate information; and incidental information such as hours of operation, etc. These signs will also be subject to the restrictions of the major use permit and site plan(s) and the Lakeside Design Guidelines and will conform to the general character of the architecture.

A comprehensive signage program for all levels of signage in the commercial center and specifying the locations, sizes, and materials of project signs will be included within the major use permit and site plan(s) applications and will be subject to all rules and regulations of those permits, the County of San Diego sign ordinance, and the Lakeside Design Guidelines.

**V. CONFORMANCE WITH THE
SAN DIEGO COUNTY GENERAL PLAN**

**V. CONFORMANCE WITH THE SAN DIEGO COUNTY GENERAL PLAN
AND LAKESIDE COMMUNITY PLAN**

This section of the report will discuss conformance of the General Plan Amendment and Specific Plan relative to the applicable goals and policies stated in the several planning documents that pertain to the area proposed for development. Two different tiers or levels of planning documents have jurisdiction over this site: the San Diego County General Plan and the Lakeside Community Plan. A statement of the new land use designations proposed for East County Square will be followed first by discussion of plan conformance in terms of the goals and policies of the various elements of the countywide General Plan, and then by a similar discussion of the Lakeside Community Plan.

A. PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

All proposed residential development areas of the Specific Plan presently lie within the Current Urban Development Area (CUDA) land use categories of the Countywide General Plan's Regional Land Use Element. The commercial use area is presently located partly within the CUDA and partly in an Estate Development Area (EDA) regional category, as shown on Figure 5. Figure 10 shows the proposed expansion of the CUDA to incorporate the balance of the commercial site.

The site presently includes six separate land use designations on the Lakeside Community Plan, two lying outside and four lying inside Lakeside's "1985 Current Urban Development Area Boundary." The CUDA designations are: Neighborhood Commercial (12), Urban Residential (6), a small area of Public/Semi-Public (22), and a very small area of Urban Residential (8). The non-urban designations are: Estate (17) and Multiple Rural Use (18). Figure 6 depicts the existing Lakeside Community Plan land use designations and CUDA boundary. Figure 12 shows the proposed Community Plan; a change of the entire East County Square site to the Specific Plan Area #21 designation and the expanded CUDA line.

B. COUNTY OF SAN DIEGO GENERAL PLAN

1. Open Space Element

The County of San Diego Open Space Element has been divided into six categories: Countywide Recreation Areas, Other Publicly Owned and Public Utility Lands, Water Bodies, Floodplains, Agricultural Preserves and Open Space Easements, and Open Space Design of Private Lands. Each section discusses specific goals and policies pertinent to this category. Of the six categories, two are directly applicable to the East County Square project, Other Publicly Owned and Public Utility Lands, and Open Space Design of Private Lands. According to the Open Space Element Map, there are no countywide recreation areas. Similarly, no County mapped floodplains or water bodies appear on the site, nor is any of the land in an agricultural preserve.

Other Publicly Owned And Public Utility Lands

"This category consists of land held in fee title or possessory interest by the federal, state, county ... or public agencies that are not included in other categories but which have significant open space characteristics. Jurisdictions include public utility easements of 100 feet or more in width." Large public utility easements provide open space for agriculture, recreation, links between major recreation areas, and sometimes serve as fire breaks. Because the East County Square site includes a 200-foot electric transmission easement which forms the easterly boundary of the north pointing panhandle, the project is guided by the goals and policies of this category.

I. Health and Safety

Goal 1 - "Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and ground water supplies."

Conformance - The specific plan of does not include any uses within this SDG&E easement. Further, permanent open space preservation is proposed for the natural drainage features lying within the site which intersect the SDG&E easement. While these drainages discharge runoff into nearby Los Coches Creek, which does not flow into a reservoir, measures are proposed to prevent any pollutants reaching drainages.

II. Conservation of Resources and Natural Processes

Goal 2 - "Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought, and to protect air and water quality."

Goal 3 - "Encourage the conservation of rare or unique plant and wildlife habitat."

Conformance - The EIR identifies the following sensitive habitats in the project area: Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, coast live oak woodland and coast live oak riparian woodland. Nine sensitive animal species were identified: the San Diego horned lizard, orange throat whiptail, northern red diamond rattlesnake, coastal California gnatcatcher, southern California rufous-crowned sparrow, northern harrier, Cooper's hawk, sharp-shinned hawk, and San Diego black-tailed jackrabbit. Total acreage for these habitats is 266.8 acres, of which 164.5 acres or 61.7% will be preserved in open space areas.

Goal 5 - "Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcroppings."

Conformance - The project site consists primarily of moderately steep rolling hills, particularly in the southerly portion of the site. This area is characterized by a series of ridges and valleys with many rock outcrops and will be permanently preserved within open space lots. No beaches, lagoons, shorelines, bluffs, or mountain peaks occur onsite.

III. Conservation of Resources and Natural Processes

Goal 11 - "Encourage recreational planning as a part of all major residential development."

Conformance - East County Square has participated with the Lakeside Community Planning Group and its Riding and Hiking Trails Committee to design a comprehensive system of trails, including a trailhead facility, such that will provide access to this popular recreational amenity for residents of Lakeside, El Cajon and Crest.

IV. Distinguish and Separate Communities

Goal 9 - "Encourage the retention of major open spaces to separate the San Diego Region from other urbanized areas."

Conformance - The large backdrop of open space would effectively limit any further development to the south and northeast of East County Square, and it will also serve as part of the east boundary of the San Diego/El Cajon urbanized area.

Goal 10 - "Encourage open space uses to direct urban growth to conform with other goals of the San Diego County General Plan 1990."

Conformance - The open space areas within East County Square will be placed in separate legal lots, each to be zoned to the S-80 Open Space use regulation, and each to be further restricted by recordation of a private open space easement such that prohibits all uses that would be contrary to the purpose and intent stated in the grant of easement.

Open Space Design Of Private Lands

I. Health and Safety

Goal 1 - "Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard."

Conformance - Development will occur on the flatter, northerly areas of the site. The majority of the site, particularly those areas which have steep slopes, will be permanently preserved within open space lots. Where it is necessary to disturb

areas of steeper slopes for buildings and infrastructure, all appropriate measures will be taken to ensure slope stability and fire safety (remedial grading, drainage facilities, hydroseeding, fire protection zones, etc.).

Goal 2 - "Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and ground water supplies."

Conformance - Both standard grading and drainage techniques, and special run-off interceptors subject to County approval, will be utilized to protect against downstream inundation and pollution.

Goal 3 - "Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard and high earthquake potential."

Conformance - The builder will comply with all of the recommendations of the geotechnical and hydrology reports and all established grading standards of the County of San Diego to protect development against flooding and landslides. Appropriate brush management zone measures and plantings recommended by a qualified biologist, and subject to the standards of the California Department of Forestry's "Fire Safe Guide," will act as a fire hazard buffer between development and natural open space areas.

II. Conservation of Resources and Natural Processes

Goal 4 - "Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality."

Goal 5 - "Encourage the conservation of the habitats of rare or unique plants and wildlife."

Conformance - The majority of the site will be preserved within permanent open space lots. All vegetation or animals located within these lots, including the unique flora and fauna identified by the biologist and discussed earlier, will remain undisturbed.

Goal 6 - "Encourage the use of minor natural watercourses as local open spaces."

Conformance - Several natural drainage courses are located within the project boundaries. These drainages generally flow from north to south, or to the lower, northerly areas of the site. Nearly all of this area will be permanently preserved within open space lots and/or easements.

Goal 8 - "Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcroppings."

Conformance - The project site consists primarily of moderately steep rolling hills, particularly in the southern portion of the site. This area is characterized by a series of ridges and valleys, with many rock outcroppings, and will be permanently preserved within open space lots. No beaches, lagoons, shorelines, bluffs, or mountain peaks occur onsite.

III. Distinguish and Separate Communities

Goal 14 - "Encourage sound environmental planning practices in all developments."

Conformance - The project proposes a development that is sensitive to the property's specific environmental features. Much of the native vegetation, hills and canyons, and natural drainage areas will be preserved within open space lots. All required mitigation measures outlined in the Environmental Impact Report will be implemented.

Goal 15 - "Encourage the use of open space to separate conflicting land uses whenever possible."

Goal 16 - "Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale."

Conformance - A large majority of the site (approximately 240.67 acres) will be permanently preserved within separate legal open space lots. These open space areas form a generally contiguous open space belt in the southern and southwestern portion of the site (see Figure 3). Onsite commercial development, will be totally isolated from the proposed single family development to the east by open space areas. The residential areas were selected as a series of pockets surrounded by areas of natural open space. In addition, smaller areas of natural and improved open space will be provided within the residential development areas.

Goal 17 - "Encourage development that is designed so as to include riding, hiking and bicycle trails."

Conformance - A Riding and Hiking Trails Map proposed by the Lakeside Planning Group shows two trails onsite. One is a proposed regional trail which would extend from west of the property, generally paralleling Interstate 8 and exiting the property at the northeast boundary. The proposed local trail generally follows inside the property boundary in the west and south, leaving the property in the southeast, and reentering within the northern panhandle. Because the Trail Map has not been adopted as part of the Community Plan, the alignment proposed by the developer and the trail's dedication are considered voluntary.

2. **Regional Land Use Element**

I. **Overall Goal**

Accommodate population growth and influence its distribution in order to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficiently and equitable; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region. (San Diego County General Plan, Regional Land Use Element: II-2).

Goal 1.1 - "Urban growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the county be retained."

Conformance - the East County square Specific Plan site is located in a fully serviced area along the Interstate 8 corridor which has experienced slow, but steady development. Scattered village-type commercial and freeway commercial uses are located in the vicinity of the property across Interstate 8, as are medium- to high-density residential uses. Between the project site's northerly boundary and I-8 are apartments, and mobile home park, and single family homes. To the west is a vacant land holding which has been proposed for subdivision into single family residential lots.

Goal 1.2 - "Growth be phased with facilities."

Conformance - The project is proposed to be developed in two phases (Figure 24). Phase 1 will involve the development of the commercial area in the southwesterly portion of the property. Sewer facilities are available to the site and water will be extended through the Phase 2 area to the Phase 1 development area.

Phase 2, or the residential phase of the development, consists of three residential development areas or "super lots" which are proposed for a maximum of 200 single family dwellings on 1/4-acre lots (approximately 86.99 acres) with surrounding open space. East County Square proposes to develop in phases in order to ensure that all facilities and services (fire, police, schools, etc.) are in place and operational prior to development occupancy.

Goal 1.3 - "Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area."

Conformance - The 10,000 square foot minimum lot size was chosen for East County Square as a transition between higher, urban density lot sizes and densities adjoining to the north and of the large-lot estate housing to the south. As such East County Square will furnish an affordable alternative to estate housing while adding a move-up housing opportunity which should balance both ends of the housing scale.

Goal 1.4 - "Urban portions of the unincorporated area be encouraged to either annex to an adjacent city or incorporate and that urban levels of service be provided in an efficient manner and be financed using equitable financing mechanisms."

Conformance - The project site is located within the Lakeside community, an unincorporated area within the County of San Diego, and is not immediately adjacent to the nearest incorporated city, the City of El Cajon. The proposed scale and density of the proposed East County Square project (community commercial area and 200 single family residences) does not warrant incorporation or annexation. Urban levels of service to accommodate this project are readily available and can be provided without such measures.

II. Land Use Goals

Goal 2.1 - "Promote wise uses of the County's land resources, preserving options for future use."

Conformance - The location of the project site at a major transportation corridor off-ramp (Interstate 8/Los Coches Road) lends itself well to the proposed use of commercial, with pockets of residential use further beyond the intersection. Even with development of the proposed project, the entire project site will remain predominantly in a natural state within large open space lots (approximately 240.67 acres).

Goal 2.2 - "Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas."

Conformance - East County Square is located along the Interstate 8 corridor, a major roadway generally characterized in the vicinity on the site by linear strip development adjacent to the freeway. Development either currently exists or is proposed on most sides of the project site. To the northwest, across the freeway, is existing residential and commercial development; to the north, adjacent to the property, is apartments, a mobile home park, and single family residential; to the west and south are proposed residential developments.

Goal 2.3 - "Retain the rural character of non-urban lands."

Conformance - Although the proposed commercial development onsite includes typically non-rural, commercial stores, a rural "flavor" will be maintained by the use of architectural elements which give a rustic, early California appearance. The project developers will incorporate the suggestions made by the Lakeside Planning Group to ensure that the proposed commercial development maintains a rural feeling. The residential development is proposing large-lot single family homes in keeping with relatively rural, low residential densities.

Goal 2.5 - "Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area."

Conformance - The large SDG&E high voltage transmission easement will remain as an effective buffer to neighboring agricultural activities. Conversion of East County Square open space areas to agriculture is unlikely due to protection of steep slopes and sensitive flora and fauna habitats.

Goal 2.6 - "Insure preservation of contiguous regionally significant open space corridors."

Conformance - A majority of the project property will be preserved within permanent, legal open space lots. 240.67 acres, or 64% of the site, will be designated open space. This onsite open space area is part of a large, contiguous regional open space area to the south.

III. Environmental Goals

Goal 3.1 - "Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities."

Conformance - Much of the project site will be preserved within open space lots. As such, any natural, biological, or cultural resources will be protected within these open space areas. A portion of the San Diego County regional trails system will be located within property, providing recreational opportunities for hikers and equestrians.

Goal 3.2 - "Promote the conservation of water and energy resources."

Conformance - All landscaping in the commercial area will be low water consumption or will "naturalize" to zero water use. A dominant design theme of shading vegetation and architectural features will reduce air conditioning needs. The design of each of the buildings and their components shall comply with Title 24 California State Administration Codes for Energy Conservation.

Goal 3.3 - "Achieve and maintain mandated air and water quality standards."

Conformance - Project developers will comply with all standards and requirements necessary to maintain air and water quality standards. Adequate project drainage and storm water facilities will prevent degradation of downstream water quality. Air quality standards will be maintained by appropriate construction practices and post-construction measures such as accommodations to alternative transportation (bicycles, mass transit, etc.).

