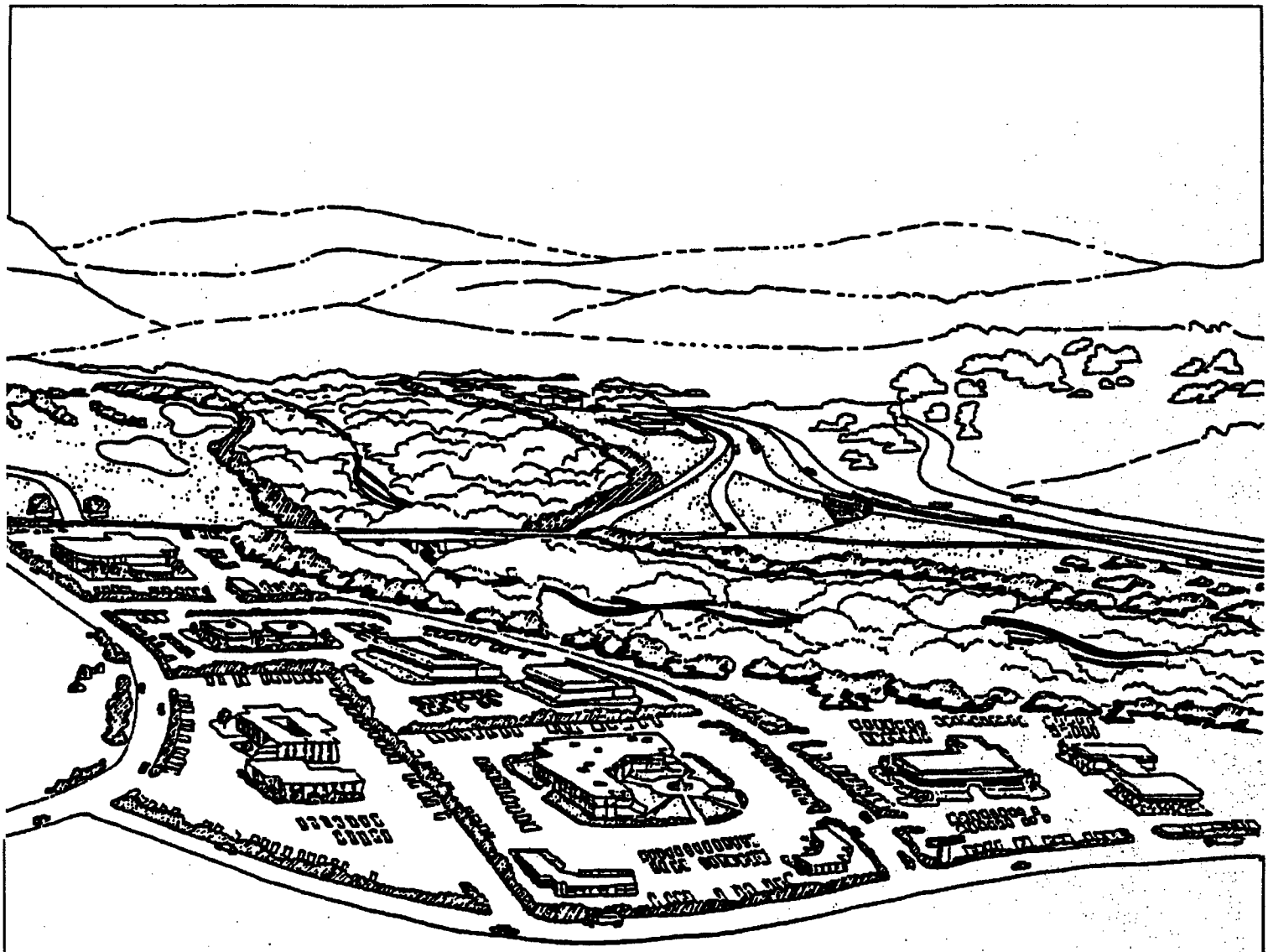

RiverWay

A Specific Plan For The Upper San Diego River Improvement Project

SP 90-003

SPA 00-002

Prepared for:
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CERTIFICATE OF ADOPTION

I hereby certify that this plan consisting of this text, exhibits, and appendices in the RiverWay Specific Plan Amendment (SPA 00-002), and that it was considered by the San Diego County Planning Commission on the 12th day of May, 2000.

Raymond J. York, Chairman

Attest: _____
Gary L. Pryor, Secretary

I hereby certify that this plan, consisting of this text, exhibits, and appendices in the RiverWay Specific Plan Amendment (SPA 00-002), and that it was considered by the San Diego County Board of Supervisors on the 9th day of August, 2000.

Dianne Jacob, Chairwoman

Attest: Thomas J. Pa l –

Thomas J. Pastuszka, Clerk of the Board

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I. INTRODUCTION

A. OVERVIEW OF PROJECT

This Specific Plan describes the proposed development of approximately 592 acres located along both sides of the Upper San Diego River in the East San Diego County community of Lakeside. Known as the Upper San Diego River Improvement Project (USDRIP), the project proposes development of residential, commercial, and industrial land, together with flood control, recreation, and public facility improvements.

The project is to be known as RiverWay, and is bounded on the west by the Santee City Limits, on the south and east by State Highway 67, and on the north by portions of El Nopal, Riverside Drive, and Lakeside Avenue. A small portion of the project area extends to the south of Highway 67 on Woodside Avenue, another small area is east of Highway 67, and a portion is north of Riverside Drive.

B. BACKGROUND

The Upper San Diego River Improvement Project is the result of over 25 years of effort to achieve flood control, land use, and community recreation goals for a portion of the Upper San Diego River. This effort has produced a number of studies and actions which have provided guidance in the preparation of this specific plan. In particular, the following have been utilized:

"San Diego River Project Conceptual Master Plan" by Wirth and Associates, April 1983.

"Upper San Diego River Flood Control Study" by San Diego County Department of Public Works and Nolte and Associates, March 1986.

"Lakeside Community Plan" adopted by the San Diego County Board of Supervisors, Revised December 10, 1986.

"Upper San Diego River Redevelopment Project - Proposed Development Program and Financing Plan" by Williams-Kuebelbeck and Associates, January 30, 1987.

"Redevelopment Plan for the Upper San Diego River Redevelopment Project" by Rosenow Spevacek Group, Inc., adopted by the Redevelopment Agency of the County of San Diego, July 18, 1989.

In June 1984, the County Board of Supervisors authorized the formation of the Upper San Diego River Improvement Committee (USDRIC) composed of property owners and community

representatives, to assist and advise in on-going efforts to realize project and community goals for USDRIP. Meeting on a monthly basis for 16 years, this committee has been invaluable in the preparation of this document.

C. AUTHORITY AND SCOPE

The purpose of the Specific Plan, as defined by California Government Code (Title 7, Chapter 3, Article 8, Section 65450, et seq.) is to accomplish "the systematic implementation of the general plan." Policy I-59, adopted by the San Diego County Board of Supervisors in accordance with this portion of the Government Code,. provides for the use of Specific Plans in the review and regulation of "Large Scale Projects".

The RiverWay Specific Plan meets the criteria for a Large Scale Project as stated by Policy I-59. The purpose of this Specific Plan is to assure:

1. Consistency with all existing State laws and local ordinances.

2. Conformity to the adopted General Plan and its Elements, including the Lakeside Community Plan.

3. Compatibility with adjacent land uses.

4. Consistency with the County's growth management policies.

5. Availability of public facilities and services adequate to serve the development.

Adoption of the RiverWay Specific Plan Amendment will include this text which establishes conformance of the project with existing plans, policies, and ordinances; and a Land Use Plan which designates permitted land uses. A "Public Facilities Financing Plan", which identifies the scope and financing alternatives for public facilities to support the project, is included as Appendix B.

II. LOCATION AND SETTING

A. PROJECT LOCATION

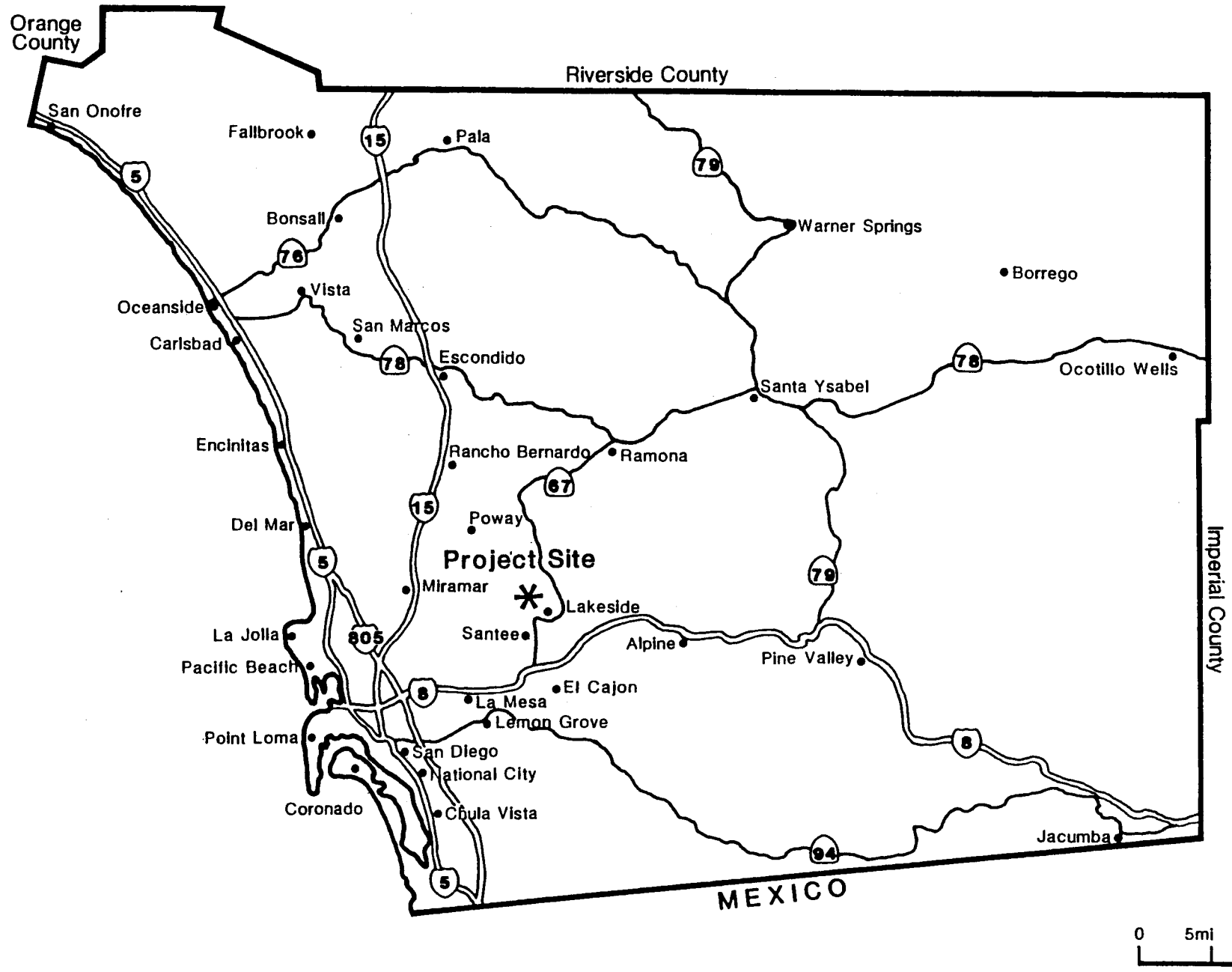
The project area is situated along the northeastern edge of San Diego's urbanized zone, approximately 21 miles northeast of downtown San Diego (Figure 1). The proposed Project Area for the RiverWay Specific Plan is found within the Lakeside Community Plan area just to the north and west of the Lakeside Town Center. It is bounded on the west by the Santee City Limits, on the south and east by State Highway 67, and on the north by portions of El Nopal, Riverside Drive, and Lakeside Avenue (Figure 2). A small portion of the Project Area extends to the south of Highway 67 on Woodside Avenue, one small section lies east of Highway 67 in the east portion of the Project Area, and one small portion lies north of Riverside Drive. A legal description of the project area includes portions of Rancho El Cajon Partition, El Cajon Valley Company's Lands (Map 289), Lakeside Farms (Map 1204), Riverview Farms (Map 1683).

Primary access to the area, both from the north and south, is from Highway 67. Highway 67 connects with Interstate 8 approximately 2 3/4 miles to the southwest. Highway 67 eventually becomes a two lane undivided highway beginning at Mapleview in the southeastern corner of the Project Area and continues to the community of Ramona. Access from Highway 67 to the Project Area is at the Riverford Road exit in the southwest, Winter Gardens Boulevard in the southcentral, Mapleview Street in the southeast, and Lakeside Avenue in the northeast. Two local roads, Palm Row Drive and Vista Camino, terminate at Riverside Drive along the northern boundary. In the eastern portion of the Project Area, Channel Road crosses the Project Area from Lakeside Avenue in the north and passes under Highway 67 in the south. Presently, Mast Boulevard, a Major Road in the City of Santee, terminates at the western boundary of the Project Area. Access to and from the City of Santee is also available via Woodside Avenue and El Nopal.

B. ENVIRONMENTAL SETTING

The RiverWay Project Area is situated in southwest San Diego County along the eastern edge of San Diego's urban boundary. Located just outside San Diego's urban center, Lakeside has been an attractive alternative for those wishing to live in a rural atmosphere yet have easy access to a nearby metropolitan area for employment and other daily activities. Between the 1950's and the early 1970's Lakeside's population increased dramatically and new urbanized uses and activities mixed with the more rural nature of the area. Local employment needs rose steadily during this period and industrial and commercial activities increased.

Small farms and homes with horse corrals can still be found situated near the San Diego River in Lakeside, although to a lesser degree than in years past. A major goal of the Lakeside Community Plan is to preserve this rural atmosphere to the greatest degree possible without hindering future



Regional Location of the Proposed Project Site

Figure 1

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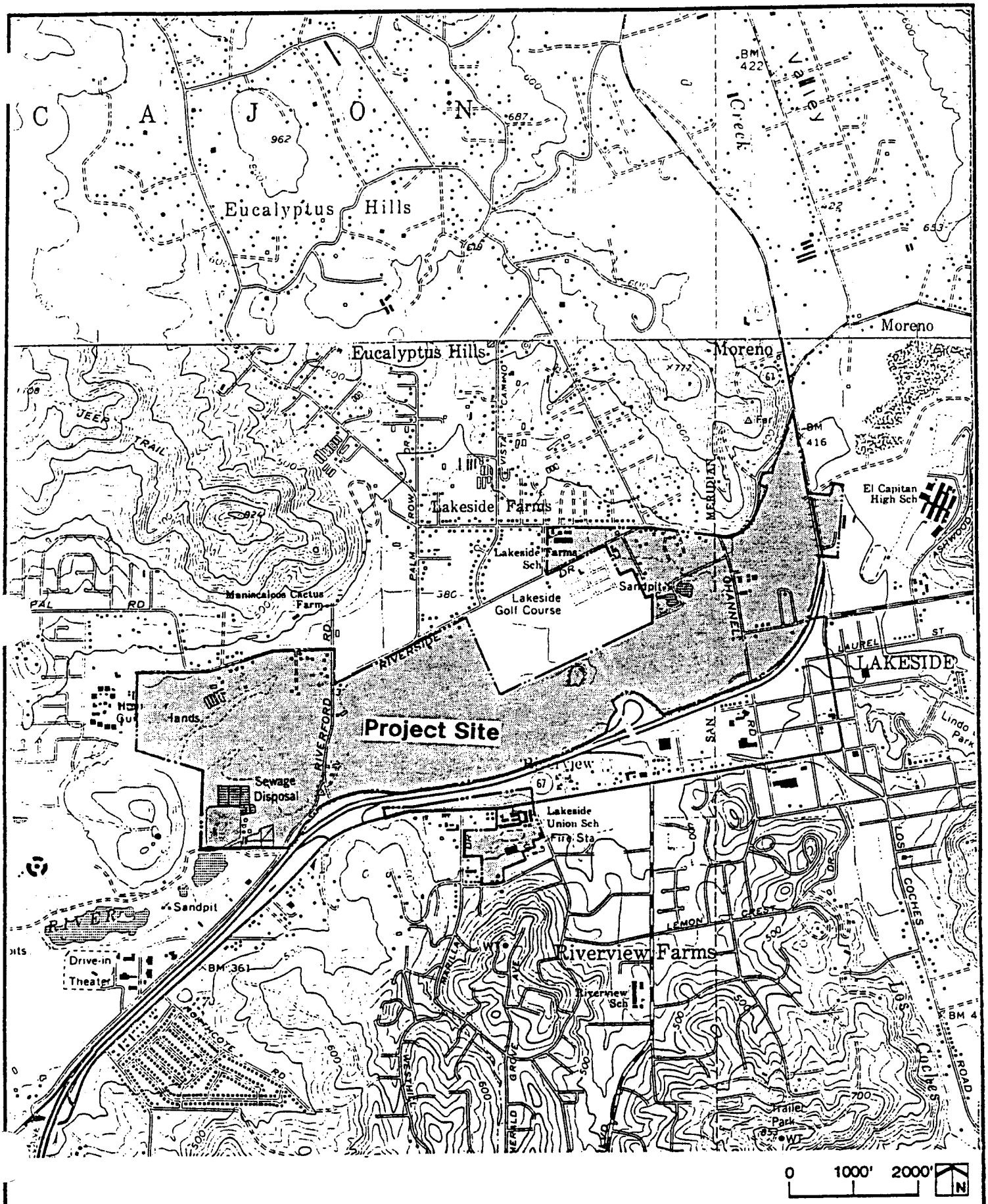


Figure 2

Project Vicinity Map

S.P.

development. Goals to foster gradual residential, commercial, and industrial growth, while maintaining the rural character of the overall community, are central to Lakeside's Community Plan and the subject of continuing planning studies.

Coursing through the center of the Project Area is the San Diego River; the primary focal point for future rehabilitation, development, and improvement within the RiverWay Specific Plan. Improvements to the San Diego River and adjacent property have been under discussion for many years, especially since adoption of the Lakeside Community Plan in 1975. Primary consideration has focused on the flooding that has occurred along the San Diego River and Los Coches Creek within the Project Area, especially the floods during the 1978 and 1980 rainy seasons.

It is no wonder that the river became and still is the focus of this community. The San Diego River is a major geographic, biologic, and historic feature within the San Diego region. It originates 20 miles to the northeast in the Santa Ysabel area at an elevation of approximately 3,700 feet above mean sea level. Along its 40 mile journey to the Pacific Ocean, it nurtures wild and scenic natural habitats, recreational areas, rich agricultural fields, and a diverse pattern of residential, commercial, and industrial land uses. Its watershed encompasses some 400 square miles. Since construction of the Old Mission Dam in Mission Gorge by Indian labor directed by Father Junipero Serra in the early 1800's, the San Diego River has been managed for water supply and flood control. Along the course of the San Diego River the major visible features of this water management system are El Capitan Reservoir, 7.5 miles upstream from RiverWay, and the flood control channel from Mission Valley to its outlet at Ocean Beach 20 miles downstream.

Additional studies for improving portions of the San Diego River were carried out for the First San Diego River Improvement Project (FSDRIP), located downstream in Mission Valley. Construction of the FSDRIP channelization has recently been completed, extending from Stadium Way in the east to State Highway 163 in the west. The FSDRIP project is similar in that it provides flood control and improves wildlife habitat while allowing development of land adjacent to the river.

