



# County of San Diego

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## NOTICE OF PREPARATION DOCUMENTATION

**DATE:** December 24, 2014

**PROJECT NAME:** LAKE JENNINGS MARKETPLACE GENERAL PLAN  
AMENDMENT, REZONE, TENTATIVE MAP, AND SITE PLAN

**PROJECT NUMBERS:** PDS2014-GPA-14-005, PDS2014-REZ-14-004, PDS2014-TM-  
5590, PDS2014-STP-14-019

**PROJECT APPLICANT:** SOUTH COAST DEVELOPMENT, LLC

**ENV. REVIEW NUMBER:** PDS2014-ER-14-14013

**PROJECT DESCRIPTION:**

The application consists of five discretionary permit applications: A General Plan Amendment to change the existing Residential Land Use Designation from Village Residential (VR15) to General Commercial (C-1); a Rezone to reclassify the existing use regulation from Urban Residential (RU 15) to General Commercial (C36); a Tentative Map and Site Plan to subdivide the project site and demonstrate compliance with the Lakeside Design Guidelines; and a Boundary Adjustment to convey a small portion of the northeast corner of the site to an adjacent offsite property.

The applicant proposes the development of a commercial shopping center project on an approximately 13 acre site that would include six new buildings totaling 76,100 square feet, a gasoline station, and parking for 389 vehicles. The draft tentative map proposes to subdivide the site into eight lots. Lots 1 through 6 would contain the proposed commercial development and Lot 7 in the southern portion of the site will contain an open space easement for Southern Riparian Forest habitat along Los Coches Creek and its associated wetland buffer. A 20-foot-wide trail easement including a 10-foot-wide trail is proposed along the southern edge of the developed portion of the site on Lots 7 and 8. Ten-foot-wide pathways are also proposed within the right-of-way for Rios Canyon Road on the east side of the project site and Ridge Hill Road on the west side of the site. The proposed commercial development will include the following:

1. Market Building (Building A - 43,000 square feet, Lot 6) located along the entire east side of the site and Rios Canyon Road;

2. Financial Building (Building B - 4,500 square feet, Lot 5) located in the northeast portion of the site along Olde Highway 80 and east of the proposed signalized project entrance on Olde Highway 80;
3. Restaurant with drive through (Building C - 3,500 square feet, Lot 3) located in the north-central portion of the site west of the intersection of Olde Highway 80 and the proposed signalized project entrance;
4. Gas Station with car wash (43,800 sf pad) and Commercial building (Building E – 3,000 square feet, Lot 1) in the northwest portion of the site at the intersection of Olde Highway 80 and Lake Jennings Park Road;
5. Restaurant-Retail Building (Building D - 9,600 sf, Lot 2) in the southwest portion of the site; and,
6. Major Building (Building F - 12,500 sf, Lot 4) in the south-central portion of the site.

The project site contains the western portion of Pecan Park Lane (west of Rios Canyon Road) which the project proposes to vacate. The project would also extend Rios Canyon Road approximately 140 feet north to form an intersection with Olde Highway 80. Four access points are proposed for the project site; one from Ridge Hill Road located on the west side of the project, and three others located along Olde Highway 80 on the north side of the site. The three entrances along Olde Highway 80 include a right-in (only) approximately 200 feet east of the intersection of Olde Highway 80 and Lake Jennings Park Road, a fully signalized project entry half way along the project's northern frontage, and a second (non-signalized) project entry near the northeast corner of the property.

The project proposes grading quantities in the amount of 43,700 cubic yards of excavation with a maximum cut slope height of 15 feet, 45,900 cubic yards of fill with a maximum fill slope height of 11 feet, and 300 cubic yards to be imported to the site. Four retaining walls are proposed. The first would be located along the north side of the project entrance off of Ridge Hill Road and would be approximately 93 feet long with a maximum height of six feet. The second would be located along the south side of Lot 2 and would be approximately 340 feet long with a maximum height of ten feet. The third retaining wall would be located just south of the second wall and would be approximately 150 feet long with a maximum height of eight feet. The fourth retaining wall is located at the northeast corner of the site where Rios Canyon Road would be extended to intersect with Olde Highway 80. This wall would be approximately 85 feet long with a maximum height of 8.5 feet at the northeast corner. Blasting is anticipated to be required to remove a granite outcropping in the northeast portion of the project site. The project proposes signage including a 35-foot-tall pylon sign and an onsite stormwater storage system to capture the 100-year storm volume of 23,000 cubic feet and slowly discharge that volume at a rate that complies with Hydromodification Management Plan standards.

The project would be provided fire protection services, potable water, and wastewater service from the Lakeside Fire Protection District, Padre Dam Municipal Water District, and San Diego County Sanitation, respectively. The project will connect to an existing sewer line in the western portion of the site, and to an existing water line in Rios Canyon Road that will be extended to the north to connect to a new water line in Olde Highway 80.

**PROJECT LOCATION:**

The project site is located on the south side of Olde Highway 80 between Ridge Hill Road and Rios Canyon Road in the Lakeside Community Planning Group area in the unincorporated area of San Diego County. The project site is comprised of approximately 9.5 acres and includes the following Assessor's Parcel Numbers (APNs): 395-250-08, -09, -15 & -22, and 398-110-09, -10 & -75. The Regional Location Map shows the proposed project site's relationship within San Diego County. The Specific Location Map shows the proposed project and conveys its relationship to the Lakeside Community Plan Area.

**PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

- |                          |                                 |
|--------------------------|---------------------------------|
| Aesthetics               | Hazards and Hazardous Materials |
| Air Quality              | Hydrology & Water Quality       |
| Biological Resources     | Land Use & Planning             |
| Cultural Resources       | Noise                           |
| Geology & Soils          | Transportation & Traffic        |
| Greenhouse Gas Emissions | Utilities & Service Systems     |

**PUBLIC SCOPING MEETING:** Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on January 14, 2015, at the Lakeside Community Center, located at 9841 Vine Street, Lakeside, CA 92040 at 6:30 p.m.

**Attachments:**

- Project Regional Location Map
- Project Detailed Location Map
- Plot Plan Exhibit
- Environmental Initial Study