IV. Capital Facilities Goals

Goal 4.1 - "Assure efficient, economical, and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development."

Conformance - The East County Square developers will incur out-of-pocket expenses for all infrastructure necessary to provide adequate service. Onsite roads and sewer and water lines will be installed and funded by the project proponents. Offsite water and sewer lines, where necessary, will also be funded. Appropriate maintenance or expansion, as necessary to adequately serve the proposed project will be accomplished by the payment to developer fees to each affected district.

Goal 4.2 - "Assure that facilities and services provided by all agencies are coordinated in their timing, location and level of service."

Conformance - The developer will guarantee, either through construction or payment of fees (fair share, in-lieu-of, etc.), that all required facilities and services will be provided to the development.

Goal 4.3 - "Provide a facilities program which is capable of future adjustments or revisions to meet changing needs and conditions."

Conformance - Facilities will be provided which will adequately serve the proposed development but which will also be flexible enough to accommodate potential future changes.

V. Housing and Social Goals

Goal 6.1 - "Encourage development of communities that are accessible to a mix of residents representative of the full ranges of age, income and ethnic groups in the region."

Conformance - The proposed residential development will make available 200 single family residential units on quarter-acre lots, thereby expanding the housing mix of the area, which, in the immediate vicinity of the project consists of a mobile home park, apartments, and single family residential.

Goal 6.3 - "Assist the private sector in the provision of sufficient housing units in the unincorporated area to accommodate regional population projections enforced by the Board of Supervisors."

Conformance - The residential element of East County Square will contribute 200 single family dwelling units to the region housing market.

VI. Economic and Fiscal Goals

Goal 7.2 - "Provide equitable service pricing and taxation policies which provide a reasonable relationship between levels of service, costs and revenues."

Conformance - The project proponent estimates that the proposed commercial center will generate a gross taxable sales revenue of approximately \$62.5 million. Property taxes will be generated from both the commercial (approximately \$2.5 million value) and residential developments.

Goal 7.3 - "Promote access to employment opportunities which minimize unemployment and return the maximum income to the residents of the region."

Conformance - The commercial development of East County Square will provide employment opportunities for area residents. The project proponent estimates that the commercial center will employ 550 permanent workers with such job titles as managers, assistant managers, sales associates, stockroom clerks, cashiers, landscapers, and maintenance workers. The retail store and food store can be expected to recruit employees from the local area, whenever possible. Employment opportunities will also be created during the construction phase of development.

POLICIES

1.1 Current Urban Development Area (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be developed.

-- "Commercial, industrial and residential uses and densities will be those permitted by the applicable land use designations on the community or subregional plan maps."

Conformance - The County of San Diego General Plan, the Lakeside Community Plan, the County zoning classifications, and the County Regional Land Use map are being amended through this document to allow for the proposed commercial development. The residential area is actually proposed to be down-zoned, allowing a total of only 200 single family residential units on quarter-acre lots.

-- "In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable land use designations depicted on the community or subregional plan maps."

Conformance - While the residential development area proposes a density of 4.3 dwelling units per acre over 86.99 acres, the County's "Residential Development

Capability Analysis Methodology" predicts that the mean realized density would be lower once community facilities (roads, etc.) were factored out.

-- "On residential lands achievement of overall densities of at least four dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land). In some area it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas."

Conformance - The proposed residential development would have a total of 200 dwelling units and an allowable overall density of 4.3 dwelling units per acre. This density is considered to be in keeping with the surrounding community densities and conforms to the specified request of the Lakeside Community Planning Group for lower density than that which is currently allowed.

2.6 SPECIAL PURPOSE DESIGNATIONS

(21) Specific Plan Area - This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Plan Area shall be designated on the community or subregional plan map. This designation is consistent with all categories of the Regional Land Use Element.

Conformance - The proposed East County Square Specific Plan Area shall be consistent with the Regional Land Use Element, all zoning classifications, and the Lakeside Community Plan with the adoption of this Specific Plan and General Plan Amendment Report. The project proposes to develop a 375-acre site with commercial, single family residential, and open space in conformance with all applicable County requirements. The Specific Plan designation will ensure that onsite development is sensitive to the unique nature of the property and that sufficient controls are placed on development (design criteria, etc.) to product a quality living, shopping, and working environment.

3. Circulation Element

Road Network

The Circulation Element of the County of San Diego provides a guide for a coordinated major road system to serve the county. This road system is diagramed in a series of maps which indicate both the projected location of each roadway in the circulation system and the classification of each of the identified roadways. There are seven road classifications which outline road types and corridor widths. The Circulation Element roadway system is intended to act as a guide for circulation corridor development, but is also indented to

be flexible enough to adapt to unique situations which may require changes in location or classification of a specific roadway.

Objective - "To provide a guide for the provision of a coordinated system of highway routes serving all sections of San Diego County, to help achieve efficiency and economy in the important field of public works, to facilitate the planning to meet street and highway needs in subdivision and other land development programs and to inform the citizens of San Diego County of these plans."

Conformance - Two County Circulation Element roads are presently shown within the project site - SC 2020 and SC 2021 (see Figure 8). Neither of these roads are constructed. Both SC 2020 and SC 2021 are classified as "light collectors," which accommodate traffic from local roads and neighborhoods within a planned corridor width of 60 feet. SC 2020 extends eastwardly from Camino Cañada to the Lakeside Community Planning Area boundary. SC 2021 runs generally parallel to Interstate 8 and extends from Camino Cañada southwesterly to the boundary of the Lakeside Community Planning Area.

Both SC 2020 and SC 2021 were originally intended as local connectors to the area along La Cresta Road via Suncrest Boulevard and Crest Drive, respectively. Those segments of SC 2020 and SC 2021 located within the Crest-Dehesa Community Planning Area, however, were deleted from the Circulation Element, leaving only that area within the project site. Implementation of the East County Square project would not require extension of roadways beyond the development area. SC 2020 and SC 2021 would serve a very small, localized area and would only require a "local interest" classification with modified standards in a 60-foot right-of-way outside the project area. Therefore, deletion of SC 2020 and SC 2021 from the County Circulation Element is considered appropriate.

BICYCLE NETWORK

Policy 3 - "Locate bikeway along designated scenic highways wherever possible."

Conformance - No designated bikeways are located within, or adjacent to, the project site. The County Circulation Element Bicycle Network map (May 1991), however, does show a segment of the Countywide trail running along Old Highway 80 to the north of the property. The Interstate 8 freeway corridor, located south and parallel of Old Highway 80, has been designated a scenic highway in the County Scenic Highway Element. The Old Highway 80 bicycle trail is approximately 1/2 mile away from East County Square and, therefore, easily accessible.

Policy 4 - "Connect cultural facilities, recreation areas, commercial areas, and educational facilities by bikeways."

Conformance - The commercial area of East County Square will be connected to a County-designated bikeway by the proposed addition of Los Coches Road/Camino Cañada to the Bicycle Subelement. Bikeways will be provided that connect the Park and Ride/bus transfer station lot to the commercial and residential areas. Interconnecting pathways will

connect residential areas. The project site's hiking and riding trails will also be convenient to the bikeway system.

Policy 6 - "Design bikeways as an integrated part of all subdivisions and planned residential developments with connections to the bicycle network."

Conformance - Bikeways will be designed where feasible to connect residential areas and to connect the ends of longer culs-de-sac. The commercial area will be connected to the County-designated bikeway system with the addition of Los Coches Road/Camino Cañada to the Bicycle Subelement. Roadways within the project site will be designed to ensure bicycle safety.

Policy 7 - "Provide secure storage for bicycles in all major activity centers, employment, education, commercial, and recreation."

Conformance - The commercial center within East County Square will provide secure bicycle storage to accommodate employees and customers. There will also be bicycle storage units provided at the joint bus stop/park-and-ride facility to be relocated within the project.

Policy 8 - "Provide bike carrying racks or space for bikes on public transportation vehicles connecting to major activity centers when a need is demonstrated."

Conformance - The area is served the San Diego County Transit District Route 864 which provides service between the Alpine community and the El Cajon Transit Center. Bicycle carrying racks are currently not available on this bus route. Should a need for such facilities be demonstrated after completion of the project, the district may consider the addition of bicycle carrying racks on this route.

4. Recreation Element

The goals of the Recreation Element are to "enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors. Provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserves significant areas of natural beauty for citizen enjoyment, but which also serves the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system" (San Diego County General Plan, Recreation Element: IV-2). The Recreation Element is divided into four sections: local parks, regional parks, riding and hiking trails plan and program, and an off-road vehicle plan. Each of these sections is intended to facilitate accomplishment of the element's goals as stated above.

The following objectives are the short term and measurable means of accomplishing the goals of the Recreation Element:

Objective 1 - "Interconnect parks and recreation areas and trails planned by the County and other governmental agencies."

Conformance - A Hiking and Riding trail is proposed by the project that would ultimately become a part of a Countywide Regional Trail Map, if adopted.

Objective 2 - "Provide a variety of trail experiences by locating trails through varied terrain, scenery, and points of interest."

Conformance - The onsite trail system will be located in a relatively hilly area. Therefore, the terrain, and consequently the elevations, will vary. Viewpoints will be numerous. The area is largely in a natural state with undisturbed native vegetation.

Objective 3 - "Provide for acquisition, development, and management methods for trails which will utilize a maximum of user finding and community-contributed service and under no circumstances with money from the County general fund."

Conformance - Trails on the project site will be provided by the project proponent through dedication of easements. Trail construction (where necessary), and trail maintenance would be provided by governmental grants, local hiking and equestrian organizations, or other funding sources. No money from the County General Fund will be required.

Objective 4 - "Develop trails which may be safely used by hikers and riders of all ages and skills."

Conformance - Onsite trails will be of an adequate width and degree of slope to promote safe recreational opportunities and to accommodate hikers and riders of most skill levels. The trails will be designed to meet all County trail standards. Because of the large volume of traffic projected for Las Coches Road under Interstate 8 and in the area of the commercial development, it is not practical to consider that portion of the trail safe for equestrian travel.

Objective 5 - "Blend trails into the natural environment."

Conformance - Approximately 136 acres of the site is proposed for development. The majority of the site (approximately 240.67 acres), including those areas through which the trail would be located, is natural open space and will be permanently preserved within an open space lot. Only a small strip of land necessary for the actual trail will be disturbed.

Objective 7 - "Adopt trail designs which minimize trail maintenance."

Conformance - All trails located within the property will be constructed to County standards with the least possible disturbance to surrounding terrain. Adequate ground compaction, drainage, and other construction techniques, where necessary, will ensure a minimum of maintenance.

Objective 10 - "Prevent the use of trails for shooting, hunting, or trapping."

Conformance - Signs will be posted at appropriate locations indicating that shooting, hunting, and trapping are strictly prohibited.

Objective 12 - "Encourage location of trails on existing public domain, public easements and public rights-of-way."

Conformance - That portion of the proposed local trail shown in the northern panhandle of the property may be sited along an existing SDG&E power line easement and maintenance road. In the western portion of the property, the trail may be located along the public right-of-way within the commercial area of the project. An existing public park-and-ride facility located northeast of I-8/Los Coches Road has been used by equestrians as a staging area and horse trailer parking lot.

Objective 13 - "Avoid trail location on or adjacent to agricultural land or any land that might be unduly burdened by horse riding or hiking trails."

Conformance - The project site is located adjacent to a large tract of land, a portion of which is used for avocado groves. The onsite trails are not expected to conflict with agricultural production on that property which is, in the future, proposed for a large-scale residential development.

5. Seismic Safety Element

Policy 1 - "Requiring all buildings to meet the standards of the Uniform Building Code."

Conformance - All commercial and residential buildings constructed within the East County Square project shall meet the standards of the Uniform Building Code.

Policy 3 - "Continuing to require that all buildings and structures to be occupied by large numbers of people be designed so that people can safely escape even if the structure is seriously damaged by an earthquake."

Conformance - Commercial buildings shall be built to County standards and shall incorporate all structural, design, and signage measures necessary to ensure earthquake safety. While no guarantee is possible against a significant earthquake, the project site is not considered to contain unstable soils, nor are active faults or historic epicenters known to exist within dangerous proximity to East County Square.

6. Scenic Highway Element

The Scenic Highway Element of the County of San Diego General Plan designates Interstate 8 freeway adjacent to the East County Square Specific Plan as a Second Priority

Scenic Route. The Scenic Highway Element was implemented to provide a program to protect and enhance scenic, historic and recreational resources within a network of scenic highway corridors. Policies and Action programs were established to establish, protect, and enhance scenic highways in San Diego County. Policies and Actions are as follows:

Policy 2 - The County will establish and apply design standards to regulate the visual quality of development within designated scenic highway corridors.

Conformance- - Interstate 8 in the vicinity of the project site is designated as a second priority route on the County of San Diego Scenic Highway Element map. The commercial area will be designed, to the extent possible, to blend in with the surrounding area and to be unobtrusive to views as possible. Measures to accomplish this will include "rustic" building design and inconspicuous colors, and generous and thoughtful landscaping.

7. Public Safety Element

The purpose of the Public Safety Element is to "introduce safety considerations into the planning and decision-making processes in order to reduce the risk of injury, loss of life, and property damage associated with the hazards identified in the Element." The major areas addressed are: fire hazards, non-seismic geologic hazards, crime prevention, and emergency services (County of San Diego, Public Safety Element, 1975: VII-1).

Overall Goals

Goal 1 - "Minimize injury, loss of life and damage to property resulting from fire, geologic or crime occurrence."

Conformance - Fire safety will be ensured with the adherence to all applicable building construction practices, fire protection zone landscaping, and adequate street widths and accessibility. All grading will be performed pursuant to the recommendations made by a qualified, licensed geologist. Safety and security measures such as adequate lighting and visibility, and possible developer payment of fair share fees to the sheriff's department will help mitigate the potential for increased crime.