C. PROJECT AREA CHARACTERISTICS

Prior to increased urban growth beginning in the 1950's, Lakeside maintained a largely rural character. In response to this growth, the Lakeside Community Planning Group was formed and the first Lakeside Community Plan was adopted in 1975. Eighteen amendments to this Plan have since been prepared, the most recent dated December 7, 1994. The importance of the Upper San Diego River Improvement Project is noted in the Lakeside Community Plan as a significant factor in future growth and economic opportunities in Lakeside.

At the present time, the East County area is still experiencing rapid residential growth with sales in the communities of El Cajon, Santee, and Lakeside averaging 900 units per year (Williams-Kuebelbeck and Associates, 1987). Overall, population throughout the community is expected to increase continually. Because of this, a key element of the Lakeside Community Plan is to provide direction to ensure that the overall rural character is integrated into future development and urban growth throughout the area.

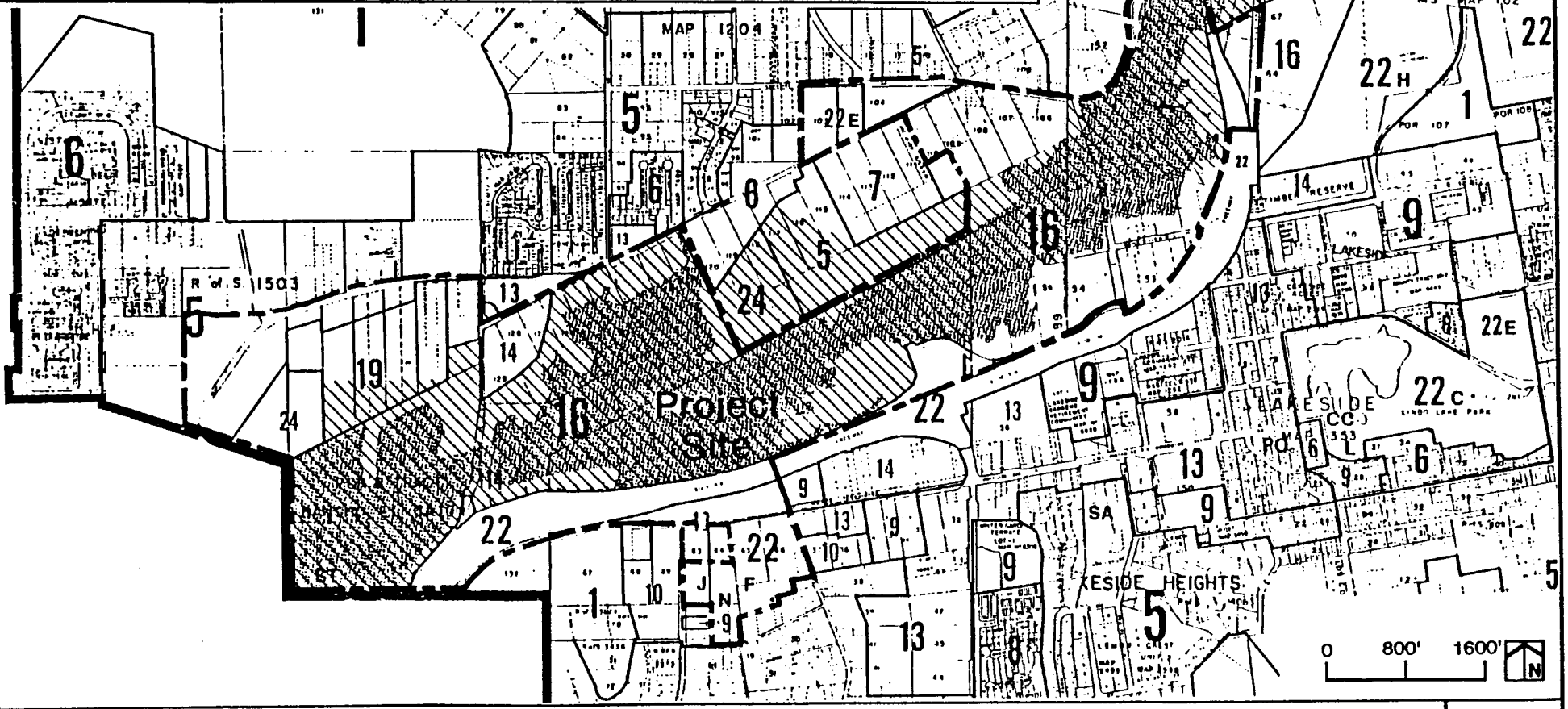
Planning and Zoning Prior to the Specific Plan. The Project Area is subject to land use regulation pursuant to the Lakeside Community Plan and implementing zoning regulations. As shown on Figure 3, the Lakeside Community Plan designated the majority of the site as General Industrial (#16). Service Commercial (#14) also existed at Riverside Drive and Riverford Road; and General Commercial (#13) south of Highway 67. Residential (#5) occurred along El Nopal and at the Riverside Drive intersection with Lakeside Avenue. Intensive Agriculture (#19) and Impact Sensitive (#24) were also in the El Nopal area; and Public/Semi-Public (#22) was on the school sites to the north and south of the Project Area. An "Extractive" land use overlay covered much of the project area. Existing zoning was generally consistent with the Community Plan land use designations, with M-54 (Industrial), C-36 and C-37 (Commercial), and A-70 (Agriculture) land use regulations existing in the Project Area.

Land Use. The Project Area is essentially urbanized and contains an assortment of commercial, industrial, residential, and institutional uses (see Figure 4). Some open space also exists, much of which has been previously impacted by sand extraction activities. Mining of sand and gravel occurs in numerous places along the San Diego River. Active sand and aggregate mining and processing has occurred here since at least the 1950's and is currently the major industry within the Project Area, covering approximately 252 acres. Other heavy industrial uses in the area include concrete products manufacturing and heavy equipment storage. Similar heavy commercial or industrial land use in the area includes building materials and supply stores, construction and drilling materials storage, a lumber yard, and two roofing companies. A restaurant, plant nursery, gas station, and two schools also exist in the Project Area. The Lakeside Middle School is found just south of Highway 67 and the Lakeside Farms Elementary School is located in the northcentral portion of the Project Area. An egg ranch and Christmas tree farm are located in the northwest portion of the Project Area. A swim and tennis club is also located within the boundaries, situated in the northern part of the Project Area. Total acreage of aggregate mining/processing, industrial, agricultural, institutional, and commercial uses is approximately 362 acres.

Existing residential uses within the Project Area consist of approximately 32 single-family dwellings, six duplexes, and a mobilehome park of approximately 60 spaces. Some 149 acres can be characterized as open space. And although much of this open space has been mined in the past, areas of high quality riparian habitat have regenerated, primarily in the eastern portion of the Project Area. Other open space is located in the northwest corner of the Project Area just south of El Nopal and has not undergone previous mining. A 15 acre parcel with a former sewage treatment plant owned by the Lakeside Sanitation District is located in the southwest corner of the Project Area. Although it is not

LAND USE ELEMENT

1	Residential 1 Dwelling Units/1, 2, & 4 Acres	9	Residential 43 Dwelling Units/Acre	17	Estates
2	Residential 1 Dwelling Unit/Acre	10	Residential 24 Dwelling Units/Acre	18	Multiple Rural Use
5	Residential 4.3 Dwelling Units/Acre	11	Office professional Commercial	19	Intensive Agriculture
6	Residential 7.3 Dwelling Units/Acre	12	Neighborhood Commercial	20	Agricultural Preserves
7	Residential 14.5 Dwelling Units/Acre	13	General Commercial	21	Specific Plan Area
8	Residential 14.5 Dwelling Units/Acre	14	Service Commercial	22	Public/Semi-Public
		15	Limited Industrial	24	Impact Sensitive
		16	General Industrial		Extractive
					Flood Plain



Lakeside Community Plan

Figure 3

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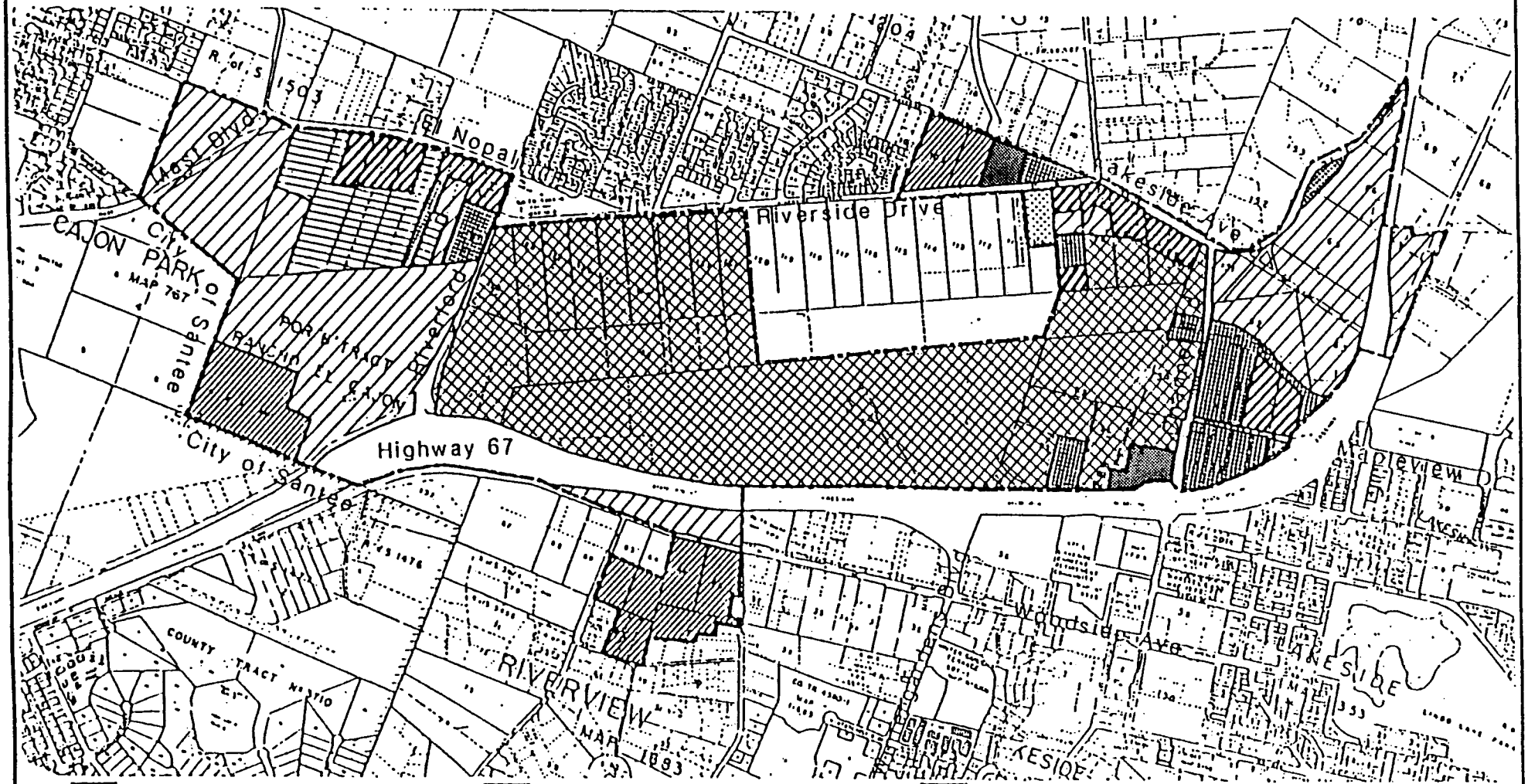


Mining/Processing
Industrial/Storage
Commercial
Agriculture
Residential
Vacant
Public
Recreation

0' 400' 800'

Existing Land Use

Figure 4

S.P.

presently in use as a treatment facility, it has been reactivated for waste-water storage as part of a flow equalization facility now under construction by the District (County of San Diego, 1988).

In summary, present day land use within the Project Area includes undeveloped open space, residential, commercial, industrial, and institutional (schools). Sand extraction, along with associated activities, constitutes the major land use currently occurring in the area. Development adjacent to the Project Area along the northern boundary includes a 183 space mobile home park and a golf course. Single-family residential and general commercial land uses also make up the property just north of the project boundary. West of the project boundary is a residential neighborhood and the Home of the Guiding Hands residential care facility for the developmentally disabled.

Although the majority of the southern boundary is formed by State Highway 67, a small portion of the Project Area which extends south of the Highway contains the Lakeside Middle School, Lakeside Fire Station, and a commercially zoned parcel. Adjacent to the Project Area south of Highway 67 are light industrial, commercial, and residential uses. Approximately six acres of the proposed Project Area are situated to the east of Highway 67, just south of the San Diego River. Vacant land, sand mining, contractor's office and storage, and the Lakeside Rodeo Grounds are adjacent to the eastern edge of the Project Area. The El Capitan High School is located a bit farther east; and the commercial town center of Lakeside, together with residential uses and Lindo Lake Park are located to the southeast.

III. LAND USE PLAN

A. OVERALL CONCEPT

The RiverWay Specific Plan envisions a high quality industrial and business park bordered on the west by residential uses that provide housing for industrial tenants, and a transition to buffer existing residential areas. Development as proposed is intended to accomplish land use, flood control, native habitat, and recreational goals in a manner which benefits the entire Lakeside community as well as property owners within the project.

The central feature of the project area is the two mile length of the Upper San Diego River. Although the river corridor is a major constraint to the planning and development process, it also represents a significant opportunity to create both a community amenity and a marketing focus which will set RiverWay apart as a highly desired "address" for new industrial growth in the east county.

B. GOALS AND OBJECTIVES

Beneficial management and reclamation of the Upper San Diego River floodplain has long been a goal of the Lakeside community. This goal is particularly important because of the many ways the community can benefit. Control of past major flooding episodes can save lives and protect property, both private and public. Revegetation can restore wildlife habitat and create a visual and recreational amenity. Redevelopment of industrial, commercial, and residential property can create economic opportunities and a major new employment center. The following restates written goals and objectives of the Lakeside Community Plan and other community documents as they relate to the Project Area.

OVERALL GOAL

PRESERVE AND ENHANCE THE UNIQUE ENVIRONMENT OF THE UPPER SAN DIEGO RIVER IN A MANNER WHICH PROVIDES BENEFITS TO WILDLIFE, PROPERTY OWNERS, AND THE ENTIRE LAKESIDE COMMUNITY.

1. Community Character

Goal — Foster development which will preserve a rural atmosphere and enhance a sense of spaciousness. (Lakeside Community Plan)

Objectives — Site development plans, architecture, and landscaping shall conform to the Lakeside Design Guidelines as well as the requirements of this Specific Plan.

Review and approval of development plans should consider the natural and manmade setting of the Project Area and its surroundings, and such plans should be compatible with this setting.

2. Flood Control

Goal — Enhance the Floodplain as an environmental, recreational and economic asset to Lakeside. (Lakeside Community Plan)

Objectives — Create a land development project capable of supporting needed flood control and riparian habitat improvements and long-term management of such improvements.

Develop a flood control plan which is designed for a 100-year storm while accommodating vegetation necessary to create a riparian (wetland) habitat meeting the needs of the least Bell's vireo and other riparian wildlife.

Provide recreational access along the floodplain through hiking and equestrian trails and such other activities as are compatible with flood control and habitat requirements.

3. Industrial Development

Goal — Provide for the kind of industrial development that does not detract from the existing rural character of the community. (Lakeside Community Plan)

Objectives — Carefully integrate new industrial development with the existing landscape and minimize its visual impact on the community's residential neighborhoods and scenic resources. (Lakeside Design Guidelines)

Permit the continuation and expansion of existing industrial and extractive uses, subject to compliance with the Lakeside Design Guidelines, while encouraging and facilitating development to conform to development standards of this Specific Plan.

Preserve industrially-designated areas primarily for manufacturing and distribution, with incidental office and sales facilities, and for business/office parks; rather than for retail sales or other commercial uses.

Require that new development within a "Planning Area" designated for industrial use be designed to establish, or conform to existing, landscape, wall, and street layout, so that visually and functionally compatible redevelopment occurs within each Planning Area.

Establish an aggressive marketing program for the Project Area to attract new, non-polluting industry and businesses which will increase job opportunities within Lakeside.

4. Commercial Development

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. (Lakeside Community Plan)

Objectives — Unify commercial development outside Lakeside's Town Center and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion. (Lakeside Design Guidelines)

Require comprehensive site, architectural, and landscape design for all "Planning Areas" designated for commercial use on the Specific Plan.

5. Residential Development

Goal — Provide for residential development of high quality architectural standards which is designed to be compatible with adjacent existing land uses and is adequately buffered from planned industrial or commercial development.

Objectives — Require comprehensive site, architectural, and landscape design for all "Planning Areas" designated for residential use on the Specific Plan.

Multi-family and duplex residential development should contribute to the sense of neighborhood by site planning and architectural design that emphasize the relationship of buildings to the street and adjacent properties. (Lakeside Design Guidelines)

6. Habitat Conservation

Goal — Protect, enhance and maintain designated riparian habitat conservation and buffer areas in accordance with the Biological Mitigation Ordinance.

Objectives — Environmentally sensitive areas within the San Diego River floodplain should be transferred to public or private non-profit ownership at the time that the flood control channel is constructed, unless other means to assure management of conserved habitat is approved by appropriate Federal resource agencies.

All development which might affect conserved riparian habitat shall be thoroughly reviewed for compliance with standards of the Specific Plan and San Diego County CEQA Guidelines. Continued compliance shall be in accordance with the EIR dated July 9, 1999 and the adopted mitigation monitoring plans.

Revegetation of conserved riparian habitat shall be accomplished concurrent with each phase of construction of the flood control channel in accordance with the Specific Plan EIR dated July 9, 1999, CEQA and State and Federal agency requirements.

7. Public Facilities

Goal — Expansion of public services, including sewer, water, parks, schools, and fire shall be done concurrent with need.

Objectives — Require new development to meet or exceed adopted standards for water conservation through low water use plumbing facilities and landscape materials.

Continue to evaluate and, when feasible, install facilities for on-site reuse of reclaimed water.

8. Circulation

Goal — Provide a balanced, coordinated transportation network which accommodates automobile, pedestrian, equestrian, bicycle, and public transit in a safe and efficient manner.

Objectives — Plan and install street and other circulation system improvements so that they will be available as development occurs.

Review all development visible from Highway 67 for its visual impact on this third-priority scenic highway.

C. LAND USE ELEMENTS

The allocation of land uses within the Specific Plan is the result of a number of studies, reports, and analyses to investigate in detail the physical and environmental opportunities and constraints within the project area. Following is a description of the major components of this Element:

1. Single-Family Residential (7.3 Dwelling Units per Acre)

This designation would permit standard residential subdivision with minimum 6,000 square foot lots or a planned residential development (PRD) at a density of 7.3 dwelling units per acre. The S88 Specific Planning Area Use Regulations (Section 2880 et seq of the County Zoning Ordinance) would be applied. Other development regulations require 6,000 square foot lot sizes (or smaller lot sizes if a PRD is approved), a 2 story/35 foot height limit, and setbacks of 50 feet (front), 25 feet (rear), and 5 feet (side). Lot size in PRD or cluster development will conform to the 5,000 square foot minimum lot size required by San Diego County Zoning Ordinance Section 6624 for RS zones.

2. Commercial

This designation is intended to accommodate general commercial uses, primarily retail and other uses permitted by the General Commercial Use Regulations (Section 2360 et seq of the County Zoning Ordinance). Compliance with the Lakeside Design Guidelines is required. Other development regulations would require minimum 6,000 square foot lot sizes, a 2 story/35 foot height limit, and setbacks of 50 feet (front), 25 feet (rear), and 5 feet (side).