Goal 2 - "Maximize public safety factors in the physical planning process."

Conformance - The project has been designed to provide safety, to the greatest extent possible, from fire and geologic hazards (ground shaking, landslides, flooding).

Goal 3 - "Optimize organization and delivery of emergency services upon occurrence of fire, geologic activity or crime."

Conformance - The streets and parking areas of the proposed development have been designed to accommodate all emergency vehicles such as fire apparatus. There will be a clear, unobstructed path to all commercial and residential development for safety and service vehicles.

Fire Hazards

Policy 1 - "The County shall seek to reduce fire hazards to an acceptable level of risk."

Conformance - Fire safety will be ensured with the adherence to all applicable building construction practices, fire protection zone landscaping, and adequate street widths and accessibility.

Policy 2 - "The County will consider site constraints in terms of fire hazards in land use decisions. Within designated areas where population or building densities may be inappropriate to the hazards present, measures will be taken to mitigate the risk of life and property loss."

Conformance - The proposed residential and commercial elements of East County Square are at sufficient development densities to ensure, to the greatest extent possible, safety from fire hazards.

Non-Seismic Geologic Hazards

Policy 2 - "The County will continue to pursue erosion and landslide control programs through such means as: Strict enforcement of the grading ordinance, continued support of the flood plain zoning program, and by requiring soils and geologic reports in hazardous areas."

Conformance - Project developers will adhere to all requirements and standards of the grading ordinance and the geotechnical report prepared by a qualified, licensed geologist. Sufficient drainage facilities will be constructed to prevent flooding and downstream erosion.

Crime Prevention

Policy 2 - "Encourage crime prevention through the planning process by establishing specific design criteria and standards to be used in the review of land use development."

Conformance - Project developers will incorporate adequate crime prevention measures to ensure the safety of residents, shoppers, and employees. Such measures will include adequate lighting, and may also include such things as neighborhood watch programs and security guards at the major commercial stores.

8. Noise Element

"The purpose of the Noise Element is to prescribe programs aimed at reducing adverse noise levels in the County by adopting policies which will further improve planning, building, and development practices" (San Diego County General Plan, Noise Element, 1980: VIII-2).

The basic objectives of the Noise Element are:

- Establish a coordinated set of policies and noise standards for the reduction of irritating and harmful effects of noise to people within the County of San Diego through effective planning, and if necessary, regulation.
- Protect and enhance the County's acoustical environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver. First priority shall be given to residential areas to assure an environment free from excessive or damaging noise. Control of noise at its source shall be given priority over changes to residential structures or neighborhoods where practical.

In order to achieve these objectives, specific policy and action programs have been established including the following:

Policy 4b - "Because exterior community noise equivalent levels (CNEL) above 55 to 60 decibels and/or interior CNEL levels above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:

1. Development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of CNEL equal to 55 decibels.
2. Whenever new development will result in any (existing or future) noise sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required.
3. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 60 decibels, the development should not be approved unless specific findings are made (refer to Noise Element).
4. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL to 75 decibels, the development should not be approved."

Conformance - Freeway noise from traffic on Interstate 8 is expected to be the major noise generator to the residential areas. Interior noise levels, however, are not expected to be significant due to the relative distance from the freeway. Exterior noise mitigation techniques, such as are specified in the EIR, proved successful for an earlier project at this same site in lowering noise below a level of significance for dwellings closest to the noise source. Similarly, a detailed acoustical study will be required for a relatively small portion of the residential area when detailed grading design is available.

9. Housing Element

The Housing Element is the policy framework which sets forth a range of action programs designed to meet the varying needs of the different Communities based on their housing needs and unique character. In order to develop a County housing strategy, the following goals were adopted:

Goal 1. "Assist the private sector to ensure that new residential construction will be adequate to meet the needs of the region if adequate public services and facilities are available. Housing should be made available in a variety of styles, tenancy types and prices throughout the region."

Goal 2. "Assist the private sector to ensure that adequate affordable shelter within an adequate living environment will be available to all households in the region where adequate public services and facilities are available. Maximize the use of all federal and state programs available to the region to provide housing for low and moderate income households; and encourage joint efforts by the cities and the County to meet their fair share of the housing needs of the region."

Goal 3. "Assist the private sector through the expeditious processing of all ministerial and discretionary land use permits."

Goal 4. "Maintain housing stock in good repair and protect residential communities from deterioration. All neighborhoods should have adequate and coordinated public and private services and facilities, clean air, quiet surroundings, safety and a sense of community life."

The majority of the stated policies and action programs of the Housing element pertain to providing safe, adequate housing for all income levels, but particularly for low income households which require affordable housing. The following housing policies pertain to the proposed project.

Policy 20 - "Provide incentives to builders/developers to encourage them to voluntarily incorporate energy conservation features in new residential construction and in the improvement of existing housing that go beyond State Title 24 mandated measures, or that address different areas."

Conformance - 200 single family dwelling units are proposed on quarter-acre lots. Energy conservation design features will be encouraged in these homes. Adequate insulation, placement and total area of glass surface, and potential use of solar energy will be considered. Landscaping to provide shading in summer and direct sunlight in winter will also be encouraged. The commercial area will utilize passive energy-saving features such as large architectural overhangs for shading.

Policy 25 - "Work with the development community and community planning groups to establish criteria and identify sites suitable for infill development."

Conformance - East County Square project developers have been working with the Lakeside Community Planning Group to ensure that the development conforms to the community objectives and will harmonize with the surrounding area. The current zoning designation of the areas proposed for development is RS7 and RV7, which allows a residential density of 7.3 dwelling units per acre. The project proposes to reduce that density by reclassifying the residential areas to RS4, which allows 4.3 dwelling units per acre, or single family homes on approximately quarter-acre lots.

Although this project does not constitute urban infill in the strictest sense, the project does represent an infill of development along the Interstate 8 corridor. The area to the northwest of the project site (across I-8) has both established and recently constructed residential units. North of the site (on the same side of I-8) is a mobile home park and a single family residential development. Implementation of the residential element of the East County Square would continue the pattern of expected growing along a major transportation corridor (I-8).

10. Conservation Element

The purpose of the Conservation Element is to identify and describe the natural resources of San Diego County and prepare policies and action programs to conserve these resources. (San Diego County General Plan, Conservation Element, 1991: X-1). As part of this category, the conservation element has been broken down into chapters. These chapters consist of findings grouped into topics followed by related policies and action programs.

General Conservation

Policy 1. "The San Diego County General Plan will include provisions for the conservation of natural resources."

Conformance - The 376.45-acre project site consists of a majority of open space area to be permanently preserved within open space lots. 240.67 acres of designated open space will be contained within seven open space lots, thereby conserving important natural resources.

Water

Policy 2 - "Decisions regarding the location, size, and timing of service extensions will be in conformance with adopted growth management policies."

Conformance - The location, size, and timing of project-related service extensions will be adequate to serve the proposed development and will be in conformance with adopted growth management policies.

Policy 10 - "Storm drain run-off should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife, and to reduce the impact of erosion."

Conformance - Storm drainage facilities will be constructed based on hydrology report recommendations and County Grading Ordinance standards.

Policy 13 - "Decisions regarding the location, size, and timing of service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies."

Conformance - The location, size, and timing of project-related service extensions will be adequate to serve the proposed development and will be in conformance with adopted General Plan policies.

Policy 14 - "Prior to the approval of tentative maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities."

Conformance - A service availability letter for the proposed commercial development has been provided by the Lakeside Sanitation District and is attached in Appendix B. A service availability letter for the proposed residential development will be obtained prior to approval of any tentative maps for the residential lots.

Policy 16 - "Nonstructural flood protection methods will be used whenever possible for the conservation of flood plains."

Policy 17 - "Where nonstructural flood protection methods are not practical because of the value of previous urban development, concrete lined channels will be used only if all other structural methods are infeasible."

Conformance - Project developers will take whatever steps necessary to preserve onsite floodplains. Whenever possible, these will be nonstructural measures.

Policy 18 - "The County will prevent filling or construction in the floodway."

Conformance - No construction will occur within a floodplain or floodway.

Policy 19 - "Setbacks from minor streams shall be required for all new structures."

Conformance - No buildings will be constructed near minor streams.

Vegetation and Wildlife Habitat

Policy 1 - "The County will act to conserve and enhance vegetation, wildlife and fisheries resources."

Policy 2 - "San Diego County shall coordinate with appropriate federal, state and local agencies to conserve areas of rare, endangered, or threatened species."

Conformance - 240.67 acres of natural vegetation and associated wildlife will be permanently preserved onsite within open space lots. Aside from a trail near the perimeter of the property proposed to be voluntarily dedicated in accordance with a revision to the proposed Riding and Hiking Trail Map, this open space area will be preserved in its natural state.

Policy 3 - "The County will use the environmental impact report (EIR) process to identify, conserve and enhance unique vegetation and wildlife resources."

Conformance - An environmental report has been prepared by Lettieri-McIntyre & Associates on the property. The biology section identifies significant onsite biological resources and recommended mitigation measures.

Policy 5 - "San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects."

Conformance - The East County Square developers will use, whenever possible, native, drought-tolerant vegetation in their landscape designs.

Policy 6 - "If a project is determined to have significant adverse impacts on plants or wildlife, an acceptable mitigating measure may be voluntary donation of land or monies for acquisition of land of comparable value to wildlife."

Policy 9 - "When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their design to protect existing habitat."

Conformance - Project proponents will mitigate the disturbance or loss of significant biological resources via the recommended mitigation measures of the EIR.

Policy 13 - "Flood control measures shall, whenever practical, utilize natural floodways and floodplains, maintaining riparian habitats and historic stream flow volumes."

Conformance - Natural waterways and associated wetlands will be preserved, to the greatest extent possible, provided that downstream safety from inundation, siltation, and pollution is ensured.

Policy 16 - "The County will regulate major land-clearing projects to minimize significant soil erosion, destruction of archaeological, historic, and scientific resources and endangered species of plants and animals."

Conformance - East County Square developers will comply with all recommendations and measures of the geotechnical report and the EIR to minimize the disturbance or loss of significant natural resources.

Policy 17. "No use subject to the San Diego environmental impact review process shall be permitted which in the determination of the Board of Supervisors (or other body which

has been delegated decision-making authority by the Board) would have significant adverse impacts on: 1) any species of plant or animal identified as rare, endangered, or threatened by the state of California or the United States Department of the Interior, or 2) any valuable and unique natural resource or habitat, unless there are significant overriding social and economic concerns."

Conformance - All significant resources identified in the EIR which will be disturbed as part of the proposed development will be mitigated to a level of nonsignificance.

Minerals/Soil

Policy 7 - "The County recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density."

Conformance - An in-depth EIR has been written assessing the proposed project in terms of its projected suitability and impact on the environment.

Policy 9 - "To prevent erosion and slippage in man-made slopes approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted."

Conformance - All man-made slopes will be planted and/or hydroseeded with approved plant material to prevent erosion. Irrigation may also be incorporated to help establish or continue growth.

Policy 10 - "The County will regulate major land-clearing projects to minimize significant soil erosion, destruction of archaeological, historic and scientific resources and endangered species of plants and animals."

Conformance - East County Square developers will comply with all recommendations and measures of the geotechnical report and the EIR to minimize the disturbance or loss of significant natural resources.

Policy 12 - "Whenever soils and geology reports are made available to the public they shall have a layman's summary."

Conformance - The geotechnical report prepared for the proposed project contains a written description of existing conditions and recommended measures for project implementation.

Astronomical Dark Sky

Policy 1 - "The County of San Diego will act to minimize the impact of development on the useful life of the observatories."

Conformance - Lighting design of the proposed East County Square will be sensitive to the requirements of the Palomar Observatory for dark sky.

Cultural Sites

Policy 1 - "The County shall take those actions which will seek to conserve and protect significant cultural resources."

Policy 4 - "The County will use the environmental impact report process to conserve cultural resources."

Policy 5 - "Encourage use of open space easements in the conservation of high-value cultural resources."

Conformance - All cultural resources identified onsite will be recorded and/or preserved (within an open space lot or easement or by being capped) according to the recommendations of a qualified archaeologist.

11. Energy Element

The purpose of the Energy Element is to "direct actions within the County toward a more conservative and efficient use of its energy resources and plan ways to assure a reliable, adequate supply of energy." (San Diego County General Plan, Energy Element, 1977: XI-1). The primary goal is to maximize energy conservation and efficiency thereby minimizing the environmental and social impacts of the energy sources and supply. The primary objective is not only to utilize conservation practices to the greatest extent possible, but also to encourage development of alternative renewable sources of energy.

Conservation

Policy UT-1 - "Encourage energy conservation in residential and commercial space heating."

Conformance - All buildings constructed within East County Square will have heating systems which are consistent with County Building and Plumbing Codes. Use of more efficient heating appliances will be encouraged, as will the use of such measures as increased insulation and weather stripping. Solar energy may be considered and alternative energy source.

Policy UT-2 - "Encourage energy conservation in residential and commercial space cooling (air conditioning)."

Conformance - All buildings constructed within East County Square will have cooling systems which are consistent with County Building and Plumbing Codes. Use of more efficient cooling appliances will be encouraged, as will the use of such measures as increased insulation and weather stripping. Solar energy may be considered and alternative energy source.

Policy UT-3 - "Promote energy conserving measures in residential and commercial water heating."

Conformance - All buildings constructed within the East County Square will have a water heating system consistent with the County Building and Plumbing Codes. Use of more efficient water heating appliances will be encouraged. Swimming pools constructed in the residential area will be subject to all hookup restrictions existing at time of construction.

Policy UT-4 - "Promote restrictions on the use of electricity and fossil fuels for advertising and decorative purposes."

Conformance - All signage necessary for the advertising of businesses within the commercial area of East County Square will use energy consistent with the County Plumbing Codes. Energy for nonessential decorative uses will not be permitted. Combustible gases for decorative use will likewise not be permitted.

Policy UT-5 - "Encourage reduced levels of nonessential lighting in all sectors."

Conformance - Lighting within the residential and commercial areas will only be installed to the level necessary to promote public safety and personal and business security.

Policy UT-8 - "Promote solid waste recycling."

Conformance - Both the residential and commercial development will be encouraged to recycle materials such as glass, aluminum, paper and plastic. The large food store proposed within the commercial area will incorporate some form of beverage container recycling program.

Policy US-4 - "Promote land use aimed at minimizing transportation requirements."

Conformance - East County Square is a mixed-use development with community commercial, single family residential, and open space. It is reasonable to expect that the majority of residents living in the proposed 200 single family dwelling units will shop at the commercial enterprises within the development. It is also assumed that residents in surrounding areas will shop at East County Square, thereby potentially reducing some of the longer trips which are necessary under existing conditions.

12. Public Facility Element

In 1991 the Public Facilities Element was adopted through public desire for government and developers to ensure the funding of essential public facilities and to phase construction to meet the public's need for public facilities. This Element addresses the issues of adequacy and availability of needed public facilities prior to approval of land development projects.

Overall Goals

Policy 2.1 - "Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided."

Conformance - All public services and facilities necessary for the implementation of the project either currently exist and are available, or can be provided for through developer payment of fair share or impact fees. Each service district (water, sewer, fire, police, and schools) has indicated that they are capable of serving the proposed project.

Policy 2.2 - "Development projects will be required to provide or fund their fair share of all public facilities needed by the development."

Conformance - The East County Square development proponents will ensure that all public facilities will be adequately funded through direct costs or through fair share or impact fees.

Policy 2.3 - "Large scale projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development."

Conformance - No public facilities other than water lines, sewer lines, and flood control facilities are proposed for the project site. The scale of the project does not necessitate the siting of other public service facilities onsite (schools, etc.).

Policy 2.4 - "The County will ensure that the provision of all necessary public facilities occurs concurrently with development to the extent possible within the constraints of facility financing programs."

Conformance - East County Square builders will guarantee that all necessary public facilities can be provided before construction begins.

Policy 3.1 - The County will require new development to pay its full and fair share of the facilities' costs for those facilities' needs created by the development, including both local and County regional facilities.

Conformance - The developer will guarantee that all facilities and services necessary for the implementation of the proposed project will be provided either by actual construction costs (sewer and water lines) or by fair share fees to the affected districts (schools, etc.).

Parks and Recreation

Goal 1 - "Provide in the short term, five acres of local parks per 1,000 unincorporated area residents, and the County's equitable portion of the regional park facilities level of fifteen acres per 1,000 residents in the region."

Conformance - Project proponents will pay developer in-lieu-of fees to help fund area parks.

Transportation

Transportation has been divided into specific facility types: Road and Bridge facilities, Bicycle facilities, Transit facilities and Aviation facilities. The main goal of the Transportation category is to provide a safe, convenient, and economical integrated transportation system including a wide range of transportation modes.

Policy 1.1 - "New development shall provide needed roadway expansion and improvements on-site to meet the demand created by the development, and to maintain a Level of Service "C" on Circulation Element Roads during peak traffic hours. New development shall provide off-site improvements designed to contribute to the overall achievement of a Level of Service "D" on Circulation Element Roads."

Conformance - The roadway improvements proposed for the East County Square project will mitigate the anticipated traffic volumes generated by the proposed development and will improve existing road deficiencies while still accommodating adjacent development and normal highway growth. Roadway capacities will be sufficient to serve the project-generated traffic, as well as through traffic in the area.

Policy 2.1 - "New development shall be required to contribute its fair share toward financing transportation facilities."

Conformance - A Traffic Impact Study for East County Square was conducted by Willdan Associates in September 1993 and revised in June 1994. The report recommended mitigation measures which would correct several existing circulation problems and address any potential impacts due to additional traffic related to the project (see Circulation Section of Chapter 2). Project proponents would either incur an out-of-pocket expense for the construction or expansion of area roadways or would make a fair share contribution toward their improvement.

Policy 4.1 - "The use of alternate forms of transportation such as public transit and car/van pools will be supported and encouraged to reduce both roadway congestion and pollution."

Conformance - East County Square is located adjacent to a 42-space park-and-ride facility (Interstate 8/Camino Cañada) which accommodates persons who wish to use the County Transit District Route 864 bus line.

Policy 4.2 - "The County will ensure the development of its bikeway system and encourage its use."

Conformance - The County Bikeway Network map indicates that there is a regional bicycle route in the general vicinity of the project site, but not within or adjacent to it. The bicycle route is located along Old Highway 80, approximately one-half mile north of East County Square

Policy 4.3 - "Consider the need for transit improvements in Large Scale Projects."

Conformance - East County Square is located adjacent to a 42-space park-and-ride facility (Interstate 8/Camino Cañada) which accommodates persons who wish to use the County Transit District Route 864 bus line. While the proposed project may realign Camino Cañada, the park-and-ride facility has been included in the roadway improvement plans. Furthermore, the County and/or Caltrans may require an enhancement of this lot as a condition of development.

Policy 4.4 - "Ensure the provision of bicycle facilities and other needed bikeway related improvements in new development."

Conformance - The commercial center within East County Square will provide secure bicycle storage to accommodate employees and customers. There are also existing bicycle storage units located near the park-and-ride facility, just outside the property boundary, southeast of the Camino Cañada Interstate 8 interchange. These storage units will be relocated to behind the Interstate 8 bridge columns at full build-out of the interchange.

Flood Control

The main goal of the Flood Control category is to protect life and property in floodplain areas and to preserve and conserve these floodways in their natural state.

Policy 1.1 - "Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities."

Conformance - No development within floodplains is proposed.

Policy 2.1 - "The use of natural channels will be required except in cases where no less environmentally damaging alternative is appropriate."

Conformance - Natural channel will be used whenever possible to preserve natural watercourses. Concrete-lined channels will only be used when it is necessary for safety considerations.

Policy 3.1 - "The County will ensure that interested parties have the opportunity to provide input into a flood control project to conduct a timely and complete project review."

Conformance - Project developers will construct storm water facilities pursuant to County standards in a timely manner to prevent flooding , erosion, or downstream pollution.

Policy 4.1 - "The costs of constructing needed flood control facilities shall be shared by property owners who create the need for, and benefit from, the facilities."

Policy 5.1 - "The County will require measures to decrease the adverse impacts created by increased quantity and degradation in quality of runoff from urban areas."

Conformance - The East County Square developers will pay for the construction of onsite flood control facilities and will pay their fair share of costs incurred for project-related offsite facilities.

Solid Waste

Policy 1.2 - "Landfills shall be used primarily for wastes that cannot be recycled or processed and for the residual waste from processing facilities."

Conformance - Wherever possible, recyclable materials will be processed separately from general solid waste. The commercial center will include some form of recycling facilities for beverage containers (plastics, glass, paper, aluminum). The residential development will utilize whatever recycling program (if any) that is in place at time of project completion.

Law Enforcement

Policy 2.1 - "The County will consider the availability of Sheriff facilities/services in the planning process."

Conformance - The San Diego County Sheriff's Department has indicated that the project would not have a significant impact on law enforcement services for the area at this time. There would, however, be a cumulative impact when combined with future anticipated growth which may necessitate the addition of patrol units or deputies.

Policy 3.2 - "New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the short term objective."

Conformance - The East County Square developers will pay their fair share contribution toward needed future sheriff facilities.

Policy 5.1 - "The County will require whenever possible subdivision design that aids in crime prevention and law enforcement operations."

Conformance - Project developers will incorporate adequate crime prevention measures to ensure the safety of residents, shoppers, and employees. Such measures will include adequate lighting, and may also include such things as neighborhood watch programs and security guards at the major commercial stores.

Schools

Policy 1.2 - "To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of service provided by an affected school districts' facilities."

Conformance - The East County Square will be required to pay impact fees to or reach development agreements with the Cajon Valley Union School District and the Grossmont Union High School District. Grossmont Union High School District impact fees are \$1.64 per square foot for residential development and \$.10 per square foot of commercial development.

Fire Protection and Emergency Services

Policy 1.2 - "The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications, and require appropriate fire prevention and protection measures."

Policy 2.1 - "New development shall be required to finance its full and fair share of the facility and equipment needs that it generates."

Conformance - The project developers will meet all requirements established by the Lakeside Fire Protection District (Appendix B). Included in these fire protection requirements is a facility/utility arrangement which requires the developer to provide a letter from the fire district stating that development impact fees must be paid to the satisfaction of the County Department of Planning and Land Use. The project proponents will comply with this requirement. In addition to the payment of impact fees, the developer will comply with all other requirements of the district including the provision of fire hydrants and adequate water supply, a fuel break, and appropriate construction practices.

Wastewater

Policy 1.2 - "Discretionary land development projects will only be approved if the service provider reasonably expects that wastewater treatment and disposal will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval."

Policy 1.3 - "All land development projects requiring the use of sewage conveyance, treatment and disposal facilities shall obtain a commitment of service from the appropriate district prior to land preparation and construction."

Conformance - East County Square developers have obtained a sewer service availability letter from the Lakeside Sanitation District stating that the Mission Gorge Trunk Line has adequate capacity to accommodate proposed development. The developer would be "responsible for the design and installation of public sewer mains, along with the usual appurtenances to serve all lots created, and for dedicating the easements for these new lines."

Water Provision Systems

Policy 1.2 - "Discretionary land development projects dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval."

Conformance - The Padre Dam Municipal Water District has indicated their ability to serve the proposed development, subject to several conditions of approval (see Water Availability Letter, Appendix B). These conditions include the installation of a water system according to District standards and dedication of public water easements.

C. LAKESIDE COMMUNITY PLAN

1. Community Character Goal

"Foster development which will preserve a rural atmosphere and enhance a sense of spaciousness."

Policy 1 - "Protect Lakeside's unique natural environment; preserve its rural way of life and cultural heritage."

Conformance - Although the proposed commercial development onsite includes two typically non-rural, large-scale commercial stores, a rural "flavor" will be maintained by the use of architectural elements which give a rustic, early California appearance. The project developers will incorporate the suggestions made by the Lakeside Planning Group to ensure that the proposed commercial development maintains a rural feeling. The residential development is proposing large-lot single family homes in keeping with relatively rural, low residential densities.

2. Land Use Goal

RESIDENTIAL GOAL

"Provide for gradual residential growth while retaining the rural atmosphere of Lakeside."

Policy 1 - "Encourage a mixture of housing styles and types to create a more varied and interesting environment and to provide larger units of usable open space for the enjoyment of the residents."

Conformance - The proposed single family homes (on individual quarter-acre lots) will be clustered within three residential areas (see Figure 1). Each of these residential areas are partially surrounding by open space areas (legal open space lots). 240.67 acres, or 64%

of the site, will be designated open space. This onsite open space area is part of a large, contiguous regional open space area to the south.

Policy 2 - "Preserve the rural atmosphere of the community by blending roads into the natural terrain and minimizing urban improvements such as curbs, gutters, and sidewalks."

Conformance - Commercial development in East County Square will be on the flatter, lower elevations which will not greatly impact unique natural terrain features. Residential development is proposed in development pockets which will blend, to the greatest extent possible, into the existing natural terrain. The proposed density of the development requires such street design features as curbs and gutters.

Policy 4 - "Provide for the preservation of open space areas such as steep slopes and canyons, flood plains, agricultural lands, and unique scenic views and vistas which serve to reinforce Lakeside's rural identity by locating residential development away from such areas through the provisions of Regional Land Use Element Policies 1.3 and 1.4 and the lot size averaging and planned development provisions of the Zoning Ordinance."

Conformance - Unique physical features onsite will be preserved within three permanent open space lots which contain a total of 240.67 acres (or 64% of the property). The single family homes have been clustered into three areas, the majority of which is surrounded by open space area.

Policy 5 - "Provide for street tree planting and landscaping, as well as the preservation of indigenous plant life, and encourage the planting of native drought-resistant plants in residential developments."

Conformance - A comprehensive landscape plan, prepared by a qualified, licensed landscape architect, will include vegetation for shade, aesthetics, and erosion control. Drought-tolerant plants will be used, whenever appropriate, to minimize maintenance and water usage. A fire protection zone, with recommended vegetation, will be incorporated into the planting plan to ensure adequate safety against potential fire hazard.

Policy 7 - "Buffer recreational areas from incompatible activities which create heavy traffic, noise, lighting, odors, dust, and unsightly views."

Conformance - The only recreational activity onsite will occur within the designated hiking and riding trail. This trail generally extends around the perimeter of the property, away from development and its associated noise, traffic, etc.

Policy 8 - "Closely examine all elements which make up a property's zone in order to closely tailor individual residential developments to their sites."

Conformance - The residential areas of the site are proposed with quarter-acre lots. These lot sizes are considered appropriate to the project site. The residential area is generally lower in density than existing adjacent residential development, which consists of a mobile home park, multi-family units, and medium density single family homes.

Policy 10 - "Restrict extensive or severe grading for development and preserve the natural terrain."

Conformance - Mass grading will not be necessary for development of the commercial complex. Development will take place at the lower elevations of the site and will be confined to only that area necessary for parking, circulation and buildings. Manufactured slopes will be contoured, where possible, to more closely imitate the natural terrain, and will be planted and hydro seeded to prevent erosion and to give a more natural appearance. Residential development is proposed to occur in isolated pockets which are generally surrounded by natural open space.

3. Commercial Goal

"Provide for the orderly growth of well designed and located commercial areas which are necessary and convenient for shopping needs and compatible with the character of the community."

Policy 1 - "Encourage a "Western Style" of architectural design for all commercial structures."

Conformance - The commercial center has been designed in the "western style," incorporating an old west architectural appearance.

Policy 3 - "Encourage the clustering of prominent commercial uses."