3. Industrial, S-88 (Modified M-54)

This designation is intended to accommodate General Impact Industrial uses, primarily manufacturing, distribution, and service uses as they exist in the eastern portion of the Redevelopment Area. Compliance with the RiverWay and Lakeside Design Guidelines is required. In order to provide more flexibility for industrial development within the Project Area, the S-88 Specific Planning Area Use Regulations will be used to implement the Industrial land use categories. Other regulations require minimum 6,000 square foot lot sizes, setbacks of 50 feet (front), 25 feet (rear), and 5 feet (side), and a height limit 2 story/35 feet. Special setbacks are required in Planning Areas adjacent to incompatible uses (see Planning Area IX and XV descriptions in Chapter V., Implementation).

4. Industrial, S-88, (Modified M-52)

This designation is intended to accommodate Limited Impact Industrial in the undeveloped areas of the Specific Plan Area. Business park and office uses will also be permitted and automotive, manufacturing and construction services may be permitted but must be completely enclosed except for prescribed amounts described in the Planning Areas (Section V) beginning on Pg. 33. Compliance with the RiverWay and Lakeside Design Guidelines is required. Again, the S-88 Specific Planning Area Use Regulations will be used to implement the S-88 (modified M-52) Industrial land use category. Other regulations would require minimum 6,000 square foot lot sizes, setbacks of 50 feet (front), 25 feet (rear), and 5 feet (side), and a height limit 2 story/35 feet. This industrial category also requires special setbacks where bounded by incompatible uses.

5. Public Facilities

This designation is intended to be applied to 2 existing public school sites and a fire station within the project area. The proposed project anticipates that these land uses would continue. An existing Lakeside Sanitation District facility, on the other hand, would be designated "Industrial" in anticipation that its use as a public sanitation facility may cease at some time in the future.

6. Flood Channel Special Area Regulation (W) and the S-88 Specific Plan Use Regulation

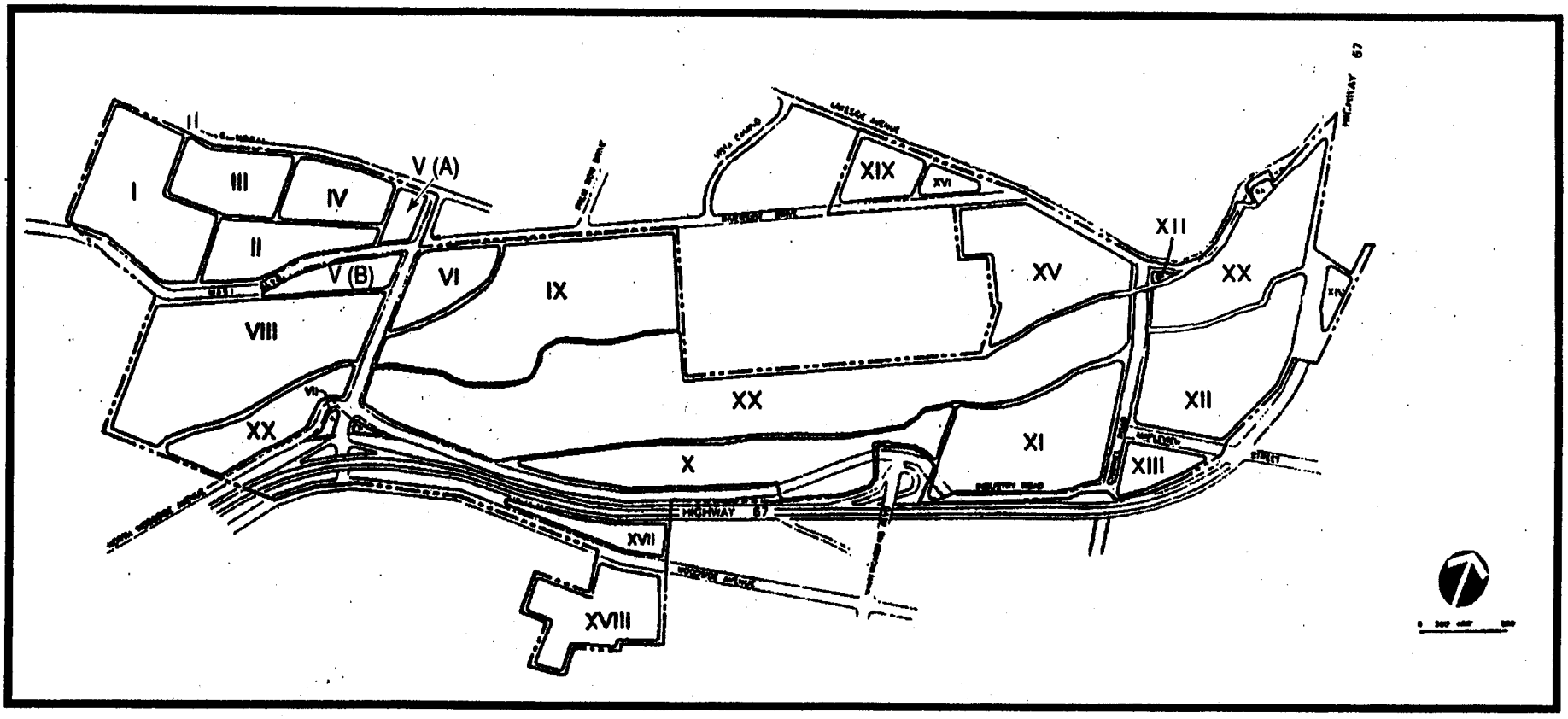
These designations will be applied to land permanently reserved for conveyance of the 100-year flood. In addition to flood control purposes, land within this designation would be planned for natural habitat preservation, restoration, and management; and to accommodate recreational access at a level compatible with its primary flood control and natural habitat purposes.

7. Circulation

Approximately 75 acres within the Project Area are existing or planned major public roads. This includes State Highway 67, designated as a Freeway on the County Circulation Element; Riverford Road as Prime Arterial; Mast Boulevard, Channel Road, Mapleview Street, and Woodside Avenue designated as Major Roads; Industry Road, Riverside Drive, and a portion of Lakeside Avenue, designated as Collector Roads; and a portion of Lakeside Avenue, which is designated as a Light Collector Road.

D. SPECIFIC PLAN MAP

Figure 5 is a reduced copy of the Specific Plan land use map which illustrates the land uses proposed for each Planning Area. Table 1 shows the dwelling units in each Planning Area.



THE UPPER SAN DIEGO RIVER IMPROVEMENT PROJECT

RIVERWAY SPECIFIC PLAN

PLANNING AREAS

FIGURE 5

TABLE 1

PLANNING AREAS

Planning Area	Proposed Use	Dwelling Units*
Planning Area I	SF Residential	270
Planning Area II	SF Residential	88
Planning Area III	SF Residential	117
Planning Area IV	SF Residential	66
Planning Area V (A)	Commercial	----
Planning Area V (B)	Industrial	----
Planning Area VI	Commercial	----
Planning Area VII	Commercial	----
Planning Area XVII	Commercial	----
Planning Area XI	Industrial	----
Planning Area XII	Industrial	----
Planning Area XIII	Industrial	----
Planning Area VIII	Industrial	----
Planning Area IX	Industrial	----
Planning Area X	Industrial	----
Planning Area XV	Industrial	----
Planning Area XVI	SF Residential	12
Planning Area XIV	Industrial	----
Planning Area XX	Flood Plain	----
Planning Area XVIII	School/Fire Station	----
Planning Area XIX	School	----
		569

Key
*Approximate
SF = Single-Family

IV. GENERAL PLAN CONFORMANCE

A. LAKESIDE COMMUNITY PLAN

1. Community Character

GOAL

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

PROJECT CONFORMANCE

Although the project will result in an urban level of development, a minimum of approximately 155 acres of flood plain open space will be preserved and enhanced through the center of the project. This open space will provide hiking and equestrian access along the San Diego River, and limited recreational access to portions of the riverbed.

2. Land Use

RESIDENTIAL GOAL

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

PROJECT CONFORMANCE

The project proposes approximately 569 dwelling units which includes both detached single-family residential and attached or clustered developments. These residential areas are located adjacent to other off-site residential areas north of the project. Design standards incorporated in the Specific Plan and compliance with the adopted Lakeside Design Guidelines will assure that community goals for residential growth are met.

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.

PROJECT CONFORMANCE

Approximately 28 acres of commercial uses are proposed within the project in areas presently designated by the Community Plan for commercial or industrial uses.

Compliance with Specific Plan requirements and Lakeside Design Guidelines will assure compatibility with the community character.

INDUSTRIAL GOAL

Provide for the kind of industrial development that does not detract from the existing rural character of the community.

PROJECT CONFORMANCE

Planned industrial development will be subject to conformance to the Lakeside Design Guidelines and design standards of the Specific Plan to assure compatibility with desired community character.

3. Housing

See countywide housing element and regional land use element.

4. Circulation

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

PROJECT CONFORMANCE

The proposed circulation system necessary to serve the Specific Plan conforms to the County Circulation Element and is designed to move traffic to and from Highway 67 in an efficient manner without impacting residential areas.

5. Public Facilities and Services

FACILITIES GOAL

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

PROJECT CONFORMANCE

The project will provide public facility improvements at a level appropriate for the land uses proposed.

6. Conservation

ENVIRONMENTAL GOAL

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

PROJECT CONFORMANCE

Land Use Regulations and Design Guidelines contained within the Specific Plan provide for a high quality of development compatible with the environment of the area. The project also facilitates conversion of heavy industrial uses to uses which would be more compatible with desired community character and protection of the river and other environmental resources.

FLOODPLAIN GOAL

Enhance the floodplains as an environmental, recreational, and economic asset to Lakeside.

PROJECT CONFORMANCE

The proposed project will provide a land use plan to enable enhancement of the San Diego River floodplain for natural habitat and compatible recreational use, and as an amenity for adjacent industrial park land uses.

SAND AND GRAVEL EXTRACTION GOAL

Balance the regional need for construction materials with the community need for freedom from any disturbing effects of sand and gravel extraction.

PROJECT CONFORMANCE

Continued mineral extraction and aggregate production will not be precluded by the Specific Plan, but their conversion to higher value and less impactive land uses will be facilitated.

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.

PROJECT CONFORMANCE

The Specific Plan proposes equestrian and hiking trails along the San Diego River, and limited recreational access to the riverbed while protecting its flood control and natural habitat functions.

8. Scenic Highways

GOAL

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

PROJECT CONFORMANCE

Design Guidelines for development of land adjacent to Highway 67, and proposed enhancement of the San Diego River floodplain, will improve views from this Third Priority Scenic Highway.

B. COUNTY GENERAL PLAN

1. Open Space Element

GOALS

Promote the health and safety of San Diego County residents and visitors by regulating development of lands.

Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.

Conserve open spaces needed for recreation, educational, and scientific activities.

Encourage and preserve those open space uses that distinguish and separate communities.

PROJECT CONFORMANCE

The proposed project would improve and enhance the San Diego River as an open space and natural habitat corridor.

2. Land Use Element

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 equitably; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region.

It is the goal of the regional land use element that:

> 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.
>
> Growth be phased with facilities.
>
> Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.
>
> 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.

PROJECT CONFORMANCE

The RiverWay Specific Plan is located in an area of existing urban development and within the Urban Limit Line of the Lakeside Community Plan. Adequate public facilities to support an urban level of development are intended to be available to this area and will be funded by road funds and developer exactions.

The Specific Plan land use designations conform to the "Current Urban Development Area" and "Environmentally Constrained Area" designations of the Regional Land Use Element.

3. Circulation Element

GOALS

It is the intent of the Circulation Element to preserve a corridor uninhabited by any permanent structure for future road right-of-way for each and every road shown on the Circulation Element.

It is the intent of the Circulation Element that all land developments conform to the Circulation Element.

It is the intent of the General Plan that in road matters the Circulation Element shall supersede any proposal of any Community, Subregional, or Development Plan.

PROJECT CONFORMANCE

The Specific Plan is designed to accommodate the construction and widening of Circulation Element routes within the project area.

4. Recreation Element

GOALS

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 preserve significant areas of natural beauty for citizen enjoyment, but which also serve 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.

PROJECT CONFORMANCE

The Specific Plan is designed to accommodate equestrian and hiking trails along the San Diego River, and limited recreational access to the riverbed while protecting its flood control and natural habitat functions.

5. Housing Element

GOALS

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 available in a variety of styles, tenancy types, and prices throughout the region.

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.

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

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 and pleasant surroundings, reasonable assurance of safety and security, and a sense of community life.

PROJECT CONFORMANCE

The proposed Specific Plan includes approximately 569 dwelling units in a variety of density and housing types. Residential development regulations to which RiverWay is subject, include policies and ordinances for density bonuses and other affordable housing incentives.

6. Seismic Safety Element

GOAL

The Seismic Safety Element Goal is to minimize the loss of life and destruction of property in San Diego County by making planning recommendations giving consideration to seismic and geologic occurrences and their long-range impact on the community.

PROJECT CONFORMANCE

The project site is generally level, with the area of highest geologic risk, the San Diego River floodplain, to be appropriately improved and managed to avoid hazards caused by soil instability. Site specific studies and grading requirements will be required at the project level as development occurs.

7. Scenic Highways Element

GOAL

It is the goal of the Scenic Highways Element to create a network of County scenic highway corridors within which scenic, historical, and recreational resources are protected and enhanced.

PROJECT CONFORMANCE

Views from Highway 67, a Third Priority Scenic Highway, of the San Diego River floodplain, will improve as a result of planned development of existing sand mining and processing uses, and compliance with design standards of the Specific Plan required of new uses.

8. Public Safety Element

GOALS

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

Maximize public safety factors in the physical planning process.

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

PROJECT CONFORMANCE

The proposed project will alleviate existing flooding hazards associated with the San Diego River which in recent years has caused significant public danger and damage to property.

Comprehensive planning for development of the area will improve public safety in the area.

9. Noise Element

Policies - Receiver Site Standards and Controls

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. Whenever possible, 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 it appears that 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 the following findings are made:

   a. Modifications to the development have been or will be made which reduce the exterior noise level below CNEL equal to 60 decibels; or

   b. If with current noise abatement technology it is infeasible to reduce exterior CNEL to 60 decibels, the modifications to the development have been or will be made which reduce interior noise below CNEL equal to 45 decibels. Particular attention shall be given to noise sensitive interior spaces such as bedrooms. And,

   c. If finding "b" above is made, a further finding is made that there are specifically identified overriding social or economic considerations which warrant approval of the development without modification as described in "a" above.

4. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 75 decibels, the development should not be approved.

PROJECT CONFORMANCE

Ambient noise levels throughout the Specific Plan Area will increase as a result of implementation of the Plan. However, noise associated with existing mining, batching, and heavy truck hauling associated with production of construction aggregate, will decrease as new uses replace mining operations. Impacts from additional average daily traffic and new industrial uses has been evaluated in a Acoustical Study prepared by Acoustech Consultants. Techniques to reduce impacts to existing and future residential areas have been recommended in the project EIR. Correct building siting and setbacks, construction of walls and/or berms along roadways, and noise attenuating building construction, can reduce noise to levels required by the Noise Element.

10. Conservation Element

GENERAL CONSERVATION POLICIES

POLICY 1

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

PROJECT CONFORMANCE

The Specific Plan will conserve the Floodplain for flood control and habitat purposes. The eastern portion of the riverbed where high quality riparian habitat exists will be protected.

WATER POLICIES

POLICY 2 (X-20)

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

POLICY 5 (X-20)

Water distribution systems should be designated and constructed to economically accommodate future use of reclaimed or desalinized water when technologically and economically feasible.

POLICY 10 (X-25)

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. Best Management Practices (BMPs) will be a required design element of all discretionary permits (see Pg. 34).

POLICY 16 (X-30)

Nonstructural flood protection methods will be used whenever possible for the conservation of floodplain.

POLICY 18 (X-30)

The County will prevent filling or construction in the floodway.

POLICY 22 (X-30)

The County will require flowage easements to be dedicated to the San Diego County Flood Control District at the time of development on all water courses having a tributary drainage area of one or more square miles whenever adequate channel improvements are not provided.

PROJECT CONFORMANCE

The proposed project is located within the Urban Limit Line and the service area of the County Water Authority. Development will be subject to compliance with all regulations for water conservation

Planned flood control structures will minimize need for concrete or riprap slope protection and maximize co-use of the floodplain for riparian habitat and recreation.

VEGETATION AND WILDLIFE POLICIES

POLICY 1 (X-42)

The County will act to conserve and enhance vegetation, wildlife, and fisheries resources.

POLICY 2 (X-43)

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

POLICY 13 (X-49)

Flood control measures shall, whenever practical, utilize natural floodways and floodplain, maintaining riparian habitats and historic stream flow volumes.

POLICY 14 (X-49)

Sand mining rehabilitation plans shall specifically address the enhancement of vegetation and wildlife.

PROJECT CONFORMANCE

The proposed flood control plan is designed to preserve existing high quality habitat and revegetate existing degraded riparian areas in a manner which provides additional habitat for the least Bell's vireo, a federal endangered songbird. The Specific Plan requires that reclamation of existing mined land be accomplished in compliance with the requirements of this document and its EIR.

MINERAL POLICIES

POLICY 3 (X-61)

The extractive overlay designation, as defined in Policy 2.6 of the Land Use Element, will be applied to appropriate areas throughout the County.

POLICY 6 (X-63)

Major use permit conditions of approval will provide for optimum utilization of onsite aggregate resources, long-term permits, site rehabilitation and reuse, and minimal environmental disruption.

PROJECT CONFORMANCE

The Extractive overlay land use designation has been applied to a major portion of the subject property and is proposed to be removed concurrent with adoption of this Specific Plan. The immediate cessation of mining activities is not expected as a result of adoption of the proposed Plan. The County General Plan Regional Land Use Element (page II-27) notes the temporary nature of the Extractive designation and reuse of mined lands following reclamation. The Specific Plan requires that reclamation of existing mined land be accomplished in compliance with the requirements of this document and its EIR.

SOIL POLICIES

POLICY 5 (X-72)

The County will utilize existing and evolving geologic, geophysical, and engineering knowledge to distinguish and delineate those areas which are particularly susceptible to damage from geologic phenomena.

POLICY 7 (X-74)

The county recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.

PROJECT CONFORMANCE

The project site is to be appropriately improved and managed to avoid hazards caused by soil instability. Site specific studies and grading requirements will be required at the project level as redevelopment occurs.

CULTURAL SITES

POLICY 1 (X-83)

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

POLICY 2 (X-85)

Conservation of cultural resources shall be given a high priority in County park acquisition and development programs.

POLICY 3 (X-85)

San Diego County shall coordinate with appropriate federal, state, and local agencies to conserve cultural resources.

POLICY 4 (X-85)

The County will use the CEQA environmental review process to identify and conserve cultural resources.

POLICY 5 (X-85)

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

PROJECT CONFORMANCE

No significant cultural sites have been identified within the project. Due to past intensive mining activities, the potential presence of such sites is not considered to be high. The project EIR identifies potential cultural resource areas and requires site investigations to be carried out prior to any approval for development in those areas.

11. Energy Element

GOALS

Encourage the utilization of alternative passive and renewable energy resources.

Maximize energy conservation and efficiency of utilization.

Minimize environmental impact of energy sources.

Minimize economic or social impacts of energy supply and demand.

Minimize possibility of energy shortages and resulting hardships.

PROJECT CONFORMANCE

Development within the Specific Plan will be subject to review at the tentative map, site plan and building permit level to insure compliance with energy conservation measures of local and state ordinances, including the County Code and the Uniform Building Code.

V. IMPLEMENTATION

A. GENERAL PROVISIONS

The RiverWay Specific Plan for the Upper San Diego River Improvement Project is intended to be implemented over a period of up to 40 years. Implementation will be characterized by individual property owner improvements or cooperative efforts by adjoining property owners to comprehensively plan for the subdivision and development of their properties.

The Implementation regulations are intended to differ from standard Use Regulations of the County Zoning Ordinance in order to better direct future development in accordance with overall project goals. Accordingly, the S-88 Specific Planning Area Use Regulations are proposed to be used to implement the land uses in most of the Planning Areas. Also, the development of property within each Planning Area may require a cooperative effort among adjacent property owners in the design and improvement of their properties. This was done to assure that implementation of the Specific Plan results in a quality of development that will meet community goals.

The Planning Area Regulations establish standards and guidelines regarding the physical character and intensity of new development in accordance with the County Zoning Ordinance. Also described are Development Review Procedures to be followed in review and approval of proposed development plans; and the relationship between the Specific Plan and approved or proposed Reclamation Plans for mined lands within the project.

B. DEVELOPMENT REVIEW PROCEDURES

Implementation will require a number of discretionary and ministerial reviews pursuant to the County Zoning Ordinance, Subdivision Ordinance, and Code of Regulatory Ordinances. It is specifically intended that implementation will be carried out by development review conducted by the County Department of Planning and Land Use. Standard application forms and review procedures are intended to be followed. In addition, compliance with the Land Use Guidelines or Design Guidelines of each Planning Area may require submittal of plans and exhibits not normally required for development applications. These requirements and review procedures are described below:

General Controls and Limitations

All real property within the Specific Plan Project Area is subject to the controls and requirements of said Plan. No real property shall be developed, redeveloped, rehabilitated, or otherwise changed except in conformance with the provisions of said Plan. The type, size, height, number and use of buildings within the Project Area will be controlled by applicable County planning and zoning ordinances, and the provisions of this RiverWay Specific Plan, as they now exist.

The implementation of structural Best Management Practices to control the impact from storm water runoff for all commercial and industrial uses shall be required at the time a development is proposed or a use is established under the Specific Plan. This requirement is applicable to all Major and Minor Use Permits, Grading Plans and Site Plans. In addition to compliance with the requirements of the state and federal agencies responsible for the protection of water quality, commercial and industrial projects within the Specific Plan Area shall include design elements to maintain to water quality through the management of storm water runoff. Project design considerations shall include such practices as retention basins, oil/water separators, vegetated swales and the use of non-pervious surface to minimize both the velocity of storm water flow off-site, and potential pollutant impacts to water quality as warranted by the project.

Zone Reclassification

Rezoning of the project area will be done concurrently with the amendment of this Specific Plan. In general, Use Regulations will be changed to S88; conventional Development Regulations for density, lot size, building type, height, and setback will be applied; and the "B" (Community Design Review) Special Area Regulation designator will be applicable to all commercial, and industrial zones. The "W" Flood Channel Area Regulations will be applied to properties subject to the 100-year flood frequency.

Site Plan

A Site Plan application shall be submitted and approved in accordance with the Site Plan Review Procedure commencing at Section 7150 of The Zoning Ordinance, for development of any property for which the Special Area Regulations in the zoning box require such Site Plan. Pursuant to the Lakeside Design Guidelines, this includes all commercial and industrial property. Site Plan applications shall demonstrate conformity with the Planning Area Regulations, Lakeside Design Guidelines, the Design Standards of this Specific Plan, and other requirements of the zone and this Specific Plan. In addition, Site Plans shall demonstrate the incorporation of structural Best Management Practices in the project design to the satisfaction of the Departments of Environmental Health and Public Works. Site Plans on property subject to the "B" designator shall be submitted and approved in accordance with the Community Design Review Area Regulations commencing at Section 5750 of The Zoning Ordinance, including review by the Lakeside Design Review Board in accordance with adopted procedures of the Lakeside Design Guidelines.

Use Permits

Major and Minor Use Permits may be required in accordance with the Use Regulations and Special Area Regulations of the zone, or other requirements of this Specific Plan or The Zoning Ordinance. Major Use Permits for PRD's may be filed for all residential development except standard subdivisions of 6,000 square foot (net) or larger lots; and shall be submitted in accordance with the Planned Development Standards commencing at Section 6600 of The Zoning Ordinance. All such Major and Minor Use Permits shall be reviewed and approved in accordance with the Use Permit Procedure commencing at Section 7350 of The Zoning

Ordinance. In addition, all projects subject to Use Permits shall demonstrate the incorporation of structural Best Management Practices in the project design to the satisfaction of the Departments of Environmental Health and Public Works.

Other Approvals

Normal ministerial review of grading plans, improvement plans, and building permits would follow discretionary permit reviews pursuant to County regulatory ordinances.

C. EXISTING INTERIM USES

The predominant existing land use within the Specific Plan area is mining and processing of construction aggregate, primarily sand and concrete products, which occupies approximately 252 acres within RiverWay. Industrial or storage uses occupy approximately 31 acres, which includes: heavy manufacturing activities such as steel fabrication; light manufacturing such as cabinet making and product assembly, construction services such as building supplies, equipment rental, and contractor's offices and materials storage; and outdoor storage areas for automobiles, boats, construction equipment and materials, and junk. Approximately five acres contain commercial uses such as a building materials store and yard, gas station, plant nursery, restaurant, commercial swim and tennis center, and private school. Agricultural uses occupy approximately 27 acres in the El Nopal area, and approximately 25 acres contain residential uses, including a 60-space mobilehome park.

D. PLANNING AREA REGULATIONS

The following Planning Area Regulations specify the applicable Land Use regulations, Design Guidelines, and Zoning for each of the Planning Areas within RiverWay (see Figure 5). It is the intent of this Specific Plan that permitted land uses conform to those specified below, which may differ from conventional Use Regulations of The Zoning Ordinance. For this reason, the S-88 Specific Planning Area Use Regulations are applied to most Planning Areas. All development applications shall be reviewed for compliance with the following standards and guidelines. It is the intent of this Specific Plan that Use Regulations in The Zoning Ordinance not specifically omitted or modified herein shall be applicable to each Planning Area.

Determination of Density for Development

It should be emphasized that the size of each Planning Area is based on planimetered calculations and review of Assessor records for lot size. Due to the number of properties involved, and the lack of more accurate lot size information, it is to be assumed that this is an approximation based on available data. At the time development is proposed within a residential Planning Area, the maximum permitted number of dwelling units shall be determined by applying the density designator of the "zoning box" to the net lot area of the property proposed for development in accordance with the provisions of the Density Regulations commencing at Section 4100 of The Zoning Ordinance. Similarly, the "Planned Gross Floor Area" for commercial and industrial Planning Areas are estimates for planning purposes and are not intended to limit actual floor area for any proposed development.

Enclosure Regulations

It is the intent of this Specific Plan that Section 6816 ENCLOSURE MATRIX of the County Zoning Ordinance shall be modified for the Specific Plan area in accordance with the Design Guidelines of the Commercial and Industrial Planning Areas. In implementing the Enclosure Regulations for the RiverWay Specific Plan, the Site Plan review process shall be used to permit open uses for Planning Areas XI, XII, XII, and XV; and no new open uses may be established unless such open uses are shown on a Site Plan submitted and approved in accordance with the Site Plan Review Procedure commencing at Section 7150 of The Zoning Ordinance.

Commercial Planning Areas V (A), V (B), VIII, IX, X and XIV and XVII shall be subject to the accessory vehicle parking and open storage regulations found under the heading, "Restrictions on Certain Uses" in the respective Planning Areas. No open storage shall be allowed in Commercial Planning Area VII. No outdoor storage shall be allowed in residentially zoned areas.

Open storage is defined as materials, supplies and equipment that are necessary for the normal conduct of the principle use on the parcel. There are size, location and screening requirements associated with that open storage (see the specific Planning Area for those requirements). Accessory vehicle storage is defined as parking for vehicles accessory to the principle use on the parcel and includes such things as delivery trucks. There are size, location and screening requirements for accessory vehicle parking. Employee and customer parking are not considered in this category and are not limited in the same manner that accessory parking is restricted. Applicants should consult the County's Parking Manual to determine the size and number of required employee and customer parking spaces.

Violation of Specific Plan

The provisions of this Specific Plan may be enforced in accordance with Section 7700 et seq of The Zoning Ordinance. Pursuant to Section 7705, any violation of this Specific Plan shall constitute a violation of The Zoning Ordinance.

PLANNING AREA I

Size: 37.08 Acres
Planned Use: Single-Family Residential
Density: 7.3 Dwelling Units per Acre (270+/- total)

Description: Planning Area I consists of a single parcel of approximately 37.08 acres located at the existing terminus of Mast Boulevard in the western portion of the Plan area. The site is presently vacant and has been used for agriculture or grazing in the past.

The Following Uses are Permitted

Land uses shall conform to the Residential, Civic and Agricultural Use Types specified for the Residential Use Regulations and contained in Sections 2100 through 2105 of the County Zoning Ordinance. Such uses shall be subject to the same terms, standards, and procedures as specified in The Zoning Ordinance.

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

2103 PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to that use.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

USES SUBJECT TO MINOR USE PERMIT.
The following use types are permitted upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

USES SUBJECT TO MAJOR USE PERMIT.
The following use types are permitted upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

DESIGN GUIDELINES

Development of Planning Area I shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from Mast Boulevard, and appropriate setback, walls, landscaping and/or buffering treatment adjacent to the Home of Guiding Hands. Dwellings shall exhibit a common architectural theme and comprehensive landscape design. Noise attenuation for future traffic on Mast Boulevard shall be included in the project design. Road intersection access to Mast Boulevard shall be coordinated with access to Planning Area II.

Due to potential land use conflicts between new residential development within Planning Area I and the existing egg ranch, all such development proposed within this Planning Area pursuant to the Specific Plan shall be reviewed for compatibility with the egg ranch and appropriate buffers or other requirements shall be made a condition of approval. If such requirements are determined to be insufficient to avoid land use conflicts, residential development may be restricted until the egg ranch ceases operation.

ZONING

The following "zoning box" shall apply to Planning Area I:

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	7.3
Lot Size	6,000 *
Building Type	C
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	J
Open Space	---
SPECIAL AREA REG	---

* Absolute minimum single-family residential lot size in PRD or cluster development shall be 5,000 square feet.

PLANNING AREA II

Size: 12 Acres
Planned Use: Single-Family Residential
Density: 7.3 Dwelling Units per Acre (88+/- total)

Description: Planning Area II consists of approximately 12 acres located north of Mast Boulevard and east of Planning Area I in the western portion of the Plan area. The site is presently vacant and has been used for agriculture or grazing in the past.

The Following Uses are Permitted

Land uses shall conform to the Residential, Civic and Agricultural Use Types specified for the Residential Use Regulations and contained in Sections 2100 through 2105 of the County Zoning Ordinance. Such uses shall be subject to the same terms, standards, and procedures as specified in The Zoning Ordinance.

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to that use.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

USES SUBJECT TO MINOR USE PERMIT.
The following use types are permitted upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

USES SUBJECT TO MAJOR USE PERMIT.
The following use types are permitted upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

DESIGN GUIDELINES

Development of Planning Area II shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from Mast Boulevard, and appropriate setback, walls, landscaping and/or buffering treatment adjacent Mast Boulevard on the south. Dwellings shall exhibit a common architectural theme and comprehensive landscape design. Noise attenuation for future traffic on Mast Boulevard shall be included in the project design. Road intersection access to Mast Boulevard shall be coordinated with access to Planning Areas I and III.

Due to potential land use conflicts between new residential development within Planning Area II and the existing egg ranch, all such development proposed within this Planning Area pursuant to the Specific Plan shall be reviewed for compatibility with the egg ranch and appropriate buffers or other requirements shall be made a condition of approval. If such requirements are determined to be insufficient to avoid land use conflicts, residential development may be restricted until the egg ranch ceases operation.

ZONING

The following "zoning box" shall apply to Planning Area II:

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	7.3
Lot Size	6,000 *
Building Type	C
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	J
Open Space	---
SPECIAL AREA REG	---

* Absolute minimum single-family residential lot size in PRD or cluster development shall be 5,000 square feet.

PLANNING AREA III

Size: 16 Acres
Planned Use: Single-Family Residential
Density: 7.3 Dwelling Units per Acre (117+/- total)

Description: Planning Area III consists of approximately 16 acres located on the south side of El Nopal and north of Planning Area II. The site presently contains the Hilliker Egg Ranch, approximately seven existing residences and other agricultural uses.

The Following Uses are Permitted

Land uses shall conform to the Residential, Civic and Agricultural Use Types specified for the Residential Use Regulations and contained in Sections 2100 through 2105 of the County Zoning Ordinance. Such uses shall be subject to the same terms, standards, and procedures as specified in The Zoning Ordinance.

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to that use.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

USES SUBJECT TO MINOR USE PERMIT.
The following use types are permitted upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

USES SUBJECT TO MAJOR USE PERMIT.
The following use types are permitted upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

DESIGN GUIDELINES

Development of Planning Area III shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from Mast Boulevard, and appropriate setback, walls, landscaping and/or buffering treatment adjacent to El Nopal. Dwellings shall exhibit a common architectural theme and comprehensive landscape design. Road intersection access should generally be from El Nopal. If access to Mast Boulevard is permitted, it shall be coordinated with access to Planning Area II.

Due to potential land use conflicts between new residential development within Planning Area III and the existing egg ranch, all such development proposed within this Planning Area pursuant to the Specific Plan shall be reviewed for compatibility with the egg ranch and appropriate buffers or other requirements shall be made a condition of approval. If such requirements are determined to be insufficient to avoid land use conflicts, residential development may be restricted until the egg ranch ceases operation.

ZONING

The following "zoning box" shall apply to Planning Area III:

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	7.3
Lot Size	6,000 *
Building Type	C
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	J
Open Space	---
SPECIAL AREA REG	---

* Absolute minimum single-family residential lot size in PRD or cluster development shall be 5,000 square feet.

PLANNING AREA IV

Size: 9 Acres
Planned Use: Single-Family Residential
Density: 7.3 Dwelling Units per Acre (66+/- total)

Description: Planning Area IV consists of approximately nine acres located on the south side of El Nopal, north of Planning Area II, and west of Planning Area V (commercial). The site presently contains a variety of agricultural and outdoor storage land uses and approximately five residences.

The Following Uses are Permitted

Land uses shall conform to the Residential, Civic and Agricultural Use Types specified for the Residential Use Regulations and contained in Sections 2100 through 2105 of the County Zoning Ordinance. Such uses shall be subject to the same terms, standards, and procedures as specified in The Zoning Ordinance.

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to that use.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

USES SUBJECT TO MINOR USE PERMIT.
The following use types are permitted upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

USES SUBJECT TO MAJOR USE PERMIT.
The following use types are permitted upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

DESIGN GUIDELINES

Development of residential uses within Planning Area IV shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from Mast Boulevard, and appropriate setback, walls, landscaping, and/or buffering treatment adjacent to El Nopal. Dwellings shall exhibit a common architectural theme and comprehensive landscape design. Road intersection access should generally be from El Nopal. If access to Mast Boulevard is permitted, it shall be coordinated with access to Planning Area II.

Due to potential land use conflicts between new residential development within Planning Area IV and the existing egg ranch, all such development proposed within this Planning Area pursuant to the Specific Plan shall be reviewed for compatibility with the egg ranch and appropriate buffers or other requirements shall be made a condition of approval. If such requirements are determined to be insufficient to avoid land use conflicts, residential development may be restricted until the egg ranch ceases operation.

ZONING

The following "zoning box" shall apply to Planning Area IV:

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	7.3
Lot Size	6,000 *
Building Type	C
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	J
Open Space	---
SPECIAL AREA REG	---

* Absolute minimum single-family residential lot size in PRD or cluster development shall be 5,000 square feet.

PLANNING AREA V (A)

Size:	4.26 Acres
Planned Use:	General Commercial
Planned Gross Floor Area:	37,000 Square Feet

Description: Planning Area V (A) consists of approximately 4.26 acres located at northwest corner of the four-way intersection of Mast Boulevard, Riverside Drive, El Nopal Road and Riverford Road. Mast Boulevard forms the southern boundary of Planning area V (A). The primary existing land use is outdoor storage and seven residences.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous waste: The importation, storage and processing of toxic or hazardous waste.
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Recycling Processing Facilities
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment Establishments
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses" Below:

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 through 2365 of the County Zoning Ordinance. Such uses shall be subject to the same terms, standards and procedures as specified in the Zoning Ordinance.

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)

Law Enforcement Services
Lodge, Fraternal and Civic Assembly
Minor Impact Utilities
Parking Services
Postal Services
Religious Assembly
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Business Support Services
Communications Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Funeral and Interment Services: Undertaking
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Repair Services: Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to the use.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Agricultural Services "9"

Automotive and Equipment: Repairs, Heavy Equipment "8"
Business Equipment Sales and Services "7"
Construction Sales and Services "8" (see Section 6300)
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"

USES SUBJECT TO A MINOR USE PERMIT
a. Commercial Use Types

Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.
a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Cleaning
Funeral and Interment Services: Interring
Research Services
Spectator Sports and Entertainment: General
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Light (see Section 6300)

d. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Automotive and Equipment: Parking

Automotive and Equipment: Sales/Rentals, Light Equipment

Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or a combination of landscaped berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicles from view. These uses are not subject to the parking standards discussed below.

Accessory Vehicle Parking (Does not include employee or customer parking)

The parking of vehicles shall be subject to the following limitations:

a. Only parking that is accessory to the principal use in operation on the same site shall be allowed.

b. The area used for such parking shall be limited to a maximum of 50 percent of the total ground floor area of all buildings on the same parcel.

c. All vehicles shall be operational (capable of being used on a daily basis) and necessary for the normal conduct of the principal use on the parcel.

d. All parking areas shall be located in the rear or interior side yard.

Open Storage

All materials, supplies and equipment shall be stored inside an enclosed structure except that open storage is permitted subject to the following:

a. All materials, supplies and equipment shall be necessary for the normal conduct of the principal use on the parcel.

b. The area used for open storage shall be limited to a maximum of 10 percent of the total ground floor area of all buildings on the same parcel; provided that the open storage may occupy up to 50 percent of said area upon the issuance of a Minor Use Permit for open storage.

c. Open storage shall be located entirely within rear or interior side yards.

d. Open storage shall be screened by a visual barrier so that the stored items are not visible from public streets, adjacent residential areas, and the River corridor. The visual barrier shall consist of landscaped berms or a combination of berms and walls/fences sufficient to accomplish the desired screening.

e. Open storage areas visible from Highway 67 shall be screened by landscaping consisting fast-growing large trees, medium-sized trees and shrubs that will provide a dense layer of screening within 3 years.

DESIGN GUIDELINES

Development of Planning Area V (A) shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from public roads. All buildings shall exhibit a common architectural theme and comprehensive landscape and signage design is required.