Conformance - The proposed development would effectively cluster this prominent commercial use with one bowl area such that topography will effectively limit its capability to sprawl.

Policy 4 - "Encourage commercial activities which would not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community."

Conformance - The commercial area's separate freeway access and topographically isolated bowl formation will minimize interference and will preserve the rural atmosphere of all immediate surrounding uses, including the proposed residential development area.

Policy 7 - "Encourage commercial activities which will broaden the local economic base."

Conformance - The public benefit section of this Specific Plan explains the contribution in sales tax, property tax, and construction dollars to the local and regional economy.

Policy 9 - "Keep heavy commercial and unsightly commercial use out of the Lakeside Town Center area."

Conformance - While the project has been carefully planned to avoid any unsightly features, its heavy commercial aspect is accommodated within the site's isolated, but accessible, location which is a distance of over 2 miles from the Lakeside Town Center. Although the commercial structures require large building footprints, considerate, locally-relevant architectural design, as recommended by the Lakeside Design Review Committee, should help to mitigate the visual scale of the buildings. Landscaping should also screen the building mass.

Policy 11 - "Determine the best methods available to ensure that the Lakeside Town Center remains the major commercial nucleus of the community."

Conformance - The Lakeside Town Center remains a viable commercial center for all Lakeside residents. The proposed commercial center of East County Square will act as a complimentary specialized commercial use and is expected to be utilized primarily by residents in the immediate vicinity or by motorists on Interstate 8. The stores will provide needed commercial services not currently available within the Lakeside community and will shorten trips residents now must make to the City of El Cajon for similar-type stores.

Policy 12 - "Discourage the designation of rural land for commercial uses until a need has been demonstrated."

Conformance - The commercial center, located along a major transportation corridor, will provide convenient shopping opportunities to area residents. The specific area proposed for commercial development is in a "bowl" which has low visibility from surrounding areas. Urban levels of development are adjacent to the site immediately to the north.

Policy 13 - "Achieve a balance between commercially-designated land and community needs."

Conformance - The East County Square commercial center will provide within Lakeside a specialty shopping facility that is need, but which does not now exist in the community. In addition to keeping Lakeside retail dollars in the community, East County Square will be able to draw freeway passersby due to its excellent access and visibility from I-8. Traversed by several miles of freeway frontage, East County Square will be the first fulfillment of Lakeside's freeway oriented commercial center opportunity.

Policy 16 - "Regulate the size, lighting, character of on-site signs to ensure that they blend with a rural atmosphere and discourage off-site signs in accordance with Zoning Ordinance, Section 6200."

Conformance - All physical design aspects of the commercial center will be reviewed to maximize conformance with these characteristics and with other community criteria through the Lakeside Design Review Board process.

Policy 17 - "Develop, utilize, and periodically review performance standards for noise, light, traffic, odors, dust, etc., in the Zoning Ordinance to ensure effective control of commercial and industrial land uses."

Conformance - The East County Square EIR establishes precise requirements for this project to follow in order to mitigate potential impacts of noise, light, traffic, etc. below a level of significance. A legal mandate for agencies to monitor the effectiveness of mitigation provides an opportunity, if needed, to periodically review the effectiveness of performance standards approved therein.

Policy 18 - "Diligently enforce the landscaping requirements for commercial structures and parking areas."

Conformance - The site plan review standards and criteria set forth in the community design review procedures will assure that adequate landscaping is proposed for all commercial parcels and parking. All commercial users will be required to follow strict standards of landscape and parking area maintenance through an established, legally-binding mechanism (commercial CC&R's, etc.) pursuant to the Major Use Permit.

Policy 19 - "Require landscaping of all future commercial structures and parking areas to assure visually attractive commercial developments."

Conformance - Comprehensive and functional landscape treatments are proposed throughout the commercial center as outlined in the Design Guidelines of this Specific Plan.

Policy 20 - "New commercial uses, especially auto-oriented activities, should be encouraged to develop in lots with considerable depth so as to provide adequate parking and safe access along major streets. In addition, the site design should reflect an attempt to integrate the new activity with existing uses."

Conformance - There are no existing uses to integrate with East County Square commercial development. Each commercial lot has ample depth to accommodate off-street parking, the largest commercial lot being nearly 1,000 feet deep.

4. Circulation Goal

"Meet the present and future need for moving people and goods with a balanced transportation system which perpetuates Lakeside's rural atmosphere."

Policy 1 - "Provide a local streets system which facilitates movement within the community while not detracting from the rural atmosphere."

Conformance - The proposed elimination of the remaining segments of both SC 2020 and SC 2021 from the County Circulation Element is warranted by reductions of projected traffic volumes on both links. The East County Square project traffic study verified the appropriateness of both the proposed deletions and of earlier segment deletions that were performed by county staff during the 1990 update of the adjacent Crest-Dehesa Community Plan.

Policy 2 - "Promote traffic safety in the design of roads, regulation of traffic and parking, and traffic law enforcement and education."

Conformance - Project-related road construction and roadway improvements will comply with all recommendations of a detailed traffic study and all applicable San Diego County roadway standards. Improvements will include widening and reconfiguring existing area roadways as necessary to accommodate traffic generated by the project. Commercial parking and circulation areas will be adequate and safe.

Policy 3 - "Enhance Lakeside's beauty and community identity by preserving existing street trees and planting additional trees where feasible."

Conformance - Existing mature trees along Camino Cañada will be supplemented in accordance with a comprehensive landscaping plan which is described in Chapter III of this Specific Plan.

Policy 4 - "Reduce the need for dependence on automobiles for transportation by supporting reasonable efforts to provide efficient public transportation."

Conformance - A Park and Ride facility is located adjacent to the subject property at the southeast of the Interstate 8/Camino Cañada intersection. This area is served by Route 864 of the San Diego County Transit District, which provides service between Alpine community and the El Cajon Transit Center with a current headway of one hour intervals.

Policy 7 - Include facilities in the circulation system for non-motorized transportation, including equestrian trails, bicycle paths, and hiking trails, and set aside specific areas for motorized off-road vehicles."

Conformance - A Hiking and Riding Trail shown on a proposed Hiking and Riding Trail Map for the Lakeside Community Plan traverses the higher elevation ridge which bounds the commercial site on three sides. The trail is separated from the commercial use area and is proposed as a regional riding and hiking trail in the Lakeside and Crest communities.

Policy 9 - "Design roads to enhance scenic areas and use existing land contours."

Conformance - Elimination of SC 2020 and SC 2021 segments from the Circulation Element allows more topographically sensitive design of the residential streets that will serve the project.

Policy 12 - "Provide for roadside and median landscaping using drought-resistant plants requiring a minimum of maintenance."

Conformance - The community landscaping concepts in the Design Guidelines of this Specific Plan include recommendations for drought-tolerant and native plantings wherever feasible. The guidelines further include typical illustrations of median and roadside landscaping concepts.

Policy 15 - "Consider the off-site as well as the on-site circulation impacts of new development proposals and require improvements accordingly."

Conformance - A later phase enhancement program is proposed for an adjacent park-and-ride facility. Offsite improvements are scheduled as outlined in the public facilities section of this Specific Plan.

5. Public Facilities And Services Goal

"Provide adequate and efficient facilities and services for all residents or Lakeside which are appropriate to the community's rural needs."

Public Facilities

Policy 2 - "Minimize the cost of the capital improvements required to serve new developments."

Conformance - The project will pay all needed infrastructure system improvement costs, and it will provide at least its fair share contribution toward any capital equipment needed by the special districts in order to provide service to the project.

Policy 3 - "Promote water reclamation as part of the long range solution to sanitation problems and also as a source of water for irrigation and recreational purposes."

Conformance - Water reclamation facilities are not proposed for the project. If, however, such facilities become available from adjacent development, project owners would consider utilizing such water for landscaping.

Policy 7 - "Reduce the dependence of local agencies on property tax for revenue."

Conformance - The estimated gross taxable sales revenue from East County Square is \$62.5 million per year, which will provide a discernible reduction in the need for property tax revenues to be spent on public facilities.

Policy 10 - "Avoid the use of property taxes for financing water and sewer systems."

Conformance - All of these capital facilities will be installed by the developer for each development area and without the need for any such financing mechanism.

Policy 11 - "Coordinate the extension of public services with expansion of the Current Urban Development Area."

Conformance - All development areas lie within urban services districts and all facilities except waterlines exist at, or adjacent to, the site. The Padre Dam Municipal Water district has reviewed final construction design details for extending a water main into the commercial area through the residential development pockets.

Education

Policy 7 - "Ensure adequate funding for temporary school facilities by requiring developer fees of all new residential construction if such fees are deemed necessary by the Lakeside and Grossmont School District."

Conformance - The Grossmont Union School District requires developer fees of \$1.65 per square foot of residential development and \$.10 per square foot of commercial development. The East County Square developers will pay any and all such required fees to the district.

6. Conservation Goal

"Provide a desirable, healthful, and comfortable environment for living while preserving Lakeside's rural atmosphere and unique resources."

Policy 1 - "Encourage types and patterns of development which minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding, and severe hillside cutting and scarring."

Conformance - Single family, detached residential is the type of development most protected from these untoward consequences of development. Homeowners would be expected to take measures to assure that landscape irrigation and other uses on their properties do not cause erosion or other soil problems to their neighbors, and the Lakeside Fire Protection District has prescribed fuel modification measures to be implemented with native vegetation. Project implementation will involve geotechnical analysis and measures to assure basic soil stability at the time of construction. All design aspects of the commercial site will undergo thorough analysis through the comprehensive major use permit to safeguard against the occurrence of any of these hazard situations.

Policy 2 - "Preserve the best natural features of the area in their natural state and avoid the creation of a total urbanized landscape."

Conformance - All salient natural features, such as major rock outcroppings, drainage swales, steep slopes, and major vegetation area have been preserved either by project design or by placement within permanent open space lots, to be protected dually by recordation of easements any by reclassification of the zone classification to S80.

Policy 5 - "Ensure that land uses within, or adjacent to, recreational, natural preserve, agricultural, or industrial areas are compatible with those areas."

Conformance - While two residential areas of the project lie within about 200 feet of neighboring agricultural uses, those development areas are separated both vertically and horizontally from possible interference. A 200-foot wide electric transmission easement separates and further buffers these use areas from the adjoining agricultural use, and no

urban pollutants borne by storm water runoff can affect the agriculture which is on higher ground.

Policy 8 - "Minimize visual pollution by creating and periodically reviewing sign, landscaping, architecture, and utility standards in the Zoning Ordinance."

Conformance - All of these design aspects will be included in a comprehensive major use permit covering the commercial site, and the permit will be processed in accordance with the Lakeside Design Review procedures to formalize community involvement in signage, landscaping, architecture, and other aspects.

Policy 10 - "Preserve mature trees on public and private property, and require equitable replacement of those removed."

Conformance - Much of the area proposed for development, particularly in the commercial area, has been previously disturbed, primarily by off-road vehicle activity. Existing trees in this area are non-native Eucalyptus. Many of the existing onsite trees are located outside of the development area, in portions of the property to be permanently dedicated as open space.

7. Recreation Goal

"Provide a wide variety of recreational activities and facilities which will meet the needs and enrich the lives of all the residents of Lakeside."

Policy 3 - "Encourage the connection of public stables and equestrian facilities by trails to parks, open spaces, and other points of interest in the Trails System whenever possible."

Conformance - Portions of both a regional and a local riding and hiking trail proposed for the Lakeside Planning Area riding and hiking trail system are located on the project site. A revision to the proposed regional trail will be voluntarily dedicated as part of the project. This onsite trail, intended for hikers and equestrians, is to be part of a proposed comprehensive regional system which connects recreational facilities, parks, and points of interest. A trailhead area will be constructed within the project site northwest of the commercial area (see Figure 3 for site location and Chapter 3, Section 3 for a detailed description).

Policy 4 - "Minimize conflicts between trail users and adjacent properties."

Conformance - Onsite riding and hiking trails are generally located along the perimeter of the property within a large natural open space area. These trails will remain physically separated from proposed project development.

Policy 6 - "Include facilities for a full range of recreational and leisure time activities such as community recreation centers, swimming pools, areas for meeting rooms for community groups, and natural, undeveloped areas."

Conformance - A large portion of the project site will remain in a natural state within open space lots. 240.67 acres, or 64% of the site will remain within this undisturbed, open space area which will contain a regional hiking and riding trail and a trailhead facility with an equestrian staging area.

Policy 12 - "Minimize costs of a trails system by utilizing floodplains, drainage channels, public lands, and major utility rights-of-way wherever possible."

Conformance - A portion of the onsite local trail is located within the northeastern panhandle area. It is proposed that the trail segment be placed within the easement and maintenance road of an existing power line.

8. Scenic Highways Goal

"Establish a network of scenic highway corridors where scenic, historical and recreational resources are protected and enhanced."

Policy 4 - "Do not permit development which will detract from those unique environmental features which are intended to be protected by virtue of being located within or in clear view of a designated scenic corridor."

Conformance - Most of the proposed development areas of the project have very limited visibility from Interstate 8, a second priority scenic route, due to effective screening by site topography, mature eucalyptus trees, and neighboring land uses. Both residential and commercial areas are situated at the base of steep, natural slopes which present the most dominant site feature to near and distant views. Although the commercial area is visible to passersby along approximately a 2,000-foot section of I-8, the largest building is set back over 1,000 feet from the closest freeway land.

VI. IMPLEMENTATION

VI. IMPLEMENTATION

A. REQUIRED IMPLEMENTATION ENTITLEMENTS

In addition to the submittal and approval of this Specific Plan and General Plan Amendment document, other discretionary and ministerial permits will be required in order to implement the proposed project. These are listed below.

Rezone - Zone reclassifications, pursuant to San Diego County Zoning Ordinance, Section 7500 (Zoning Ordinance Amendment Procedure), will be required for the entire project site in order to implement the East County Square Specific Plan project. The existing zone designations of C-32 (Convenience Commercial), RV7 (Variable Family Residential - 7.3 DU/AC), RS7 (Single Family Residential - 7.3 DU/AC), and A70 (Limited Agriculture) will be amended to S88 (Specific Planning Area), RS4 (Single Family Residential - 4.3 DU/AC), and S80 (Open Space). Refer to Figures 10 and 14 for existing and proposed zoning.

Proposed zoning development designators (neighborhood and special area regulations) as shown on Table 2, Proposed Zoning Development Designators, shall be strictly adhered to. Project development and land use shall be implemented by the use, neighborhood development, and special area regulations designated for each of these three zones.

Commercial Area

Size: 48.79 Acres
Planned Use: Specific Planning Area - General Commercial
Planned Gross Floor Area: 290,000 square feet

Description: The Commercial Area consists of approximately 48.79 acres located along the southerly side of the Interstate 8 freeway adjacent to the Camino Cañada off-ramp and the Los Cochés park and ride facility. The area is presently vacant land.

Land Use Guidelines: The Commercial Area is intended to develop primarily as a retail commercial center anchored by a major retailer and a food store including several smaller business uses. There will be several separate lots for the purpose of financial institutions, restaurants or other general commercial businesses.

The commercial area will have special area zoning designators of "P" and "B." The "P" designator requires approval of a major use permit (MUP) over the entire commercial area. The MUP shall be subject to design review by the Lakeside Community Planning Group Design Review Committee and the Design Guidelines stated herein. The MUP shall also indicate that subsequent site plans are to be approved for the lots within the commercial area developing subsequent to approval of the MUP in accordance with the "B" designator. In this way, multiple MUP's or multiple modifications of the original MUP can be avoided.

Permitted Uses

Land uses shall conform to the Civic, Commercial, Industrial and Agricultural Use Types specified for the General Commercial Use Regulations and contained in Section 2362 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. In addition to those uses specified in Section 2362, the Business Equipment Sales and Services "7", Gasoline Sales "12", Laundry Services "13", and Automotive and Equipment: Cleaning shall be considered permitted uses.

Design Guidelines: Development of commercial uses within the Commercial Area shall be in conformance with the East County Square Design Guidelines. Particular attention shall be paid to architectural design as viewed from the public roads. All buildings shall exhibit a compatible architectural theme and comprehensive landscaping and signage design is required. Outdoor uses shall conform with the provisions of the Enclosure Regulations contained in Sections 6800 through 6816 of the County Zoning Ordinance, except as amended herein. The MUP and any subsequent site plans for all lots within the Commercial Area shall be prepared and reviewed in accordance with the Community Design Review procedure contained in Section 5787, with the Lakeside Community Design Guidelines, and with the design criteria of this Specific Plan.

Zoning: The following "Zoning box" shall apply to the Commercial Area:

USE REGULATIONS	S88
ANIMAL REGULATIONS	--
DEVELOPMENT REGULATIONS	
Density	--
Lot Size	--
Building Type	W
Max Floor Area	--
Floor Area Ratio	--
Height	G
Coverage	--
Setback	V
Open Space	--
SPECIAL AREA REGULATIONS	B,P

Residential Areas

Size:	86.99 Acres
Planned Use:	Single Family Residential
Density:	4.3 Dwelling Units per Acre (200 maximum)

Description: The Residential Areas consist of approximately 86.99 acres located northeast of the Commercial area in three separate "pockets" which are 71.75, 12.23 and 3.41 acres in size, respectively. The eastern two pockets lie at the south termini of Hawick Drive and Avenida del Charro. The land is presently vacant adjacent to single-family detached homes, some pasture lands and a mobilehome park.

Land Use Guidelines: The Residential Area shall be developed as a residential subdivision of 10,000 square foot lots with detached single family dwelling units. Absolute minimum residential lot sizes shall be 10,000 square feet and no PRD or cluster development shall be permitted.

Permitted Uses

Land uses shall conform to the Residential Use Types specified for the Residential Use Regulations and contained in Sections 2100 through 2102 of the County Zoning Ordinance, as it may presently exist or hereafter be amended. Such uses shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance.

Design Guidelines: Development of homesites within the Residential Areas shall be in conformance with standard provisions of the animal and development regulations as designated in the zone box and as specified as project mitigation in the accompanying environmental impact report.

Zoning: The following "Zoning box" shall apply to the Residential Areas:

USE REGULATIONS	RS4
ANIMAL REGULATIONS	A
DEVELOPMENT REGULATIONS	
Density	4.3
Lot Size	10,000
Building Type	B
Max Floor Area	--
Floor Area Ratio	--
Height	G
Coverage	--
Setback	H
Open Space	--
SPECIAL AREA REGULATIONS	--

Open Space Areas

Size:	240.67 Acres
Planned Use:	Natural Open Space
Density:	Not Applicable

Description: Open Space is contained in several large areas that surround the residential and commercial development. Included in the open space is a trailhead located adjacent to the northwest portion of the commercial area. Access to the trailhead will be via a driveway from the cul-de-sac of Camino Cañada.

Land Use Guidelines: These areas are intended to remain as permanent, natural open space for the protection of sensitive biological habitats and several individual plant and animal species. Improvements will be limited to the trailhead, riding & hiking trails and necessary encroachments of maintenance roads and easements for public utilities, sewer and water lines.

Design Guidelines: Open space areas will be dedicated as easements to the County of San Diego and/or conveyed in fee to an appropriate public or private resource agency.

Zoning: The following "Zoning box" shall apply to the Open Space Areas:

USE REGULATIONS	S80
ANIMAL REGULATIONS	--
DEVELOPMENT REGULATIONS	
Density	--
Lot Size	--
Building Type	--
Max Floor Area	--
Floor Area Ratio	--
Height	--
Coverage	--
Setback	--
Open Space	--
SPECIAL AREA REGULATIONS	--

Tentative Subdivision Map - A tentative map will be required to implement the East County Square Specific Plan. A tentative map, pursuant to the County of San Diego Subdivision Ordinance (Title 8, Division 1 of the Code of Regulatory Ordinances) is required for all major subdivisions, which are defined as any subdivision of five or more lots. Approval of the tentative map is necessary to implement the commercial development, which is the first phase of development. A subsequent tentative map(s) will be required to implement the residential development which will necessitate further subdivision of the large residential super-block lots into individual single family lots. The tentative map shall show the general subdivision design and such specific items as are required in the Subdivision Ordinance. This includes lot dimensions and areas, access rights-of-way, drainage, and easements. Tentative maps are not intended to be final, engineered maps of proposed development.

Major Use Permit and Site Plan(s) - One major use permit, pursuant to San Diego County Zoning Ordinance, Section 7050 (Administrative Permit Procedure) will be required for all lots

and uses for the commercial area of East County Square and shall be processed concurrently with this application. A major use permit is required to ensure project quality and continuity and will cover such issues as site design, architecture, and landscaping. The comprehensive major use permit will control general grading and construction and will provide specific development criteria for architecture, signage, parking, landscape/streetscape, and lighting for both individual and collective parcels. The comprehensive MUP will cover the main retail uses or parcels and it will also include the smaller retail parcels such that it will satisfy the "P" special area regulation's MUP requirement for all parcels and uses. Additional development details for smaller lots will be furnished through the Site Plan review process; and no major use permit or modification to the comprehensive MUP will be required for subsequent development of the smaller parcel(s). The review and approval process shall be subject to community design review by the Lakeside Design Review Board pursuant to Sections 5750-5799 of the Zoning Ordinance.

Site Plan (Community Design Review for Commercial Area) - A site plan or series of site plans, pursuant to Sections 5750 and 7150 will be required prior to issuance of building permits for all structures for those lots within the commercial area of East County Square not previously approved on the comprehensive MUP. This procedure is required to ensure project quality and continuity and will cover such issues as site design, architecture, and landscaping. The site plan process will also control general grading and construction and will provide specific development criteria for architecture, signage, parking, landscape/streetscape, and lighting for all commercial parcels. The review and approval process shall be subject to Community Design Review by the Lakeside Design Review Board pursuant to Sections 5750-5799 of the Zoning Ordinance.

Environmental Impact Report - An Environmental Impact Report (EIR) is being processed concurrently with this Specific Plan/General Plan Amendment Report. The EIR, prepared by Lettieri McIntyre & Associates, is required pursuant to CEQA (California Environmental Quality Act) guidelines and identifies all significant impacts associated with project implementation. Mitigation measures are outlined to reduce the level of significance of each identified impact.

Subsequent Tentative Map(s) - A tentative map(s), pursuant to the County of San Diego Subdivision Ordinance (Title 8, Division 1 of the Code of Regulatory Ordinances) is required for the further subdivision of the residential areas into individual single family lots. The residential areas will be subdivided into a maximum of 200 residential lots with a minimum area of 10,000 square feet each. It is unknown at this time whether a single tentative map will be submitted over all residential areas, or whether two or more tentative maps will be submitted reflecting a phasing program for the residential development.

Army Corps of Engineers - The proposed project is subject to a Section 404 permit by the Army Corps of Engineers. This permit, pursuant to the Clean Water Act (33 U.S.C. 1344), is required for projects which discharge dredged or fill material into waters of the United States, including wetlands. The Corps has issued Nationwide Permits (NWPs) which are intended to expedite processing minor projects. If there are between one and ten acres of development impact on wetlands, the project is subject to review and discretionary approval by the Corps. It appears that development of certain residential lots may necessitate the disturbance of streams and/or wetlands. As such, a Section 404 permit may be required, depending upon the amount of disturbance. This, however, will be determined at the time that specific grading plans are prepared.

California Department of Fish and Game - A 1603/1604 permit is required for any project in which a blueline stream, as indicated on a U.S.G.S. (United States Geological Survey) map, is disturbed. Two blueline streams drain through the site, both in a northwesterly direction. The northern stream is located in the property's panhandle area within a designated open space lot. The second stream is generally located in the central portion of the project site within two designated open space lots. This stream, however, does cross over an area designated for residential development and will consequently require some form of channelization. As such, a 1603/1604 permit is necessary before grading of that area can occur.

Street Vacation - The realignment and improvement of Camino Cañada will allow for the vacation of portions of the current public right-of-way alignment in the area of the I-8 underpass and easterly approximately 600 feet. This process shall be completed prior to or concurrent with the recording of the initial final map.

Sewer District Annexation - A slight adjustment in Lakeside Sanitation District boundaries will be required to bring the entire commercial development area within the sewerage district. The District and Local Agency Formation Commission (LAFCO) approval will be required prior to approval of the final subdivision map for Phase I.

Final Maps and Improvement Drawings - Final maps and improvement drawings for both the commercial and residential developments are required for project implementation. Final subdivision maps and Improvement Drawings are prepared subsequent to approval of tentative maps and are subject to the requirements and provisions of the Subdivision Ordinance (Title 8, Division 1 of the Code of Regulatory Ordinances). Final maps are engineered drawings showing information pertaining to all title information and the new lots and streets created. Grading (contours, slope gradients, cut/fill areas, quantities, etc.), existing and proposed utilities, roadway construction, building locations, and all other specific elements necessary for project implementation are shown on the grading and improvement plans.

Building Permits - In accordance with the major use permit and site plans.

B. PHASING

Development of East County Square is proposed in two phases, specifically a commercial phase and a residential phase. As such, certain infrastructure improvements must be in place, or constructed concurrently, with each individual phase. This will ensure that the proposed development will not impact existing facilities (streets, utility lines, etc.) or create a new set of problems to area residents. The following improvements are proposed to mitigate the expected increased demand for facilities as a result of project implementation:

Phase 1 (Commercial)

Public Streets (onsite)

- Camino Cañada realignment and construction
1740 feet of right-of-way varying from 50 feet to 88 feet wide
- La Cresta construction
240 feet of 60-foot right-of-way
- Valley Rim Road construction
450 feet of 88 foot right-of-way

Caltrans/Other Onsite and Offsite Street Improvements

- Install and interconnect traffic signals where deemed necessary to mitigate traffic impacts of the project.
- Upgrade and improve I-8 on and off ramps to include realignment, widening and restriping as needed.
- Realign and improve Camino Cañada within the site and in the vicinity of the project to accommodate and facilitate area residents' travel needs as well as those of future East County Square shoppers and new residents. This will include improvements to roads, bicycle paths, sidewalks and horse trails.
- Reconstruct/reconfigure the existing Park and Ride lot in a manner which results in a net increase in the numbers of spaces available and maintains or enhances the site access.

Utilities

- Private and public onsite storm drain system
- Water
 - 1 mile onsite
 - 1.2 miles offsite
- Sewer
 - 1,500 feet onsite
 - 800 feet offsite

Trails

- Construct trailhead staging area
- Improve existing onsite trails, where necessary, to trail design standards

Phase 2 (Residential)

Public Streets

- La Cresta extension
- Hawick Drive extension
- Avenida Del Charro extension
- Neighborhood collector streets construction

Utilities

- Private and public onsite storm drain system
- Water
- Sewer

Trails

- Reroute trails through/around residential areas as necessary

C. FINANCING

All fees, costs, expenses, and fair-share contributions necessary for permits, site preparation, construction, on- and off-site infrastructure, and maintenance of the proposed project will be borne by the owner and/or developer and shall be provided at such times as are appropriate and necessary for the timely and efficient development of East County Square. All such expenses shall be privately funded and shall be the sole responsibility of the owner/developer. At no time will implementation of the project place an undo burden on existing facilities or services.