ZONING

The following "Zoning Box" shall apply to Planning Area V (A):

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	---
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	E
Coverage	---
Setback	O
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA V (B)

Size:	4.5 Acres
Planned Use:	Industrial/Businesspark
Planned Gross Floor Area:	38,000 square feet

Description: Planning Area V (B) consists of approximately 4.5 acres located at the southwest-corner of the four-way intersection of Mast Boulevard, Riverside Drive, El Nopal Road and Riverford Road. Mast Boulevard forms the northern boundary of Planning area V (B). The primary existing land use is outdoor storage.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous waste: The importation, storage and processing of toxic or hazardous waste.
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Recycling Processing Facilities
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment Establishments
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals: Heavy Equipment

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses" Below:

Land uses shall conform to the Civic, Commercial, Industrial and Agricultural Use Types specified for the Limited Impact Industrial Use Regulations and contained in Sections 2522 through 2525 of the County Zoning Ordinance.

a. Civic Use Types.

Ambulance Services
Community Recreation
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Parking Services
Postal Services

Automotive and Equipment: Sales/Rental, Light Equipment
Business Equipment Sales and Services
Business Support Services
Communications Services
Laundry Services
Participant Sports and Recreation: Indoor
Research Services

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing (all types)

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to that use.

a. Commercial Use Types.

Agricultural and Horticultural Sales "8" (all types)
Automotive and Equipment: Cleaning "8"
Automotive and Equipment: Repairs, Heavy Equipment "8"
Automotive and Equipment: Repairs, Light Equipment "8"
Building Maintenance Services "8"
Construction Sales and Services "8" (see Section 6300)
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.
General Industrial "14"

USES SUBJECT TO A MINOR USE PERMIT.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy

c. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Automotive and Equipment: Parking

Automotive and Equipment: Sales/Rentals, Light Equipment

Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or a combination of landscaped berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicles from view. These uses are not subject to the parking standards discussed below.

Accessory Vehicle Parking (Does not include employee or customer parking)

The parking of vehicles shall be subject to the following limitations:

a. Only parking that is accessory to the principal use in operation on the same site shall be allowed.

b. The area used for such parking shall be limited to a maximum of 50 percent of the total ground floor area of all buildings on the same parcel.

c. All vehicles shall be operational (capable of being used on a daily basis) and necessary for the normal conduct of the principal use on the parcel.

d. All parking areas shall be located in the rear or interior side yard.

Open Storage

All materials, supplies and equipment shall be stored inside an enclosed structure except that open storage is permitted subject to the following:

a. All materials, supplies and equipment shall be necessary for the normal conduct of the principal use on the parcel.

b. The area used for open storage shall be limited to a maximum of 10 percent of the total ground floor area of all buildings on the same parcel; provided that the open storage may occupy up to 50 percent of said area upon the issuance of a Minor Use Permit for open storage.

c. Open storage shall be located entirely within rear or interior side yards.

d. Open storage shall be screened by a visual barrier so that the stored items are not visible from public streets, adjacent residential areas, and the River corridor. The visual barrier shall consist of landscaped berms or a combination of berms and walls/fences sufficient to accomplish the desired screening.

e. Open storage areas visible from Highway 67 shall be screened by landscaping consisting fast-growing large trees, medium-sized trees and shrubs that will provide a dense layer of screening within 3 years.

DESIGN GUIDELINES

Development of Planning Area V (B) shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from public roads. All buildings shall exhibit a common architectural theme and comprehensive landscape and signage design is required.

ZONING

The following "Zoning Box" shall apply to Planning Area V (B):

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	---
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	E
Coverage	---
Setback	O
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA VI

Size:	10 Acres
Planned Use:	Industrial/Business Park
Planned Gross Floor Area:	210,000 Square Feet

Description. Planning Area VI consists of approximately 10 acres located at the southeastern corner of the four-way intersection of Mast Boulevard, El Nopal Road, Riverford Road, and Riverside Drive. The primary existing land use is light manufacturing.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous waste: The importation, storage and processing of toxic or hazardous waste.
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Recycling Processing Facilities
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment Establishments
Automotive and Equipment Sales/Rentals: Farm Equipment
Automotive and Equipment Sales/Rentals: Heavy Equipment

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses" Below:

Land uses shall conform to the Civic, Commercial, Industrial and Agricultural Use Types specified for the Limited Impact Industrial Use Regulations and contained in Sections 2522 through 2525 of the County Zoning Ordinance.

a. Civic Use Types.

Ambulance Services
Community Recreation
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Parking Services
Postal Services

b. Commercial Use Types.

Administrative and Professional Services

Administrative and Professional Services
Automotive and Equipment: Parking
Automotive and Equipment: Sales/Rental, Light Equipment
Business Equipment Sales and Services
Business Support Services
Communications Services
Laundry Services
Participant Sports and Recreation: Indoor
Research Services

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.
Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing (all types)

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to the use.

a. Commercial Use Types.

Agricultural and Horticultural Sales "8" (all types)
Automotive and Equipment: Cleaning "8"
Automotive and Equipment: Repairs, Heavy Equipment "8"
Automotive and Equipment: Repairs, Light Equipment "8"
Building Maintenance Services "8"
Construction Sales and Services "8" (see Section 6300)
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

USES SUBJECT TO A MINOR USE PERMIT.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.

a. Civic Use Types.
Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy

c. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Automotive and Equipment: Parking

Automotive and Equipment: Sales/Rentals, Light Equipment

Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or a combination of landscaped berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicle from view. These uses are not subject to the parking standards discussed below.

Accessory Vehicle Parking (Does not include employee or customer parking)

The parking of vehicles shall be subject to the following limitations:

a. Only parking that is accessory to to the principal use in operation on the same site shall be allowed.
b. The area used for such parking shall be limited to a maximum of 50 percent of the total ground floor area of all buildings on the same parcel.
c. All vehicles shall be operational (capable of being used on a daily basis) and necessary for the normal conduct of the principal use on the parcel.
d. All parking areas shall be located in the rear or interior side yard.

Open Storage

All materials, supplies and equipment shall be stored inside an enclosed structure except that open storage is permitted subject to the following:

a. All materials, supplies and equipment shall be necessary for the normal conduct of the principal use on the parcel.

b. The area used for such open storage shall be limited to a maximum of 10 percent of the total ground floor area of all buildings on the same parcel; provided that the open storage may occupy up to 50 percent of said area upon the issuance of a Minor Use Permit for open Storage.

c. Open storage shall be located entirely within rear or interior side yards.

d. Open storage shall be screened by a visual barrier so that the stored items are not visible from public streets, adjacent residential areas, and the River corridor. The visual barrier shall consist of landscaped berms or a combination of berms and walls/fences sufficient to accomplish the desired screening.

e. Open storage areas visible from Highway 67 shall be screened by of landscaping consisting of three layers fast-growing large trees, medium-sized trees and shrubs that provide a dense layer of screening within three years.

DESIGN GUIDELINES

Development of Planning Area VI shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from public roads. All buildings shall exhibit a common Site Plan architectural theme and comprehensive landscape and signage design is required. A single shall be prepared encompassing all property within Planning Area VI in order to assure that site development is comprehensively planned regardless of existing property boundaries.

ZONING

The following "Zoning Box" shall apply to Planning Area VI:

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	---
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	E
Coverage	---
Setback	O
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA VII

Size: 1.5 Acres
Planned Use: General Commercial
Planned Gross Floor Area: 15,000 square feet

Description: Planning Area VII consists of one parcels totaling approximately 1.5 acres located on the east side of Riverford Road, north of Highway 67. The property is currently vacant.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous waste: The importation, storage and processing of toxic or hazardous waste.
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Recycling Processing Facilities
Adult Entertainment Establishments
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses Below:

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 through 2365 of the County Zoning Ordinance. Such uses shall be subject to the same terms, standards, and procedures as specified in The Zoning Ordinance.

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Lodge, Fraternal and Civic Assembly

Minor Impact Utilities
Parking Services
Postal Services
Religious Assembly
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Automotive and Equipment: Sales/Rentals, Light Equipment
Business Support Services
Communications Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Funeral and Interment Services: Undertaking
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Repair Services: Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Transient Habitation: Lodging
Wholesaling, Storage and Distribution: Mini-Warehouses

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to the use.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Agricultural Services "9"
Business Equipment Sales and Services "7"
Construction Sales and Services "8" (see Section 6300)
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Wholesaling, Storage and Distribution: Light "8" (Section 6300)

USES SUBJECT TO A MINOR USE PERMIT

a. Commercial Use Types

Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Cleaning
Funeral and Interment Services: Interring
Research Services
Spectator Sports and Entertainment: General
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Light (see Section 6300)

d. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Automotive and Equipment: Parking

Automotive and Equipment: Sales/Rentals, Light Equipment

Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or a combination of landscaped berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicle from view. These uses are not subject to the parking standards discussed below.

Accessory Vehicle Parking (Does not include employee or customer parking)

The parking of vehicles shall be subject to the following limitations:

a. Only parking that is accessory to the principal use in operation on the same site shall be allowed.

b. The area used for such parking shall be limited to a maximum of 50 percent of the total ground floor area of all buildings on the same parcel.

c. All vehicles shall be operational (capable of being used on a daily basis) and necessary for the normal conduct of the principal use on the parcel.

d. All parking areas shall be located in the rear or interior side yard.

DESIGN GUIDELINES

Development of Planning Area VII shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from public roads. All buildings shall exhibit a common architectural theme and comprehensive landscape and signage design is required. Open storage or work areas shall not be permitted.

ZONING

The following "zoning box" shall apply to Planning Area VII:

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	---
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	E
Coverage	---
Setback	O
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA VIII

Size:	45 Acres
Planned Use:	Industrial/Business Park
Planned Gross Floor Area:	1,110,000 Square Feet

Description. Planning Area VIII consists of approximately 45 acres located west of Riverford Road. The planned extension of Mast Boulevard and Riverford Road will form the northerly and easterly boundary of Planning Area VIII. Approximately 2,200 feet of the Flood Control Channel forms the southerly boundary. The property is mostly vacant though mining of construction aggregate has occurred in the past. In addition, a Lakeside Sanitation District sewage facility exists on portions of the property.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous waste: The importation, storage and processing of toxic or hazardous waste.
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Recycling Processing Facilities
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment Establishments
Automotive and Equipment: Sales/Rentals, Farm Equipment

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses" Below:

Land uses shall conform to the Civic, Commercial, Industrial and Agricultural Use Types specified for the Limited Impact Industrial Use Regulations contain in Sections 2522 through 2525 of the County Zoning Ordinance.

a. Civic Use Types.

Ambulance Services
Community Recreation
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Parking Services
Postal Services

Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Automotive and Equipment: Parking
Automotive and Equipment: Sales/Rental, Light Equipment
Business Equipment Sales and Services
Business Support Services
Communications Services
Laundry Services
Participant Sports and Recreation: Indoor
Research Services

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing (all types)

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to the use.

a. Commercial Use Types.

Agricultural and Horticultural Sales "8" (all types)
Automotive and Equipment: Cleaning "8"
Automotive and Equipment: Repairs, Heavy Equipment "8"
Automotive and Equipment: Repairs, Light Equipment "8"
Automotive and Equipment: Sales/Rentals, Heavy Equipment "9"*
Building Maintenance Services "8"
Construction Sales and Services "8" (see Section 6300)
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

USES SUBJECT TO A MINOR USE PERMIT.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.

a. Civic Use Types.
Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy

c. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Automotive and Equipment: Parking
Automotive and Equipment: Sales/Rentals, Light Equipment

Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or a combination of landscaped berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicles from view. These uses are not subject to the parking standards discussed below.

Automotive and Equipment: Sales/Rentals, Heavy Equipment is permitted in Planning Area VIII on a site designated for, and contingent upon, the removal of the heavy equipment sales/ rental business from Planning Area IX (Assessor Parcel Numbers 382-011-05 and 379-142-01) and the cessation of that use on those parcels. The relocated heavy equipment sales/rentals use shall require a site plan for implementation and shall be screened from public view and adjacent streets by landscaped berms commensurate with the height of the equipment. Solid walls or fences may be used in combination with the berms. The outside equipment parking or storage area of the heavy equipment sales/rentals use shall be no greater than five acres in size. The Site Plan for any such use shall show landscaping that fully covers the berm and shall demonstrate how the berm will screen the vehicles and equipment from public view. This use is not subject to the parking standards discussed below.

Accessory Vehicle Parking (Does not include employee or customer parking)

The parking of vehicles shall be subject to the following limitations:

a. Only parking that is accessory to the principal use in operation on the same site shall be allowed.

b. The area used for such parking shall be limited to a maximum of 50 percent of the total ground floor area of all buildings on the same parcel.

c. All vehicles shall be operational (capable of being used on a daily basis) and necessary for the normal conduct of the principal use on the parcel.

d. All parking areas shall be located in the rear or interior side yard.

Open Storage

All materials, supplies and equipment shall be stored inside an enclosed structure except that open storage is permitted subject to the following:

a. All materials, supplies and equipment shall be necessary for the normal conduct of the principal use on the parcel.

b. The area used for such open storage shall be limited to a maximum of 10 percent of the total ground floor area of all buildings on the same parcel; provided that the open storage may occupy up to 50 percent of said area upon the issuance of a Minor Use Permit for open Storage.

c. Open storage shall be located entirely within rear or interior side yards.

d. Open storage shall be screened by a visual barrier so that the stored items are not visible from public streets, adjacent residential areas, and the River corridor. The visual barrier shall consist of landscaped berms or a combination of berms and walls/fences sufficient to accomplish the desired screening.

e. Open storage areas visible from Highway 67 shall be screened by of landscaping consisting of three vertical layers of fast-growing large trees, medium-sized trees and shrubs that provide a dense layer of screening within three years.

DESIGN GUIDELINES

Development of Planning Area VIII shall be in conformance with the RiverWay Design Guidelines. All buildings shall exhibit a common architectural and landscape theme including a comprehensive landscape and signage design. Landscaping and building location and design shall attenuate potential off-site noise impacts.

Particular attention shall be paid to architectural and landscape design as viewed from Highway 67 and Mast Boulevard. Comprehensive landscape, wall and signage design is required. In addition, development adjacent to the floodplain shall be in conformance with the RiverWay Design Guidelines for development within or adjacent to The River Corridor. In particular, for areas adjacent to preserved or restored floodplain habitat, requirements for setbacks, landscaping, fencing and access control, and noise attenuation shall be strictly adhered to in the development and use of property within Planning Area VIII. Access shall be coordinated with other Planning Areas on the opposite side of Mast Boulevard/Riverford Road.

DESIGN GUIDELINES

The following "zoning box" shall apply to Planning Area VIII:

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	S
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	6,000
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	E
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA IX

Size:	53 Acres
Planned Use:	Industrial/Businesspark
Planned Gross Floor Area:	920,000 Square Feet

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous waste: The importation, storage and processing of toxic or hazardous waste.
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Recycling Processing Facilities
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment Establishments
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment

Description. Planning Area IX consists of approximately 53 acres located south of the existing Riverside Drive and east of Riverford Road. Approximately 2,800 feet of the Flood Control Channel forms the southerly boundary. The property for over 25 years was used for mining and processing of construction aggregate.

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses" Below:

Land uses shall conform to the Civic, Commercial, Industrial and Agricultural Use Types specified for the Limited Impact Industrial Use Regulations contain in Sections 2522 through 2525 of the County Zoning Ordinance.

a. Civic Use Types.

Ambulance Services
Community Recreation
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Parking Services
Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Automotive and Equipment: Parking
Automotive and Equipment: Sales/Rental, Light Equipment
Business Equipment Sales and Services
Business Support Services
Communications Services
Laundry Services
Participant Sports and Recreation: Indoor
Research Services

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing (all types)

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to the use.

a. Commercial Use Types.

Agricultural and Horticultural Sales "8" (all types)
Automotive and Equipment: Cleaning "8"
Automotive and Equipment: Repairs, Heavy Equipment "8"
Automotive and Equipment: Repairs, Light Equipment "8"
Building Maintenance Services "8"
Construction Sales and Services "8" (see Section 6300)
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

USES SUBJECT TO A MINOR USE PERMIT.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.

a. Civic Use Types.
Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy

c. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Automotive Equipment: Parking

Automotive Equipment: Sales/Rentals, Light Equipment

Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or a combination of landscaped berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicles from view. These uses are not subject to the parking standards discussed below.

Accessory Vehicle Parking (Does not include employee or customer parking)

The parking of vehicles shall be subject to the following limitations:

a. Only parking that is accessory to to the principal use in operation on the same site shall be allowed.

b. The area used for such parking shall be limited to a maximum of 50 percent of the total ground floor area of all buildings on the same parcel.

c. All vehicles shall be operational (capable of being used on a daily basis) and necessary for the normal conduct of the principal use on the parcel.

d. All parking areas shall be located in the rear or interior side yard.

Open Storage

All materials, supplies or equipment stored in any area of a parcel shall be maintained within an enclosed area except that open storage is permitted subject to the following:

a. All materials, supplies or equipment shall be necessary for the normal conduct of the principal use on the parcel.

b. The area used for such open storage shall be limited to a maximum of 10 percent of the total ground floor area of all buildings on the same parcel; provided that the open storage may occupy up to 50 percent of said area upon the issuance of a Minor Use Permit for open Storage.

c. Open storage shall be located entirely within rear or interior side yards.

d. Open storage shall be screened by a visual barrier so that the stored items are not visible from public streets, adjacent residential areas, and the River corridor. The visual barrier shall consist of landscaped berms or a combination of berms and walls/fences sufficient to accomplish the desired screening.

e. Open storage areas visible from Highway 67 shall be screened by landscaping consisting of three vertical layers of fast-growing large trees, medium-sized trees and shrubs that provide a dense layer of screening within three years.

DESIGN GUIDELINES

Development of Planning Area IX shall be in conformance with the RiverWay Design Guidelines. Office or light industrial land uses are required adjacent to the existing mobilehome park to the east. Interior streets which provide access from Riverside Drive shall be designed to discourage though traffic between Mast Boulevard and Riverside Drive.

Comprehensive landscape, wall and signage design is required. In addition, development adjacent to the floodplain shall be in conformance with the RiverWay Design Guidelines for development within or adjacent to The River Corridor. In particular, for areas adjacent to preserved or restored floodplain habitat, requirements for setbacks, landscaping, fencing and access control, and noise attenuation shall be strictly adhered to in the development and use of property within Planning Area IX.

Setbacks. The "E" setback designator shall apply except for interior side yards adjacent to developed or residentially zoned areas. In such cases, the industrial use shall provide a 10 foot landscape buffer and noise attenuation wall adjacent to employee parking or inaccessible building side; or a 35 foot buffer with a 15 foot landscape strip and noise attenuation wall/structure adjacent to loading areas or building accesses.

ZONING

The following "zoning box" shall apply to Planning Area IX:

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	S
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	6,000
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	E (except as modified above)
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA X

Size:	34 acres
Planned Use:	Industrial/Businesspark
Planned Gross Floor Area:	600,000 Square Feet

Description. Planning Area X consists of approximately 34 acres located along the north side of Highway 67 between Riverford Road and Wintergardens Boulevard. Approximately 4,400 feet of the Flood Control Channel forms the northerly boundary of Planning Area X. The primary existing land use is mining, processing, sales and hauling of construction aggregate.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous waste: The importation, storage and processing of toxic or hazardous waste.
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Recycling Processing Facilities
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment Establishments
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses" Below:

Land uses shall conform to the Civic, Commercial, Industrial and Agricultural Use Types specified for the Limited Impact Industrial Use Regulations contain in Sections 2522 through 2525 of the County Zoning Ordinance.

a. Civic Use Types.

Ambulance Services
Community Recreation
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Parking Services
Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Automotive and Equipment: Parking
Automotive and Equipment: Sales/Rental, Light Equipment
Business Equipment Sales and Services
Business Support Services
Communications Services
Laundry Services
Participant Sports and Recreation: Indoor
Research Services

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing (all types)

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to the use.

a. Commercial Use Types.

Agricultural and Horticultural Sales "8" (all types)
Automotive and Equipment: Cleaning "8"
Automotive and Equipment: Repairs, Heavy Equipment "8"
Automotive and Equipment: Repairs, Light Equipment "8"
Building Maintenance Services "8"
Construction Sales and Services "8" (see Section 6300)
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

USES SUBJECT TO A MINOR USE PERMIT.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.

a. Civic Use Types.
Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy

c. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Automotive and Equipment: Parking

Automotive and Equipment: Sales/Rentals, Light Equipment

Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or a combination of landscaped berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicles from view. These uses are not subject to the parking standards discussed below.

Accessory Vehicle Parking (Does not include employee or customer parking)

The parking of vehicles shall be subject to the following limitations:

a. Only parking that is accessory to the principal use in operation on the same site shall be allowed.

b. The area used for such parking shall be limited to a maximum of 50 percent of the total ground floor area of all buildings on the same parcel.

c. All vehicles shall be operational (capable of being used on a daily basis) and necessary for the normal conduct of the principal use on the parcel.

d. All parking areas shall be located in the rear or interior side yard.

Open Storage

All materials, supplies or equipment stored in any area of a parcel shall be maintained within an enclosed area except that open storage is permitted subject to the following:

a. All materials, supplies or equipment shall be necessary for the normal conduct of the principal use on the parcel.

b. The area used for such open storage shall be limited to a maximum of 10 percent of the total ground floor area of all buildings on the same parcel; provided that the open storage may occupy up to 50 percent of said area upon the issuance of a Minor Use Permit for open storage.

c. Open storage shall be located entirely within rear or interior side yards.

d. Open storage shall be screened by a visual barrier so that the stored items are not visible from public streets, adjacent residential areas, and the River corridor. The visual barrier shall consist of landscaped berms or a combination of berms and walls/fences sufficient to accomplish the desired screening.

e. Open storage areas visible from Highway 67 shall be screened by landscaping consisting of 3 vertical layers of fast-growing large trees, medium-sized trees and shrubs that provide a dense layer of screening within 3 years.

DESIGN GUIDELINES

Development of Planning Area X shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from Highway 67. All buildings shall exhibit a common architectural theme and comprehensive landscape, wall and

signage design is required. In addition, development adjacent to the floodplain shall be in conformance with the RiverWay Design Guidelines for development within or adjacent to The River Corridor. In particular, for areas adjacent to preserved or restored floodplain habitat, requirements for setbacks, landscaping, fencing and access control, and noise attenuation shall be strictly adhered to in the development and use of property within Planning Area X.

ZONING

The following "Zoning Box" shall apply to Planning Area X:

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	S
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	6,000
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	E
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA XI

Size:	34 acres
Planned Use:	Industrial
Planned Gross Floor Area:	600,000 Square Feet

Description. Planning Area XI consists of approximately 34 acres located west of Channel Road and north of Highway 67. Approximately 1,600 feet of the Flood Control Channel forms the northerly boundary of Planning Area XI. The primary existing land use is processing, sales, and hauling of construction aggregate mined off-site. Other existing uses are a lumberyard, gasoline dispensing, and sales of building supplies.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous Waste: The importation, storage and processing of toxic or hazardous waste
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment Establishments
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Automotive and Equipment: Storage: Non-Operating Vehicles
Explosive Storage
Recycling Processing Facilities
Scrap Operations

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses" Below:

Land uses shall conform to the Civic, Commercial, Industrial and Agricultural Use Types specified for the General Impact Industrial Use Regulations contained in Sections 2542 through 2545 of the County Zoning Ordinance.

a. Civic Use Types.

Ambulance Services
Community Recreation
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Veterinary, Large Animals
Automotive and Equipment: Cleaning
Automotive and Equipment: Fleet Storage
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Heavy Equipment
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Construction Sales and Services (See Section 6300)
Laundry Services
Participant Sports and Recreation: Indoor
Research Services

c. Industrial Use Types.

Custom Manufacturing

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing (all types)

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies.

a. Commercial Use Types.

Agricultural Services "14"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Wholesaling, Storage and Distribution: Heavy "14"

Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

USES SUBJECT TO A MINOR USE PERMIT.

a. Civic Use Types

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Swap Meets
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Retail Sales are permitted only in accordance with the uses listed above, and shall be limited to direct sales to consumers of products produced, processed or packaged on the premises.

Eating and Drinking Establishments are limited in size to a maximum of 1,500 square feet per establishment and are intended to be delicatessen or short-order eating places rather than restaurants or taverns. Drive-up or drive-through service windows are prohibited.

DESIGN GUIDELINES

Development of Planning Area XI shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from Industry Road and Highway 67. Open storage or work areas may be permitted with Site Plan review, but should not be visible from public roads or residential areas. Open storage areas visible from Highway 67 shall be screened by landscaping consisting of three vertical layers of fast-growing large trees, medium-sized trees and shrubs that provide a dense layer of screening within three years. In addition, development adjacent to the floodplain shall be in conformance with the RiverWay Design Guidelines for development within or adjacent to The River Corridor. In particular, for areas adjacent to preserved or restored floodplain habitat, requirements for setbacks, landscaping, fencing and access control, and noise attenuation shall be strictly adhered to in the development and use of property within Planning Area XI.

ZONING

The following "zoning box" shall apply to Planning Area XI.

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	S
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	6,000
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	E
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA XII

Size:	27 acres
Planned Use:	Industrial
Planned Gross Floor Area:	445,000 Square Feet

Description. Planning Area XII consists of approximately 27 acres located east of Channel Road and north of Mapleview Drive. Approximately 2,200 feet of the Flood Control Channel forms the northerly boundary of Planning Area XII. Existing land uses are heavy manufacturing, offices, industrial storage including well drilling equipment and a 60 space mobilehome park and RV storage area.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous Waste: The importation, storage and processing of toxic or hazardous waste
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Automotive and Equipment: Storage, Non-Operating Vehicles
Explosive Storage
Recycling Processing Facilities
Scrap Operations

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses" Below:

Land uses shall conform to the Civic, Commercial, Industrial and Agricultural Use Types specified for the General Impact Industrial Use Regulations contain in Sections 2542 through 2545 of the County Zoning Ordinance.

a. Civic Use Types.

Ambulance Services
Community Recreation
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Minor Impact Utilities
Parking Services

Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Veterinary, Large Animals
Automotive and Equipment: Cleaning
Automotive and Equipment: Fleet Storage
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Heavy Equipment
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Construction Sales and Services (See Section 6300)
Laundry Services
Participant Sports and Recreation: Indoor
Research Services

c. Industrial Use Types.

Custom Manufacturing

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing (all types)

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to the use.

a. Commercial Use Types.

Agricultural Services "14"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Wholesaling, Storage and Distribution: Heavy "14"
Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

USES SUBJECT TO A MINOR USE PERMIT.

a. Civic Use Types

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Swap Meets
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Eating and Drinking Establishments are limited in size to a maximum of 1,500 square feet per establishment and are intended to be delicatessens or short-order eating places rather than restaurants or taverns. Drive-up or Drive-through service windows are prohibited.

Automotive and Equipment: Parking

Automotive and Equipment: Sales/Rental, Light Equipment

> Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or in combination of landscaped berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicles from view.

DESIGN GUIDELINES

Development of Planning Area XII shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from Highway 67, Channel Road, Lakeside Avenue and Mapleview Street. Open storage or work areas may be permitted with Site Plan review, but should not be visible from public roads or residential areas. Open storage areas visible from Highway 67 shall be screened by landscaping consisting of three vertical layers of fast-growing large trees, medium-sized trees and shrubs that will provide a dense layer of screening within three years. Site Plans for development shall also provide an adequate buffer for the existing mobilehome park within Planning Area XII. In addition, development adjacent to the floodplain shall be in conformance with the RiverWay Design Guidelines for development within or adjacent to The River Corridor. In particular, for areas adjacent to preserved or restored floodplain habitat, requirements for setbacks, landscaping, fencing and access control, and noise attenuation shall be strictly adhered to in the development and use of property within Planning Area XII.

ZONING

The following "zoning box" shall apply to Planning Area XII.

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	S
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	6,000
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	E
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA XIII

Size:	7 acres
Planned Use:	Industrial
Planned Gross Floor Area:	125,000 Square Feet

Description. Planning Area XIII consists of approximately seven acres located east of Channel Road and south of Mapleview Drive. Existing land uses are manufacturing, construction services and supplies, equipment rental and a restaurant. This Planning Area is largely built-out, although further development or change of existing uses may occur.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous Waste: The importation, storage and processing of toxic or hazardous waste
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Automotive and Equipment: Storage, Non-Operating Vehicles
Explosive Storage
Recycling Processing facilities
Scrap Operations

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses" Below:

Land uses shall conform to the Civic, Commercial, Industrial and Agricultural Use Types specified for the General Impact Industrial Use Regulations contained in Sections 2542 through 2545 of the County Zoning Ordinance.

a. Civic Use Types.

Ambulance Services
Community Recreation
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Veterinary, Large Animals
Automotive and Equipment: Cleaning
Automotive and Equipment: Fleet Storage
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Heavy Equipment
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Construction Sales and Services (See Section 6300)
Laundry Services
Participant Sports and Recreation: Indoor
Research Services

c. Industrial Use Types.

Custom Manufacturing

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing (all types)

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to the use.

a. Commercial Use Types.

Agricultural Services "14"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Wholesaling, Storage and Distribution: Heavy "14"
Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

USES SUBJECT TO A MINOR USE PERMIT.

a. Civic Use Types

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types

Swap Meets
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Automotive and Equipment: Parking

Automotive and Equipment: Sales/Rental, Light Equipment

> Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or in combination of landscaped berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicles from view.

DESIGN GUIDELINES

Development of Planning Area XIII shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from Highway 67, Channel Road and Mapleview Street. Open storage or work areas may be permitted with Site Plan review, but should not be visible from public roads or residential areas. Open storage areas visible from Highway 67 shall be screened by landscaping consisting of three vertical layers of fast-growing large trees, medium-sized trees and shrubs that will provide a dense layer of screening within three years.

ZONING

The following "zoning box" shall apply to Planning Area XIII.

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	S
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	6,000
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	E
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA XIV

Size:	4 acres
Planned Use:	Industrial/Businesspark
Planned Gross Floor Area:	70,000 Square Feet

Description. Planning Area XIV consists of approximately seven acres located along the east side of Highway 67. The property is currently vacant.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous Waste: The importation, storage and processing of toxic or hazardous waste.
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Recycling Processing Facilities
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment Establishments
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses" Below:

Land uses shall conform to the Civic, Commercial, Industrial and Agricultural Use Types specified for the Limited Impact Industrial Use Regulations contained in Sections 2522 through 2525 of the County Zoning Ordinance.

a. Civic Use Types.

Ambulance Services
Community Recreation
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Parking Services
Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Automotive and Equipment: Parking

Administrative and Professional Services
Automotive and Equipment: Parking
Automotive and Equipment: Sales/Rental, Light Equipment
Business Equipment Sales and Services
Business Support Services
Communications Services
Laundry Services
Participant Sports and Recreation: Indoor
Research Services

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing (all types)

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies.

a. Commercial Use Types.

Agricultural and Horticultural Sales "8" (all types)
Automotive and Equipment: Cleaning "8"
Automotive and Equipment: Repairs, Heavy Equipment "8"
Automotive and Equipment: Repairs, Light Equipment "8"
Building Maintenance Services "8"
Construction Sales and Services "8" (see Section 6300)
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

USES SUBJECT TO A MINOR USE PERMIT.

a. Civic Use Types.
   Minor Impact Utilities
   Small Schools

b. Commercial Use Types.

   Convenience Sales and Personal Services
   Eating and Drinking Establishments
   Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.

a. Civic Use Types.
   Administrative Services
   Child Care Center
   Clinic Services
   Cultural Exhibits and Library Services
   Lodge, Fraternal and Civic Assembly
   Major Impact Services and Utilities
   Religious Assembly

b. Commercial Use Types.

   Transient Habitation: Campground (see Section 6450)
   Wholesaling, Storage and Distribution: Heavy

c. Extractive Use Types.

   Site Preparation

Restrictions on Certain Uses

Retail Sales shall be limited to direct sales to consumers of products produced, processed or packaged on the premises.

Eating and Drinking Establishments are limited in size to a maximum of 1,500 square feet per establishment and are intended to be delicatessen or short-order eating places rather than restaurants or taverns. Drive-up or drive-through service windows are prohibited.

Automotive and Equipment: Parking

Automotive and Equipment: Sales/Rentals, Light Equipment

Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or in combination of landscaped berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicles from view. These uses are not subject to the parking standards discussed below.

Accessory Vehicle Parking (Does not include employee or customer parking)

The parking of vehicles shall be subject to the following limitations:

a. Only parking that is accessory to the principal use in operation on the same site shall be allowed.

b. The area used for such parking shall be limited to a maximum of 50 percent of the total ground floor area of all buildings on the same parcel.

c. All vehicles shall be operational (capable of being used on a daily basis) and necessary for the normal conduct of the principal use on the parcel.

d. All parking areas shall be located in the rear or interior side yard.

Open Storage

All materials, supplies or equipment stored in any area of a parcel shall be maintained within an enclosed area except that open storage is permitted subject to the following:

a. All materials, supplies or equipment shall be necessary for the normal conduct of the principal use on the parcel.

b. The area used for such open storage shall be limited to a maximum of 10 percent of the total ground floor area of all buildings on the same parcel; provided that the open storage may occupy up to 50 percent of said area upon the issuance of a Minor Use Permit for open Storage.

c. Open storage shall be located entirely within rear or interior side yards.

d. Open storage shall be screened by a visual barrier so that the stored items are not visible from public streets, adjacent residential areas and the River corridor. The visual barrier shall consist of landscaped berms or a combination of berms and walls/fences sufficient to accomplish the desired screening.

e. Open storage areas visible from Highway 67 shall be screened by landscaping consisting of 3 vertical layers of fast-growing large trees, medium-sized trees and shrubs that will provide a dense layer of screening within 3 years.

DESIGN GUIDELINES

Development of Planning Area XIV shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from Industry Road and Highway 67. Buildings shall exhibit a common architectural theme, and comprehensive landscape and signage design is required.

ZONING

The following "zoning box" shall apply to Planning Area XIV.

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	S
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	6,000
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	E
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA XV

Size:	30 acres
Planned Use:	Industrial
Planned Gross Floor Area:	520,000 Square Feet

Description. Planning Area XV consists of approximately 30 acres located south of Riverside Drive and Lakeside Avenue at Channel Road. Approximately 1,400 feet of the Flood Control Channel forms the southerly boundary. Existing land uses include processing of construction aggregate and landscaping materials, manufacturing, including steel fabrication, construction services, homeowner storage, and approximately 16 single-family residences.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous Waste: The importation, storage and processing of toxic or hazardous waste
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Automotive and Equipment: Storage, Non-Operating Vehicles
Explosive Storage
Recycling Processing Facilities
Scrap Operations

The Following Uses are Permitted Subject to the "Restrictions on Certain Uses" Below:

Land uses shall conform to the Civic, Commercial, Industrial and Agricultural Use Types specified for the General Impact Industrial Use Regulations contain in Sections 2542 through 2545 of the County Zoning Ordinance.

Processing and sale of rock, sand, gravel, and soils, including products of these materials and the operation of a concrete batch plant, shall be permitted only upon parcels 379-200-23; 279-210-6, 7, 8, 9, 16, 17, 18, and 20 as described in the legal descriptions of the following recorded documents: C-084193, C-293062, C-293348, C-392804, C-084191, C-365092, C-406071, C-06073, and C-0691614, respectively.

a. Civic Use Types.

Ambulance Services

Community Recreation
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Veterinary, Large Animals
Automotive and Equipment: Cleaning
Automotive and Equipment: Fleet Storage
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Heavy Equipment
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Construction Sales and Services (See Section 6300)
Laundry Services
Participant Sports and Recreation: Indoor
Research Services

c. Industrial Use Types.

Custom Manufacturing

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing (all types)

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to the use.

a. Commercial Use Types.

Agricultural Services "14"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Heavy "14"
Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

USES SUBJECT TO A MINOR USE PERMIT.
a. Civic Use Types

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.
a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Swap Meets
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Automotive and Equipment: Parking

Automotive and Equipment: Sales/Rentals, Light Equipment

Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or in combination of landscape berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicles from view.

Eating and Drinking Establishments are limited in size to a maximum of 1,500 square feet per establishment and are intended to be delicatessens or short-order eating places rather than restaurants or taverns. Drive-up or drive-through service windows are prohibited.

DESIGN GUIDELINES

Development of Planning Area XV shall be in conformance with the RiverWay Design Guidelines. Site Plans for development shall also provide an adequate buffer for the exiting mobilehome park to the west. Comprehensive landscape, wall and signage design is required. Development shall be comprehensively planned within Planning Area XV regardless of existing property boundaries. Open storage or work areas may be permitted with Site Plan review, but should not be visible from public roads or residential areas. Open storage areas visible from Highway 67 shall be screened by landscaping consisting of three vertical layers of fast-growing large trees, medium-sized trees and shrubs that will provide a dense layer of screening within three years. In addition, development adjacent to the floodplain shall be in conformance with the RiverWay Design Guidelines for development within or adjacent to the River Corridor. In particular, for areas adjacent to preserved or restored floodplain habitat, requirements for setbacks, landscaping, fencing and access control, and noise attenuation shall be strictly adhered to in the development and use of property within Planning Area XV.

Setbacks. The "E" setback designator shall apply except for interior side yards adjacent to developed or residentially zoned areas. In such cases, the industrial use shall provide a 10 foot landscape buffer and/or noise attenuation wall adjacent to employee parking or inaccessible building side; or a 35 foot buffer with a 15 foot landscape strip and noise attenuation wall/structure adjacent to loading areas or building accesses.

ZONING

The following "zoning box" shall apply to Planning Area XV.

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	S
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	6,000
Building Type	W
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	E (except as modified above)
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA XVI

Size: 4 Acres
Planned Use: Single-Family Residential
Density: 2.9 Dwelling Units per Acre (12+/- total)

Description: Planning Area XVI consists of approximately four acres located at the intersection of Riverside Drive and Lakeside Avenue. The site presently contains a retail nursery and an open storage area.

The Following Uses are Permitted:

Land uses shall conform to the Residential, Civic and Agricultural Use Types specified for the Residential Use Regulations and contained in Sections 2100 through 2105 of the County Zoning Ordinance. Such uses shall be subject to the same terms, standards, and procedures as specified in The Zoning Ordinance. All Commercial Use Types as specified in Sections 2105 and 2106 would not be allowed.

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to that use.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

USES SUBJECT TO MINOR USE PERMIT.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

USES SUBJECT TO MAJOR USE PERMIT.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

DESIGN GUIDELINES

Development of Planning Area XVI shall be in conformance with the RiverWay Design Guidelines. Particular attention shall be paid to architectural and landscape design as viewed from adjacent public streets. A single Site Plan and development application shall be prepared encompassing all property within Planning Area XVI. Dwellings shall exhibit a common architectural theme and comprehensive landscape design. Noise attenuation for future traffic on Riverside Drive shall be included in the project design. No direct access to Riverside Drive for individual dwelling units shall be permitted.