APPENDICES

- A. Existing Zoning Development Regulations
- B. Service Availability Letters

APPENDIX A

EXISTING ZONING DEVELOPMENT REGULATIONS

**APPENDIX A
EXISTING ZONING DEVELOPMENT
REGULATIONS**

1

USE REGULATIONS	RR.5	(P)C32
NEIGHBORHOOD REGS	V	-
Density	0.5	-
Lot Size	2 AC	-
Building Type	C	W
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	G
Coverage	-	-
Setback	B	O
Open Space	-	-
SPECIAL AREA REGS	-	B

4

USE REGULATIONS	A70	(P)RV7
NEIGHBORHOOD REGS	L	A
Density	0.25	7.3
Lot Size	4 AC	3,500
Building Type	C	K
Max Flr Area	-	-
Flr Area Ratio	-	0
Height	G	G
Coverage	-	-
Setback	C	V
Open Space	-	-
SPECIAL AREA REGS	-	B,P

2

USE REGULATIONS	A70	(P)C32
NEIGHBORHOOD REGS	L	-
Density	0.25	-
Lot Size	4 AC	-
Building Type	C	W
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	G
Coverage	-	-
Setback	C	O
Open Space	-	-
SPECIAL AREA REGS	-	B

5

USE REGULATIONS	A70	(P)RV7
NEIGHBORHOOD REGS	L	A
Density	0.25	7.3
Lot Size	4 AC	3,500
Building Type	C	D
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	G
Coverage	-	-
Setback	C	J
Open Space	-	M
SPECIAL AREA REGS	-	B,D

3

USE REGULATIONS	RS7	(P)RS7
NEIGHBORHOOD REGS	Q	A
Density	7.26	7.3
Lot Size	6,000	3,500
Building Type	C	K
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	G
Coverage	-	-
Setback	J	V
Open Space	-	-
SPECIAL AREA REGS	-	P

6

USE REGULATIONS	RR.5	(P)RV7
NEIGHBORHOOD REGS	V	A
Density	0.5	7.3
Lot Size	2 AC	3,500
Building Type	C	K
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	G
Coverage	-	-
Setback	B	V
Open Space	-	-
SPECIAL AREA REGS	-	B,P

**APPENDIX A
EXISTING ZONING DEVELOPMENT
REGULATIONS**

7

USE REGULATIONS	RR.5	(P)RV7
NEIGHBORHOOD REGS	V	A
Density	0.5	7.3
Lot Size	2 AC	3,500
Building Type	C	D
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	G
Coverage	-	-
Setback	B	J
Open Space	-	M
SPECIAL AREA REGS	-	B,D

10

USE REGULATIONS	RR.5	(P)S80
NEIGHBORHOOD REGS	V	A
Density	0.5	O
Lot Size	2 AC	20 AC
Building Type	C	A
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	A
Coverage	-	-
Setback	B	A
Open Space	-	-
SPECIAL AREA REGS	-	-

8

USE REGULATIONS	RR.5	(P)RS7
NEIGHBORHOOD REGS	V	A
Density	0.5	7.3
Lot Size	2 AC	5,000
Building Type	C	B
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	G
Coverage	-	-
Setback	B	J
Open Space	-	-
SPECIAL AREA REGS	-	B

11

USE REGULATIONS	A70	(P)RS7
NEIGHBORHOOD REGS	L	A
Density	0.25	7.3
Lot Size	4 AC	5,000
Building Type	C	B
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	G
Coverage	-	-
Setback	C	J
Open Space	-	-
SPECIAL AREA REGS	-	B

9

USE REGULATIONS	RS7	(P)RS7
NEIGHBORHOOD REGS	Q	A
Density	7.26	7.3
Lot Size	6,000	5,000
Building Type	C	B
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	G
Coverage	-	-
Setback	J	J
Open Space	-	-
SPECIAL AREA REGS	-	B

12

USE REGULATIONS	A70	(P)S80
NEIGHBORHOOD REGS	L	A
Density	0.25	O
Lot Size	4 AC	20 AC
Building Type	C	A
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	A
Coverage	-	-
Setback	C	A
Open Space	-	-
SPECIAL AREA REGS	-	-

**APPENDIX A
EXISTING ZONING DEVELOPMENT
REGULATIONS**

13

USE REGULATIONS	A70	(P)RS7
NEIGHBORHOOD REGS	L	A
Density	0.25	7.3
Lot Size	4 AC	5,000
Building Type	C	B
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	G
Coverage	-	-
Setback	C	J
Open Space	-	-
SPECIAL AREA REGS	-	B

16

USE REGULATIONS	RR.5	(P)S80
NEIGHBORHOOD REGS	V	A
Density	0.5	O
Lot Size	2 AC	20 AC
Building Type	C	A
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	A
Coverage	-	-
Setback	B	A
Open Space	-	-
SPECIAL AREA REGS	-	-

14

USE REGULATIONS	A70	(P)RS7
NEIGHBORHOOD REGS	L	A
Density	0.25	7.3
Lot Size	4 AC	5,000
Building Type	C	B
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	G
Coverage	-	-
Setback	C	J
Open Space	-	-
SPECIAL AREA REGS	-	-

17

USE REGULATIONS	A70	(P)S80
NEIGHBORHOOD REGS	L	A
Density	0.25	O
Lot Size	4 AC	20 AC
Building Type	C	A
Max Flr Area	-	-
Flr Area Ratio	-	-
Height	G	A
Coverage	-	-
Setback	C	A
Open Space	-	-
SPECIAL AREA REGS	-	-

15

USE REGULATIONS	A70	
NEIGHBORHOOD REGS	I	
Density	0.25	
Lot Size	4 AC	
Building Type	C	
Max Flr Area	-	
Flr Area Ratio	-	
Height	G	
Coverage	-	
Setback	C	
Open Space	-	
SPECIAL AREA REGS	-	

18

USE REGULATIONS	A70	
NEIGHBORHOOD REGS	M	
Density	0.25	
Lot Size	4 AC	
Building Type	C	
Max Flr Area	-	
Flr Area Ratio	-	
Height	G	
Coverage	-	
Setback	C	
Open Space	-	
SPECIAL AREA REGS	-	

**APPENDIX A
EXISTING ZONING DEVELOPMENT
REGULATIONS**

19

USE REGULATIONS	RR.5	
NEIGHBORHOOD REGS	V	
Density	0.5	
Lot Size	2 AC	
Building Type	C	
Max Flr Area	-	
Flr Area Ratio	-	
Height	G	
Coverage	-	
Setback	B	
Open Space	-	
SPECIAL AREA REGS	-	

20

USE REGULATIONS	S94	
NEIGHBORHOOD REGS	-	
Density	-	
Lot Size	-	
Building Type	A	
Max Flr Area	-	
Flr Area Ratio	-	
Height	-	
Coverage	-	
Setback	-	
Open Space	-	
SPECIAL AREA REGS	-	

APPENDIX B

SERVICE AVAILABILITY LETTERS

Lakeside Sanitation District
Padre Dam Municipal Water District
Lakeside Fire Protection District
San Diego County Sheriff's Department
Grossmont Union High School District
Cajon Valley Union School District

PROJECT FACILITY AVAILABILITY FORM

SEWER

Please type or use pen

Gatlin Development Co. 793-2850
 Owner's Name Phone
 12625 High Bluff Drive, Suite 304
 Owner's Mailing Address Street
 San Diego, CA 92130
 City State Zip

ORG 8414
 ACCT LE0009
 ACT 9916
 TASK 111
 DATE 8-2-94
 OF 03 H 02 94/08/02 13:50
 T#081473 ASD 15.00
 AMT \$ 15.00



DISTRICT CASHIER'S USE ONLY

SECTION 1: PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Certificate of Compliance: _____
 Minor Subdivision (TPM) Boundary Adjustment
 Specific Plan or Specific Plan Amendment
 Rezone (Reclassification) from C32p to C36 zone
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

S	E	E	A	T	T	A	C	H	E	D		
4	0	1				0	2	0			1	5
4	0	1				0	2	0			1	9
4	0	0				1	3	0			3	6

- B. Residential... Total number of dwelling units Reduction to 200+
 Commercial... Gross floor area 290,000
 Industrial... Gross floor area _____
 Other... Gross floor area _____

Thomas Bros. Page 49B6 Grid 57B1
 Project address So. I-8 @ Camino Canada
Lakeside Community Plan
 Community Planning Area/Subregion Zip

- C. Total Project acreage 375 Total number of lots 12
 D. Is the project proposing its own wastewater treatment plant? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
 OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Michael D. Stevens, Agent Date: July 29, 1994
 Address: 4135 Voltaire Street San Diego, CA 92107 Phone: 223-9833
 (On completion of above, present to the sewer district to establish facility availability. Section 2 below)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District name Lakeside Sanitation District Service area _____

- A. Project is in the district.
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the district and is not within its Sphere of Influence boundary.
 The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
EDU's limited by policy I-106. Must contact E. Jener @ 694-3649
 B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
 Project will not be served for the following reason(s): _____

- C. District conditions are attached. Number of sheets attached: _____
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.
 D. How far will the pipeline(s) have to be extended to serve the project? 900 feet
 Date: 8/2/94 Expiration date: 8/2/95 extension of time - due to expire 10/2/94
 (One year from date of issuance unless district indicates otherwise)

Authorized signature: Velisa Jeffries Print name: VELISA JEFFRIES
 Print title: ADMIN. ASST. Phone: 694-2109

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT
 On completion of Section 2 by the district, applicant is to submit this form with application to
 the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

PROJECT FACILITY AVAILABILITY FORM

WATER



Please type or use pen

Gatlin Development Co. 793-2850
 Owner's Name Phone
 12625 High Bluff Drive, Suite 304
 Owner's Mailing Address Street
 San Diego, California 92130
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from See Attached zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____
- B. Residential Total number of dwelling units 0
 Commercial Gross floor area 290,000 sf
 Industrial Gross floor area _____
 Other Gross floor area _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

S	E	E	A	T	T	A	C	H	E	D		

Thomas Bros. Page 49B6 Grid 57B1
So. of I-8 at Camino Canada
 Project address Street
Lakeside Community Plan
 Community Planning Area/Subregion Zip

C. Total Project acreage 375 Total number of lots 12

- D. Is the project proposing the use of groundwater? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Michael D. Stevens, Agent Date: July 29, 1994

Address: 4135 Voltaire Street San Diego, CA 92107 Phone: 223-9833

(On completion of above, present to the water district to establish facility availability, Section 2 below)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name PADRE DAM MUNICIPAL WATER DISTRICT Service area ID1, Zone BV, I

- A. Project is in the district.
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the district and is not within its Sphere of Influence boundary.
 The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached 1. (Number of sheets)
 Project will not be served for the following reason(s): _____

- C. District conditions are attached. Number of sheets attached: 1
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? _____

Date: 8-8-94 Expiration date: 8-8-95 (One year from date of issuance unless district indicates otherwise.)

Authorized signature: Steve Weston Print name: Steve Weston

Print title: Engineering Supervisor Phone: 448-3111

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

* No residential proposed with this application, however reduction in allowable residential density from 356 to 200+.



PADRE DAM MUNICIPAL WATER DISTRICT

10887 Woodside Avenue, Santee, California 92071 - 619-448-3111

WATER AVAILABILITY ATTACHMENT CONDITIONS OF APPROVAL

PROJECT NAME Gatlin Development Co. MAP NUMBER _____

A.P.N.(s) 398-410-70, 400-130-29 & 36, 401-020-15,16 (por),18,19,20, 401-040-11,12

FACILITIES

Domestic/Irrigation service and fire hydrant requirements may determine if the proposed project will require a water main extension. If a water main extension is necessary, the following will be requirements to proceed with the project. The Developer / Property Owner shall:

- Prepare plans for a Potable Water system according to Padre Dam's Requirements.
- Provide the agreement and securities required by the County / City and/or Padre Dam to install the public water system required for the project.
- Install a Potable Water System per the Padre Dam Rules and Regulations and Standard Specifications.
- Install a Reclaimed Water system, for the purposes of irrigation, per the Padre Dam Rules and Regulations and Standard Specifications.
- Pay for all installation and capacity fees for each meter connection, each lot, or each building. (As determined by project need prior to District providing service or a commitment letter)
- Install potable water, reclaimed water and sewer lines with the required separation as determined by the Health Department and Padre Dam.

Padre Dam does not require that all lots be connected to the public water system. Alternate sources of water are under the jurisdiction of the County of San Diego, or the City of Santee.

EASEMENTS

- Developer shall dedicate to Padre Dam all necessary easements for that portion of the water system which is to be public.
- Easements may be required by Padre Dam to allow for future main extensions to serve property beyond the boundaries of the map/project.

FACILITY COMMITMENT

- Adequate water facility commitment shall be committed prior to final project approval/map recordation and shall be available concurrent with project need.

PROPERTY DEDICATION

- Property needs to be dedicated/acquired to build future water storage tank at Elevation 1025'.

SPECIAL CONDITIONS

- Computer analysis may be required for this project, at developer's expense, to determine project needs.
- Apply and pay for the costs of annexing all property within the project into the appropriate Padre Dam Improvement District(s). (If property outside the project's boundaries is required to be annexed into Padre Dam in order to provide service to the project, it will be the Developers/Property Owners responsibility for annexing this property.)

Need to update the computer study (Previously under Brookhollow), up developer's cost. This letter is for commercial development only. Fire flow demands will determine the facilities that will be needed to serve the properties. Capacity demand will be determined at the time of site plan submittal. The closest facilities are located at Pecan Park Lane and Sierra Alta Way.