ZONING

The following "zoning box" shall apply to Planning Area XVI:

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	2.9
Lot Size	15,000
Building Type	C
Max. Flr. Area	---
Flr. Area Ratio	---
Height	G
Coverage	---
Setback	J
Open Space	---
SPECIAL AREA REG	---

PLANNING AREA XVII

Size:	8 Acres
Planned Use:	General Commercial
Planned Gross Floor Area:	120,000 square feet

Description. Planning Area XVII consists of approximately eight acres located on the south side of Highway 67, fronting on Woodside Avenue. The site is presently vacant.

PROHIBITED USES

Off-Premise Signs
Dry Cleaning Establishments
Hazardous waste: The importation, storage and processing of toxic or hazardous waste.
Funeral and Interment Services: Cremating
Gasoline Sales
Drug Paraphernalia Shops
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Recycling Processing Facilities
Wholesaling, Storage and Distribution: Mini-Warehouses
Adult Entertainment Establishments
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment

The Following Uses are Permitted Subject to the "Restrictions of Certain Uses" Below:

Land use shall conform to the Residential, Civic, Agricultural and Industrial Use Types specified for the General Commercial Use Regulations and contained in Sections 2362 through 2365 of the County Zoning Ordinance.

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Lodge, Fraternal and Civic Assembly
Minor Impact Utilities

Parking Services
Postal Services
Religious Assembly
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Business Support Services
Communications Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Funeral and Interment Services: Undertaking
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Repair Services: Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

PERMITTED USES SUBJECT TO LIMITATIONS.
The number in quotes following the use type refers to the subsection of Zoning Ordinance Section 2980 which applies to the use.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Agricultural Services "9"
Automotive and Equipment: Repairs, Heavy Equipment "8"
Business Equipment Sales and Services "7"
Construction Sales and Services "8" (see Section 6300)
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"

USES SUBJECT TO A MINOR USE PERMIT

a. Commercial Use Types

Participant Sports and Recreation: Outdoor

USES SUBJECT TO A MAJOR USE PERMIT.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Cleaning
Research Services
Spectator Sports and Entertainment: General
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Light (see Section 6300)

d. Extractive Use Types.

Site Preparation

Restrictions on Certain Uses

Automotive and Equipment: Parking

Automotive and Equipment: Sales/Rentals, Light Equipment

Automotive and Equipment: Parking and Automotive and Equipment: Sales/Rentals, Light Equipment shall be screened by landscaped berms and/or in combination of landscape berms and walls/fences to screen the vehicles and equipment from view from public streets, adjacent residential areas and the River corridor. The Site Plan shall demonstrate how the barrier will screen the vehicles from view.

DESIGN GUIDELINES

Development of Planning Area XVII shall be in conformance with requirements of the County Zoning Ordinance, including the Lakeside Design Guidelines.

ZONING

The following "zoning box" shall apply to Planning Area XVII:

USE REGULATIONS	S88
NEIGBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	40
Lot Size	---
Max Flr. Area	---
Flr. Area Ratio	---
Height	E
Coverage	---
Setback	O
Open Space	---
SPECIAL AREA REGS	B

PLANNING AREA XVIII

Size: 20 Acres
Planned Use: Public School and Fire Station
Density: Not Applicable

Description: Planning Area XVIII consists of approximately 20 acres located south of Highway 67, at the southwest corner of Woodside Avenue and Riverview Avenue. The site contains the Lakeside Middle School and the Lakeside Fire Protection District's Riverview Avenue Station.

Zoning. The following "zone box" shall apply to Planning Area XVIII:

USE REGULATIONS	RU29
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	29
Lot Size	6,000
Building Type	L
Max. Flr. Area	---
Flr. Area Ration	---
Height	G
Coverage	---
Setback	K
Open Space	A
SPECIAL AREA REGS	B

PLANNING AREA XIX

Size: 7 Acres
Planned Use: Public School
Density: Not Applicable

Description: Planning Area XIX consists of approximately seven acres located on the north side of Riverside Drive and south of Lakeside Avenue. The site contains the Lakeside Farms Elementary School.

Zoning. The following "zone box" shall apply to Planning Area XIX

USE REGULATIONS	RS3
NEIGHBORHOOD REGULATIONS	Q
DEVELOPMENT REGULATIONS	
Density	2.90
Lot Size	15,000
Building Type	C
Max. Flr. Area	---
Flr. Area Ration	---
Height	G
Coverage	---
Setback	H
Open Space	---
SPECIAL AREA REGS	---

PLANNING AREA XX

Size: 154 Acres
Planned Use: Flood Control Channel and Open Space
Density: Not Applicable

Description. Planning Area XX consists of approximately 154 acres containing the floodplain of the Upper San Diego River through the project area. Existing sand extraction and aggregate processing activities are occurring within Planning Area XX, as well as existing areas of revegetating riparian habitat and land being reclaimed from past mining activities.

Permitted Uses

a. Civic Use Types

Cultural Exhibits and Library Services: Educational and scientific nature study involving observation only.

Essential Services: Passive recreation, including hiking and riding trails, only. Water lines, telephone and electric lines only.

USES SUBJECT TO A MAJOR USE PERMIT
The following use types are permitted upon issuance of a Major Use Permit

a. Extractive Use Types.

Site preparation: Dredging and filling for purposes of habitat restoration.

Short-term (5 years or less) sand mining may occur upon the issuance of a Major Use Permit as part of a comprehensive Reclamation Plan for restoration of the San Diego River.

Design Guidelines. Development of Planning Area XX shall be in conformance with the RiverWay Design Guidelines and the USDRIP EIR Revegetation Plan.

Zoning. The following "zoning box" shall apply to Planning Area XX:

USE REGULATIONS	S88
NEIGHBORHOOD REGULATIONS	---
DEVELOPMENT REGULATIONS	
Density	---
Lot Size	---
Building Type	---
Max Flr. Area	---
Flr. Area Ratio	---
Height	---
Coverage	---
Setback	---
Open Space	---
SPECIAL AREA REGS	W

E. RECLAMATION PLANS

It is the intent of this Specific Plan that all requirements and obligations for reclamation of mined land within USDRIP, pursuant to County regulations and the State Surface Mining and Reclamation Act of 1975 (SMARA), shall be accomplished by the responsible parties so that all mined land is restored "to a usable condition which is readily adaptable for alternate land uses and creates no danger to public health or safety." (SMARA, Section 2733.) Upon reclamation, reuse of the property shall be in conformance with the provisions of this Specific Plan.

F. DESIGN GUIDELINES

1. Project Setting and Visual Considerations

The RiverWay Specific Plan consists of approximately 592 acres bisected by the San Diego River. The area is planned to provide a balance between the environmental concerns associated with the river corridor and the development opportunity for new residential, commercial, and industrial projects.

The purpose of the Design Guidelines is to produce a visual cohesiveness to the variety of existing and proposed land uses by using the image of the San Diego River as a focal point. These guidelines are intended to supplement the Lakeside Design Guidelines, establishing special standards for the new residential, commercial, and industrial development that will occur in the area. The Lakeside Design Guidelines shall apply unless specifically modified by this Plan. Should any inconsistencies arise between these guidelines and the Lakeside Design Guidelines, the more restrictive shall apply.

The restoration and revegetation of the San Diego River Corridor is intended to provide pedestrian access to the river channel. Presently, visual access to large areas of riparian vegetation occurs at Riverford Road, North Woodside Avenue, Channel Road, and along the Highway 67 bridge. All new development adjacent to the river should take advantage of both physical and visual access to the river corridor. Development occurring further away from the river should retain images of the river character, as well as providing transitions to adjacent development and land uses.

The challenge for these Design Guidelines is to provide a flexible guide or a framework which successfully integrates existing and new development, and retains a visual link and sensitivity to the riparian corridor of the San Diego River.

2. Site Planning Guidelines

Site planning considerations for Planning Areas and individual developments within a Planning Area should include the following:

Development adjacent to the River or a major street should optimize the relationship of the building to the street frontage or River frontage.

The focus of the site design, specifically for the commercial and industrial uses, should feature the building within a landscaping setting.

Adjacent Planning Areas with potentially conflicting uses should use a combination of site walls and landscaping along interior and rear property lines to provide screening and separation.

Site planning of a commercial area adjacent to residential areas should consider location of service access, the impact of user noise and delivery areas, and lighting.

Buildings adjacent to the River Corridor should have office areas of building sited to take advantage of views to the River, and service or delivery areas located to minimize noise impact to trails and habitat.

3. Design Elements

The Design Guidelines for RiverWay Specific Plan are intended to supplement and reinforce the adopted Lakeside Design Guidelines. 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 San Diego River Corridor and its riparian plant community.

The majority of the Planning Areas in RiverWay are Industrial/Business Park and, as stated in the Lakeside Design Guidelines, "it is necessary to prescribe strong planting requirements to screen industrial sites from view, creating a park-like background of vegetation that will dominate the built facilities."

In addition to emphasizing the visual dominance of landscaping, the RiverWay Design Guidelines also place special emphasis on visual compatibility of site design for projects adjacent to the River Corridor, and the transitions between adjacent Planning Areas with differing land uses.

ARCHITECTURE

Industrial/Business Park

The overall goal is to create an industrial park with buildings in a park-like setting. All structures erected within the project shall be constructed of masonry, concrete, stucco, wood/glass, or other cement related material as the primary wall surface. Other materials would be allowable following review and approval so long as the surfaces can be matte, non-reflective surfaces, without industrial rib textures. Metallic detailing, highly contrasting color combinations, or glass curtain walls shall not be permitted.

Trims of wood will be encouraged, and limited use of trim materials systems will also be allowed. River cobbles will be encouraged. Trellises and sun control elements of wood or other materials are encouraged where appropriate.

Apparent building mass can be reduced, wherever necessary, through sensitive articulation and surface treatment of surface walls. Long unbroken exterior walls shall not be permitted. Staggered or stepped articulation reduces visual impacts and creates a more interesting architectural expression, particularly on the building exteriors which face the outer edges of the site and which are visible from off-site.

Arcades and deeply recessed window openings will be encouraged as a method of breaking up the building mass.

Commercial

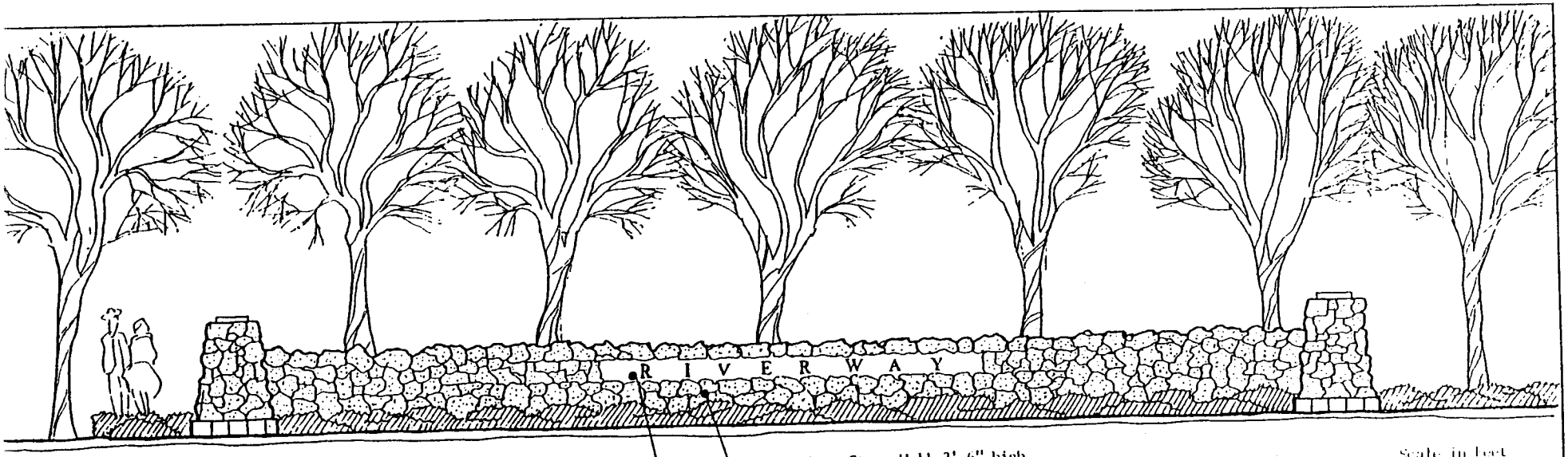
Design for buildings within the commercial Planning Areas shall draw from the images presented by the Alpine Creek or La Mesa Springs shopping centers. These centers feature well-shaded walkways, extensive use of wood detailing, and pedestrian oriented lighting. Orientation to the river corridor is encouraged.

Residential

Single-family residential architecture should allude to images of the river through the use of river cobbles or natural rock as accent material. Single-family development shall include tree-lined streets. Parking lot lighting should be limited to that necessary for safety, security and to complement architectural character. Wall lighting systems that are designed to illuminate large areas are not encouraged.

GATEWAYS

Project Gateways are defined as major perceived points of entry to the USDRIP redevelopment area and significant intersections, such as the access points from Highway 67 at Riverford Road, Wintergardens Boulevard, Mapleview Road, and Lakeside Avenue; and on Mast Boulevard at Riverford Road and at the Santee City Limits. The design character of the gateway is unified through the use of common design elements such as signage, landscape, and lighting (Figures 6 and 6.1). The gateways are intended to provide a special image, primarily for the commercial and industrial developments. Depending on the location, gateways may act as "image" sign posts at major intersections and serve as access points to the river. They shall differ from standard project entry areas in the type and ordering of the landscape. The arrangement of trees in the gateway may be formal to contrast the informal placement of trees suggested within the remaining project areas. Signage or monuments within gateways should include river cobbles. Figure 6.2 shows recommended locations for project Gateways.

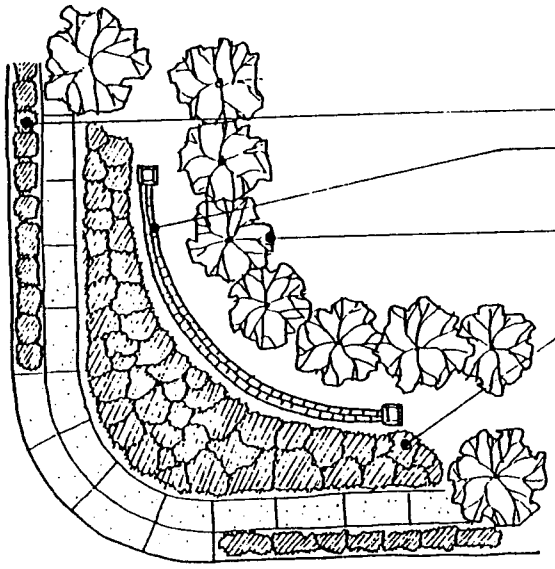


ELEVATION

Low River Stone Wall 3'-6" high

"RiverWay" sign with recessed or inscribed letters in cast concrete. Color concrete to match stone.

Scale in Feet
0 5



Low Shrubs in 5 ft. Planting Strip between Curb and Sidewalk

GATEWAY MARKER: Low River Stone Wall. Reinforced concrete with stone facing may be used as an alternate if stone has sufficient depth to produce a course texture.

Background: Ornamental Trees

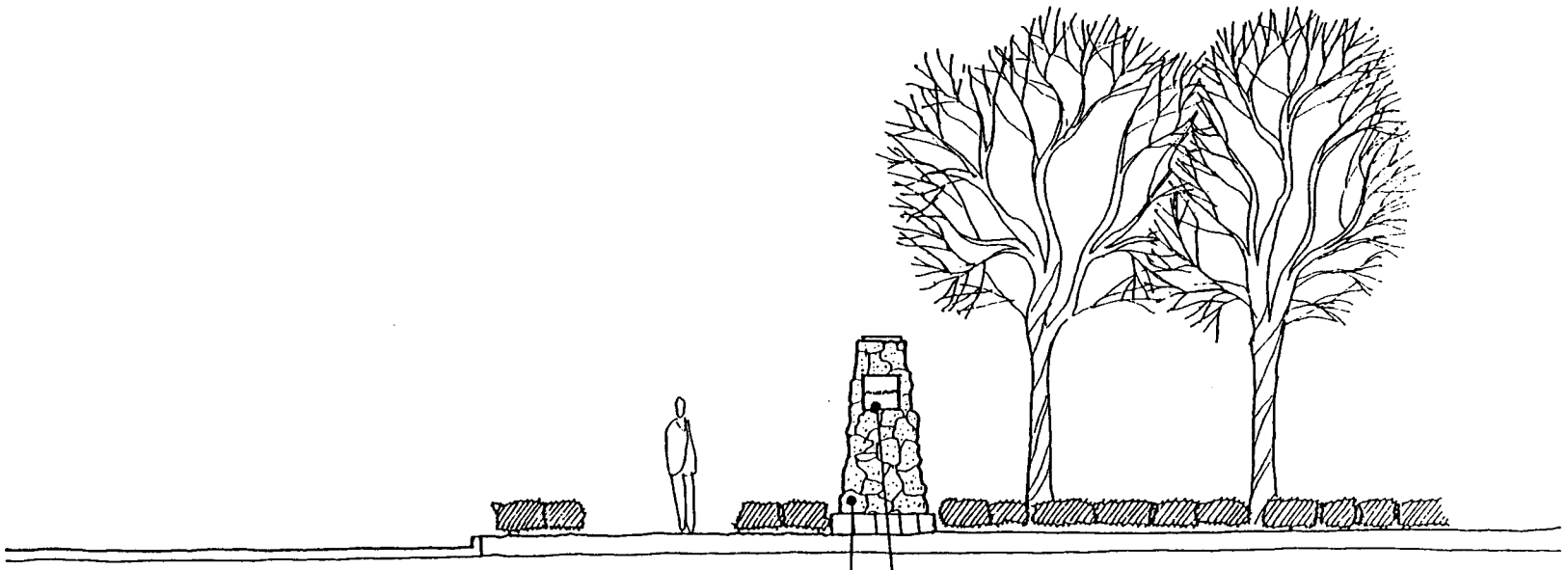
Foreground: Low Blooming Shrubs.

PLAN

Scale in Feet
0 10 20

teways

Figure 6



ELEVATION

Scale in Feet
0 5

"RiverWay" sign with recessed or inscribed letters in cast concrete. Color concrete to match stone.

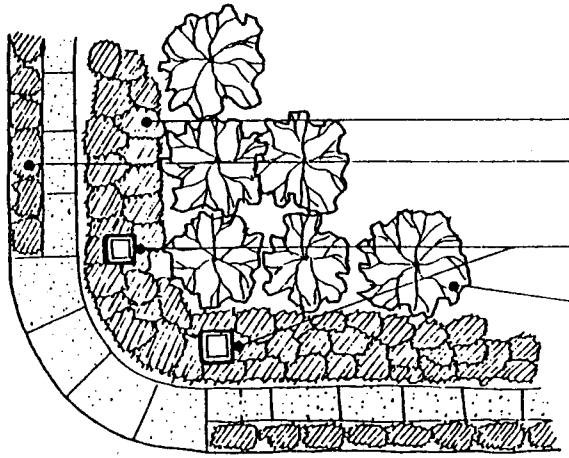
River Stone pylon 8'-0" high

Foreground: Low Blooming Shrubs

Low Shrubs in 5 ft. planting strip between curb and sidewalk.