Prepared by Joni Cooley
E-33 R-7/93

Approved by: Steve Weston *SW*

Date: 8-8-94

PADRE DAM'S 1996 WATER AVAILABILITY COMMITMENT

PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen

Gatlin Development Company 793-2850
 Owner's name Phone
 12625 High Bluff Drive, Suite #304
 Owner's mailing address Street
 San Diego, California 92130
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 AMT \$ _____ DATE _____



DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- Major Subdivision (TM) Specific Plan or Specific Plan Amendment
- Minor Subdivision (TPM) Boundary Adjustment
- Certificate of Compliance, purpose: _____
- Major Use Permit (MUP), purpose: _____
- Rezone (Reclassification) from _____ to _____ zone
- Time Extension... Case No. _____
- Expired Map..... Case No. _____
- Other _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

Attached		

Thomas Bros. Page 49B6 Grid 57B1

Project address So of 18 @ Camino Canada
Street

Lakeside Community Plan
Community Zip

- b. Residential.....Total number of dwelling units 356-240*
- Commercial.....Gross floor area 290,000
- Industrial.....Gross floor area _____
- Other.....Gross floor area _____
- c. Total Project acreage 375 Total lots 12 Smallest proposed lot _____

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's signature: _____ Date: _____

Address: 4135 Voltaire Street, San Diego, CA 92107 Phone: (619) 223-9833

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name Lakeside Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project: Station 3
 located at 14008 Hwy 8, Business, is one mile from project

- Project is in the district and eligible for service.
- Project is not in District but it is within its Sphere of Influence boundary, owner must apply for annexation.
- Project is not within the District's Sphere of Influence.
- Project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 5 minutes.
- Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
- c. District conditions are attached. The number of sheets attached: 2

SECTION 3. FUELBREAK REQUIREMENT

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

- Within the proposed project _____ feet of clearing will be required around all structures.
- The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

Date: July 29, 1994 This certification expires on: July 29, 1995

Authorized signature

Thomas N. Ace, Fire Marshal 390-2350

Print name and title

Phone

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 3201 Ruffin Road, Suite B, San Diego, CA 92123

* None proposed as part of this permit- For Specific Plan Purposes Only



Lakeside Fire Protection District

12365 PARKSIDE ST.
LAKESIDE, CA 92040-3006
BUSINESS (619) 390-2350
FAX (619) 443-1568

**FIRE CHIEF
WAYNE T. STRANGE**

Date: July 29, 1993

To: Director, Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123

From: Thomas N. Ace, Fire Marshal
Lakeside Fire Protection District

Subject: Fire Protection Requirements for Tentative Parcel Map
Number: APN#'s 400-130-29, 400-130-36, 401-020-15, 401-020-16, 401-020-18, 401-020-19, 401-020-20, 401-040-11, 401-040-12

Following are the fire protection requirements for the above referenced Tentative Parcel Map.

FACILITY/UTILITY ARRANGEMENTS (Not Deferred)

1. The subdivider shall provide a letter from the Lakeside Fire Protection District stating that the required development impact fees have been paid to the satisfaction of said District (DPLU) (80)

FACILITY/UTILITY IMPROVEMENTS (NOT DEFERRED)

2. Fire hydrants, together with an adequate water supply, shall be installed in accordance with the specifications of the Lakeside Fire Protection District and San Diego County standards. On paved roads a "blue-dot" marker shall be installed in the pavement to indicate the location of the fire hydrants(s).

Design of water supply, type and location of fire hydrant(s) shall be submitted to the Lakeside Fire Protection District for approval prior to the issuance of a building permit for any parcel created by this subdivision. (DPLU) (138)

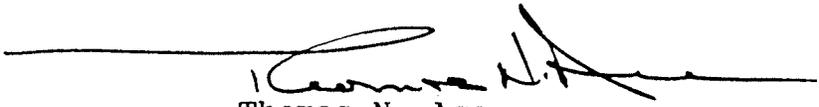
3. A fuel break shall be provided and maintained in accordance with the specifications of the Lakeside Fire Protection District. This information shall be shown on the Parcel Map as "Nontitle Information." (157)
4. The subdivider shall provide a letter from the Lakeside Fire Protection District stating that fire flow deficiencies have been mitigated to the satisfaction of

5. Numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property to the satisfaction of the Lakeside Fire Protection District. Said numbers shall contrast with their background.

This condition shall be complied with after the approval of the Parcel Map; however, this condition must be complied with prior to the issuance of an occupancy permit. This condition must be complied with only on the particular parcel for which an occupancy permit is sought. (159B)

6. Public Capital improvements may be necessary due to the impact of this project on the district. The nature of the improvements will require additional information regarding the nature, occupancy and size of the proposed commercial project.

If you have any questions regarding this project, please contact me at 390-2350, Extension #14.


Thomas N. Ace
Fire Marshal

SAN DIEGO COUNTY SHERIFF'S DEPARTMENT



JIM ROACHE, SHERIFF



AGENCY RECOMMENDATION

August 4, 1993

TO: Susie Porter
Department of Planning and Land Use
Project Processing (0-650)

FROM: Sheriff's Department
Planning & Research Unit (0-339)

PROJECT #PIA 93055, WHICH INCLUDES COMMERCIAL AND RESIDENTIAL DEVELOPMENT (EAST COUNTY SQUARE)

In response to correspondence from the Stevens Planning Group, Inc., the following information is provided.

1. Development of vacant land for residential, commercial, industrial or recreational use, impacts negatively on delivery of law enforcement services in the unincorporated area. Therefore, additional resources commensurate with changes in land use or increases in population density must be added to maintain adequate service levels.
2. The desirable law enforcement service level for unincorporated areas as a whole, has been determined to be a 24-hour service package consisting of seven patrol deputies, two detectives, one supervisor and one clerical support staff for each 10,000 resident population. In other words, for each population increase of 1,000 approximately one sworn officer must be added to maintain adequate service levels.
3. Resources provided for the unincorporated area of the County are currently below that level, which seriously impacts our ability to provide adequate services. This project will therefore impact negatively on service delivery to the project site and also will further diminish service to the rest of the unincorporated area.

Project #PIA 93055
August 4, 1993
Page 2

4. The project site is located within Sheriff's Beat Number 532, which is serviced from the Santee Station located at 8811 Cuyamaca Street, Santee, CA 92071-4288.

5. Quick response to calls is critical because it increases the chances of saving lives and apprehending criminals at or near the scene of a crime. In urbanized areas of unincorporated San Diego, the current goal for response time to a priority call is 8 minutes or less. These are calls involving life-threatening situations or felonies in progress. For all other calls the target is 16 minutes or less.

Average response times for calls for service in the Santee Station's unincorporated jurisdiction in Fiscal Year 1992 were:

Priority Calls: 10.4 minutes for 2,852 calls

Non-Priority Calls: 26.7 minutes for 14,835 calls.

The establishment of facility impact fees is being considered by the San Diego County Board of Supervisors. Should these fees materialize it is anticipated there will be expansion of existing facilities and the creation of several new substations. Exact locations for new substations cannot be determined at this time.

This development and its attendant rise in population will necessitate an increase in law enforcement resources to meet the additional demands for service which invariably accompany population growth. Accordingly, the Sheriff's Department recommends that, to the extent legally allowed, this project be required to mitigate its negative impact on our capital and facilities needs.

Carol A. Decker

Carol A. Decker
Planning & Research Analyst
5555 Overland Ave., Bldg 1 (0339)
San Diego, California 92123-1219
(619) (550) 495-5601 (FAX 495-5518)

✓ cc: Debi Bright
Stevens Planning Group, Inc.

PROJECT FACILITY AVAILABILITY FORM

SCHOOL

SC

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

Gatlin Development Co. 793-2850
Owner's Name Phone

12625 High Bluff Drive, Suite 304
Owner's Mailing Address Street

San Diego, California 92130
City State Zip

ORG _____
ACCT _____
ACT _____ ELEMENTARY _____
TASK _____ HIGH SCHOOL _____
DATE _____ UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT SEE ATTACHED LETTER
 Rezone from _____ zone density/intensity to _____ zone density/intensity.
 General Plan Amendment
 Specific Plan
 Specific Plan Amendment

B. DEVELOPMENT PROJECT
 Major Subdivision (TM)
 Minor Subdivision (TPM)
 Boundary Adjustment
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

C. Residential Total number of dwelling units 356 to 240*
 Commercial Gross floor area 332,949
 Industrial Gross floor area _____
 Other Gross floor area _____

D. Total Project acreage 370 acre Total number of lots 7

Applicant's Signature Michael D. Stevens Date 7-2-93
 Address 4135 Voltaire Street, San Diego, CA 92107 Phone (619) 223-9833

(On completion of above, present to the school district to complete Section 2 below)

Assessor's Parcel Number(s)
(Add extra if necessary)

S	E	E	A	T	T	A	C	H	E	D		

&
 Thomas Bros. Page 49/B6 & 57/B1
 Project address _____ Street
Lakeside Community Plan
 Community Planning Area/Subregion Zip

SECTION 2. FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: GROSSMONT UNION HIGH SCHOOL DISTRICT

Indicate the location and distance of proposed schools of attendance. Elementary: _____ miles: _____
 Junior/Middle: _____ miles: _____ High school: Granite Hills High miles: 3.3

This project will result in the overcrowding of the elementary junior/middle high school.
 (check all that apply)

Fees will be levied either in accordance with Government Code Section 53080 or Section 65970 prior to the issuance of building permits. Agreement and Trust Deed A-331 Fees May Apply

Project is located entirely within the district and is eligible for service.
 The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

FOR LEGISLATIVE ACTS (Rezones, General Plan Amendments, Specific Plans) ONLY:
 Pursuant to County Ordinance and the Public Facility Element of the General Plan, facilities to serve the project have been committed through a binding agreement satisfactory to the school district.
 A binding agreement has not yet been signed, but one will be required prior to legislative approval, unless
 No binding agreement is necessary. verification of pre-existing agreement on this site is provided by developer.

Authorized signature: Fred J. Martinez Print name: Fred J. Martinez
 Print title: Assistant Superintendent Business Services Phone: 465-3131 Ext. 214

7/20/93

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

If not in a unified district, which elementary or high school district must also fill out a form?

* For Specific Plan purposes only. No residential lots proposed at this time.



GROSSMONT UNION HIGH SCHOOL DISTRICT

POST OFFICE BOX 1043 • LA MESA, CALIFORNIA 91944-1043 • (619)465-3131 • FAX (619)460-0963

*Committed to Excellence
Since 1920*

July 20, 1993

Stevens Planning Group, Inc.
4135 Voltaire St.
San Diego, CA 92107

Attention: Michael Stevens

Reference: Gatlin Development Company Property in Lakeside Community Plan

Gentlemen:

In response to your inquiry concerning certain relationships between the Grossmont Union High School District and the development located at the south side of Highway 8 between Rios Canyon Road and Greenfield Avenue, the following information is provided:

This development lies within the 1992/93 attendance boundaries of Granite Hills High School located at 1719 East Madison Avenue, El Cajon, CA 92019-1053. The enrollment of this high school is 2373 and the capacity is 1989. This project is approximately 3.3 miles from the above mentioned high school. This mileage is calculated by map reference only.

The Grossmont Union High School District's projected enrollment for 1993/1994 and succeeding years for its ten comprehensive high schools will exceed the desired assignment level. This assignment level represents the level at which the district can provide its standard instructional program of six periods per day per student without extended day scheduling. New building developments may impact this situation.

The Grossmont Union High School District has a developer fee assessment policy. The current level of assessment is \$1.63 per square foot for residential, or a secured agreement prior to 1987 must be in place. The assessment is \$.10 per square foot for industrial or commercial projects. These fees are collected at the time of building permit issuance.

Receipt of the above payment will assist the Grossmont Union High School District in providing adequate public school services and facilities concurrent with need. This may be done through the construction of new facilities or the modification of existing facilities. In some cases, school boundary changes will be the means of providing adequate services and facilities.

Sincerely,

Linda L. Robinson
Director, Facilities

GOVERNING BOARD MEMBERS

Thomas P. Davies Maynard R. Olsen
Michael Harrelson Ada Reep
June M. Mott

SUPERINTENDENT

Jo Ann Smith

PROJECT FACILITY AVAILABILITY FORM

SCHOOL



Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Gatlin Development Co. 793-2850
 Owner's Name Phone
 12625 High Bluff Drive, Suite 304
 Owner's Mailing Address Street
 San Diego, CA 92130
 City State Zip

ORG _____
 ACCT _____
 ACT _____ ELEMENTARY _____
 TASK _____ HIGH SCHOOL _____
 DATE _____ UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT SEE ATTACHED
 Rezone from _____ zone density/intensity to _____ zone density/intensity.
 General Plan Amendment
 Specific Plan
 Specific Plan Amendment

B. DEVELOPMENT PROJECT
 Major Subdivision (TM)
 Minor Subdivision (TPM)
 Boundary Adjustment
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

C. Residential Total number of dwelling units 155*
 Commercial Gross floor area 281,339
 Industrial Gross floor area _____
 Other Gross floor area _____

D. Total Project acreage 375 Total number of lots 23

Applicant's Signature Karen Seivert Date _____
 Address 4135 Voltaire Street, San Diego CA 92107 Phone (619) 223-9833

(On completion of above, present to the school district to complete Section 2 below)

Assessor's Parcel Number(s)
 (Add extra if necessary)

S	E	E	A	T	T	A	C	H	E	D

Thomas Bros. Page 49/B6 Grid 57/B1

Project address _____ Street _____
Lakeside Community Plan
 Community Planning Area/Subregion Zip

SECTION 2. FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

CAJON VALLEY UNION SCHOOL DISTRICT
 District Name: ~~CROSSMOUNTAIN UNION SCHOOL DISTRICT~~

Indicate the location and distance of proposed schools of attendance. Elementary: _____ miles: _____
 Junior/Middle: _____ miles: _____ High school: _____ miles: _____

This project will result in the overcrowding of the elementary junior/middle high school.
 (check all that apply)

Fees will be levied either in accordance with Government Code Section 53080 or Section 65970 prior to the issuance of building permits.

Project is located entirely within the district and is eligible for service.

The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

FOR LEGISLATIVE ACTS (Rezoning, General Plan Amendments, Specific Plans) ONLY:
 Pursuant to County Ordinance and the Public Facility Element of the General Plan, facilities to serve the project have been committed through a binding agreement satisfactory to the school district.

A binding agreement has not yet been signed, but one will be required prior to legislative approval.

No binding agreement is necessary.

Authorized signature: Leona Hone Print name: Leona Hone
 Print title: Director, Long-Range Planning Phone: 588-3210

If not in a unified district, which elementary or high school district must also fill out a form?

2/8/94

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

*For Specific Plan purposes only. No residential lots proposed at this time.