GATEWAY MARKER: River Stone Pylon 8'-0" high

Background: Ornamental Trees

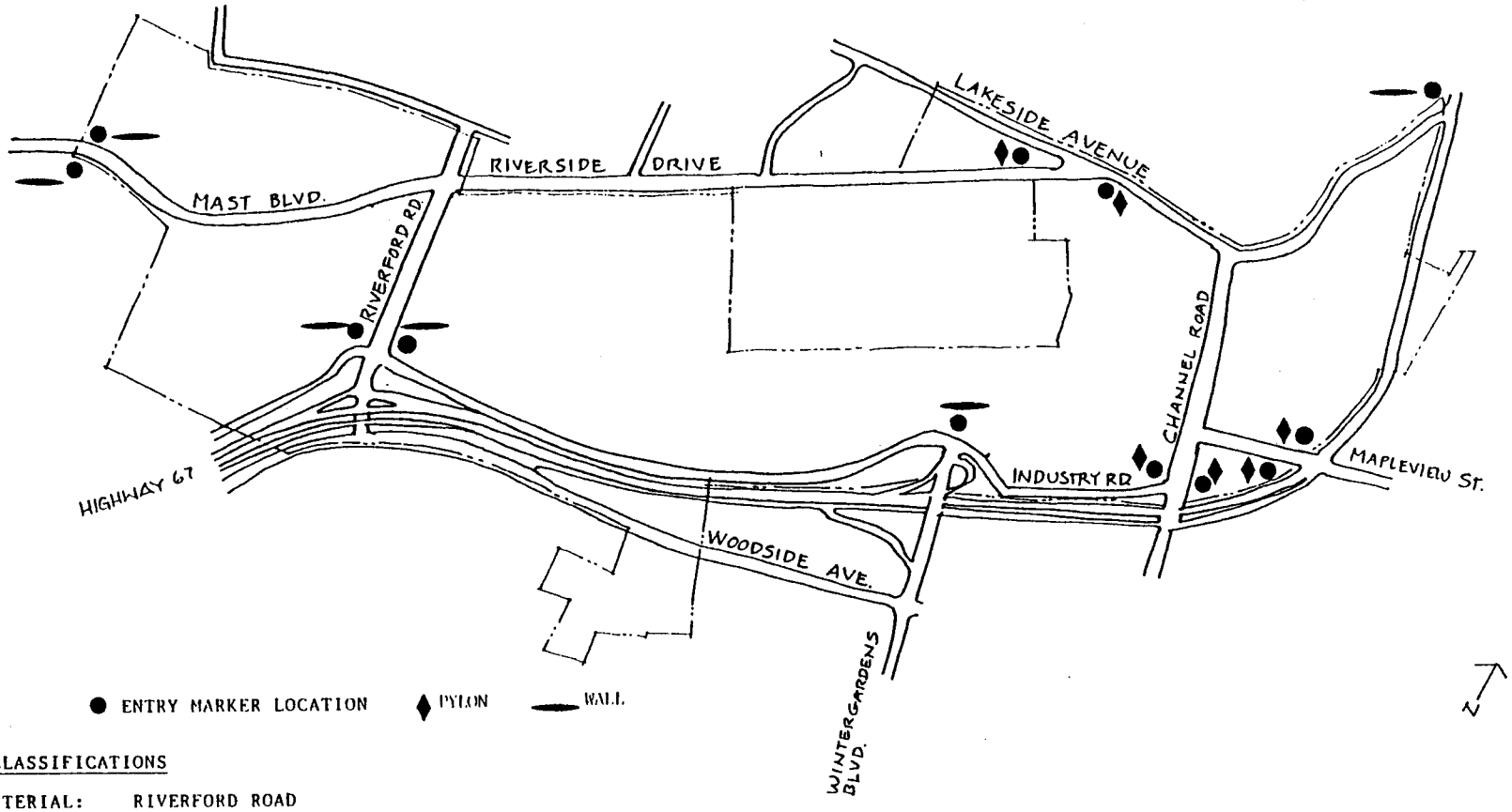


PLAN

Scale in Feet
0 10 20

Gateways

Figure 6.1



● ENTRY MARKER LOCATION ♦ PYLON — WALL

STREET CLASSIFICATIONS

PRIME ARTERIAL:	RIVERFORD ROAD
MAJOR ROAD	MAST BOULEVARD, MAPLEVIEW ROAD, CHANNEL ROAD
COLLECTOR ROAD	RIVERSIDE DRIVE, LAKESIDE AVENUE
FRONTAGE ROAD	INDUSTRY ROAD
LIGHT COLLECTOR	LAKESIDE AVENUE

FIGURE 6.2

RIVER W IGN GUIDELINES
LAKESID(UNITY PLANNING AREA

STREETSCAPE

The streetscape section addresses both existing and new streets and serves as a supplement to the County of San Diego mandated engineering guidelines. Public streetscapes serve both aesthetic and land use functions. In a comprehensively planned development such as RiverWay, the streetscapes provide a unifying theme and image statement. They also provide a buffer to separate existing and proposed land uses. Along El Nopal and Riverside Drive, for example, the streetscape enhances the foreground view from existing residential areas to the north, in order to soften transitions to higher density residential or industrial uses both south of these streets.

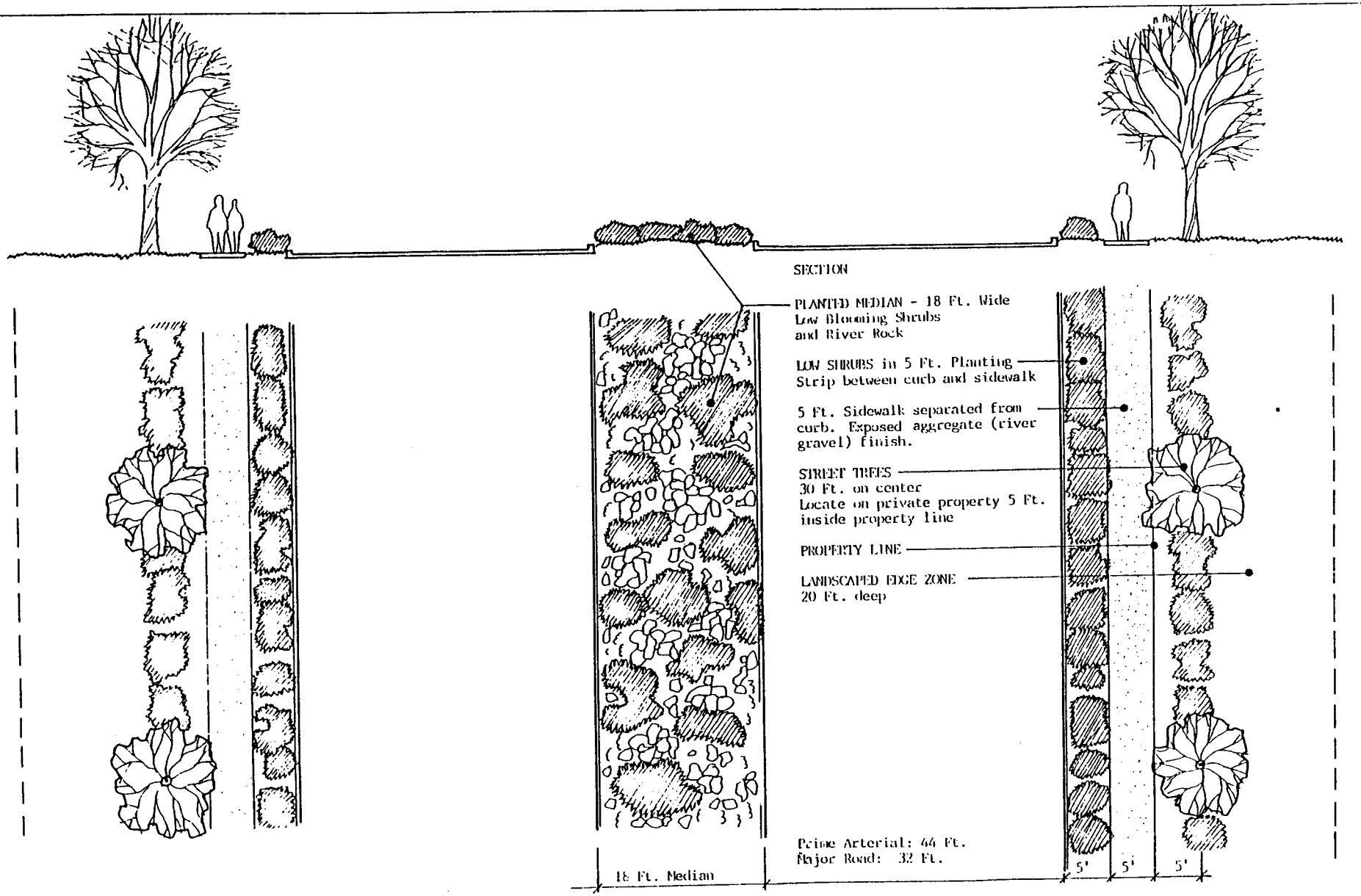
The streetscape may be composed of both landscape and "hardscape" elements: including median and parkway landscaping within the public street right-of-way, and decorative walls, textured entry or walkway pavement, signage, or other private improvement features.

Major Streets. A distinctive character is suggested for the major streets within the Special Plan Area. On-street parking would be restricted on many of the Major Streets, particularly Mast Boulevard, Riverford Road, and Riverside Drive. Where feasible, walkways are strongly encouraged and shall be separated from the street curb by a landscaped parkway. As in the gateways, common design elements of major streets provide a cohesive and identifiable character.

From the perspective of design character, there are several categories of major streets. Existing streets such as Lakeside Avenue, Woodside Avenue, El Nopal, Riverside Drive, and Industry Road serve as the boundary of the project area. New development adjacent to existing streets should accommodate pedestrian and bicycle circulation, landscape, and buffers as may be required.

New streets are not restricted by existing right-of-way and development should provide the strongest cohesive link to the river through landscape and common design elements such as signage and lighting.

Interior Streets. Minor streets within newly developed areas and existing areas where feasible, shall provide a unified statement of the character of individual developments or Planning Areas by the use of common design in public and private improvements. This includes the use of similar landscaping in public and private areas, such as street and parking area trees, special walkway paving or entryways to each lot or building cluster, unique light fixtures, and a comprehensive language and street furniture plan.

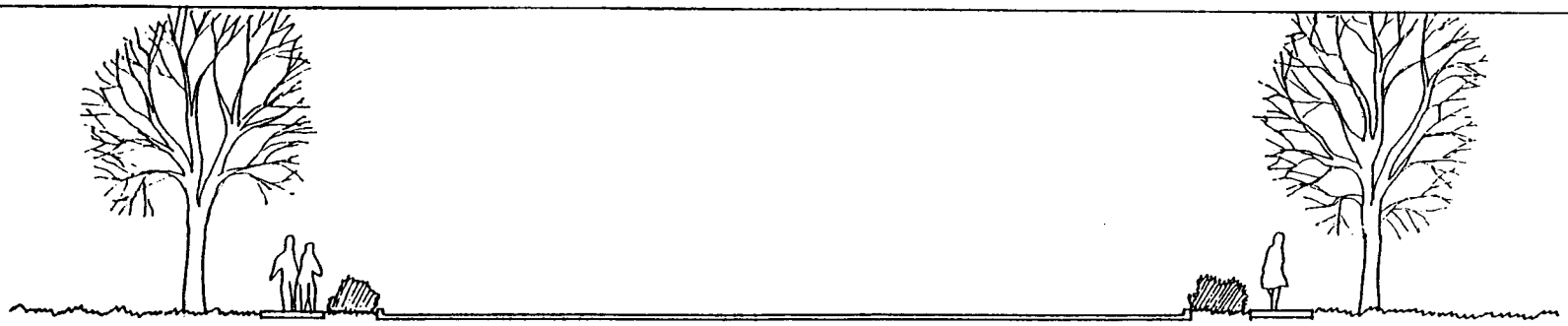


SUBJECTS: PRIME ARTERIALS AND MAJOR ROADS
(Roads with 18 Ft. Planted Median)

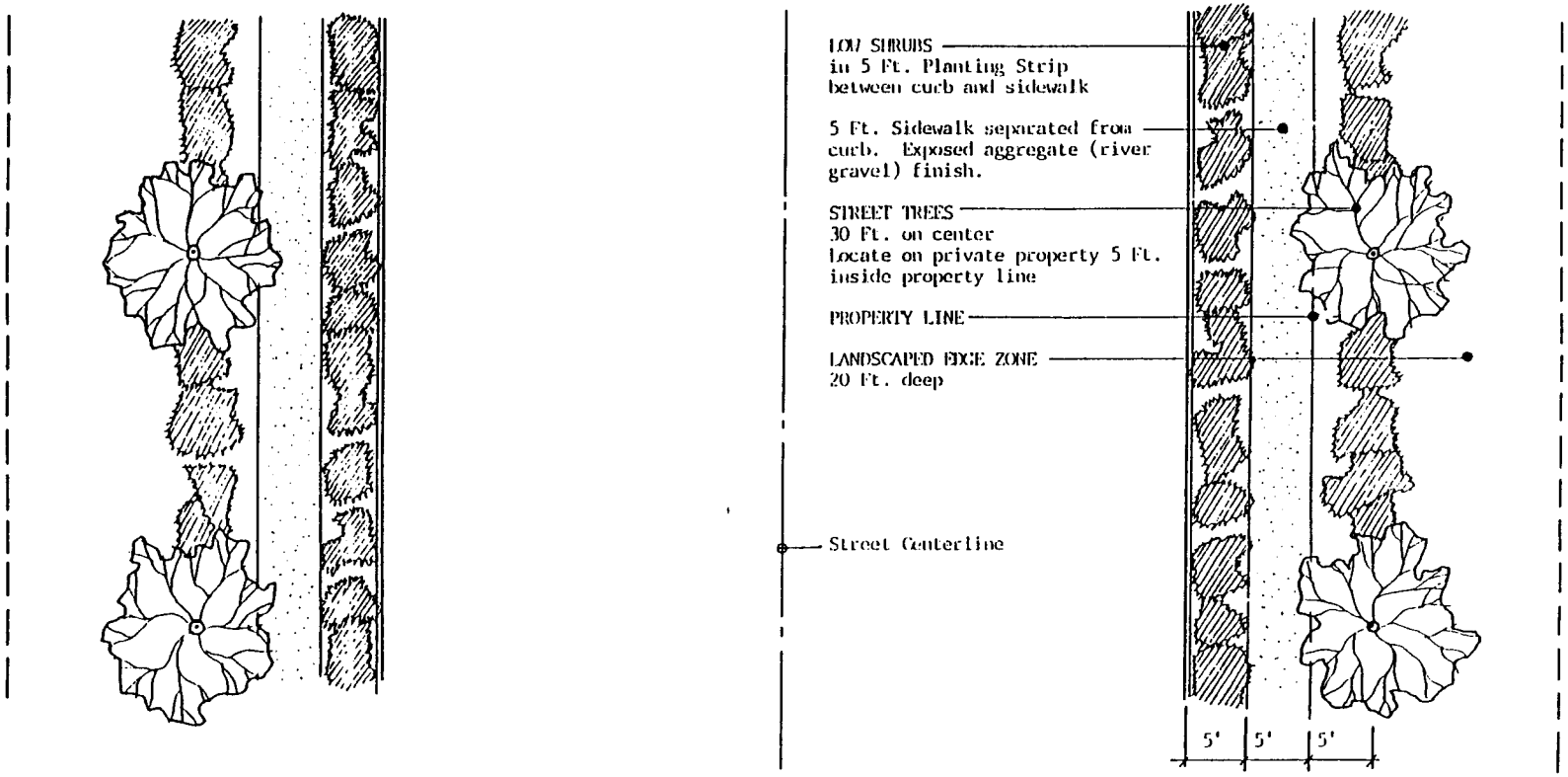
Scale in Feet
0 5 10

Streetscapes

Figure



SECTION



STREETSCAPE GUIDELINES: STREETS WITHOUT MEDIANS

Scale in Feet
0 5 10

Streetscapes

Figure 7.1

PARKING AREAS

Parking areas proposed adjacent to the River Corridor require sensitive site and landscape design so as to be buffered from river trails or other public areas, and also allow views from public streets through to the river. During Site Plan review for development projects, significant view points should be identified and appropriately treated so as to emphasize the visual prominence of the River Corridor.

All parking areas shall have well defined pedestrian connections from the street to the building, through parking areas, and to connections to outdoor seating areas, or to the River Corridor.

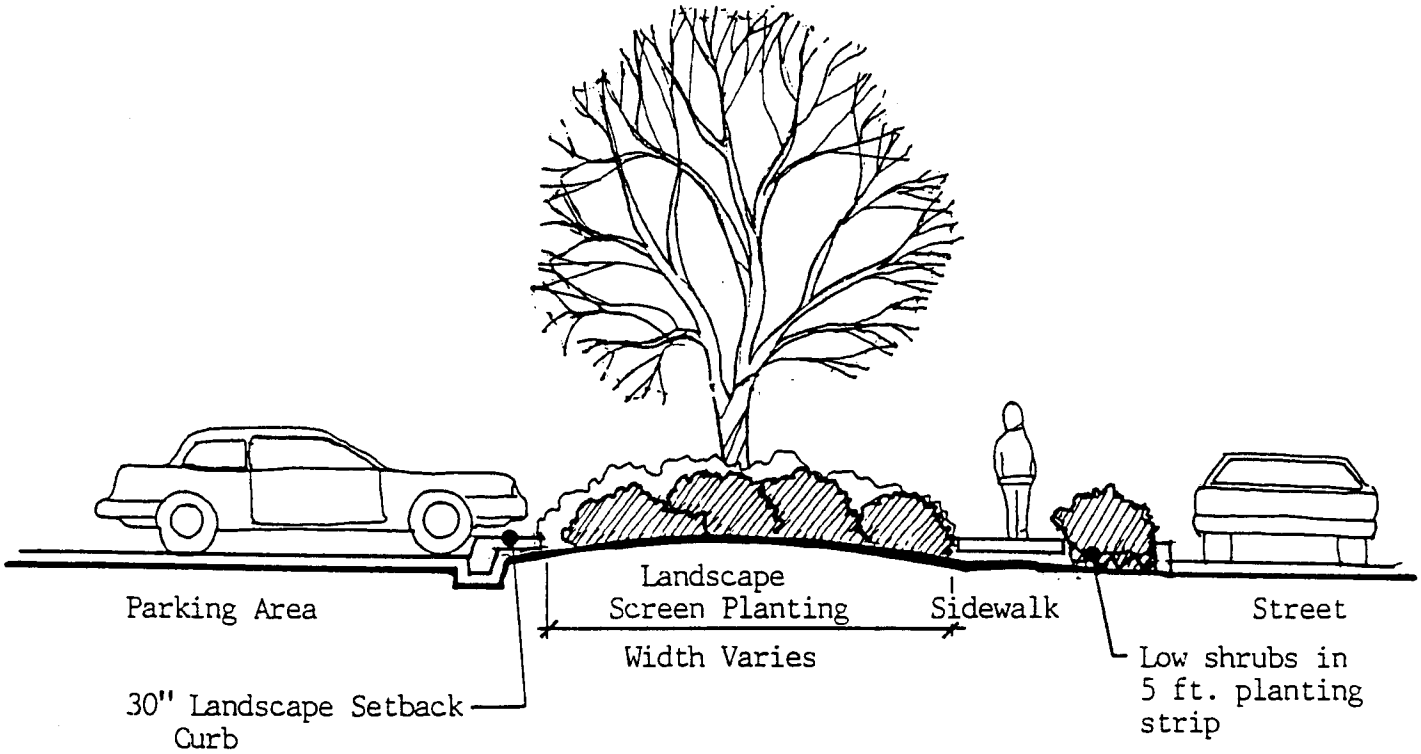
The following general criteria should guide the design of parking areas:

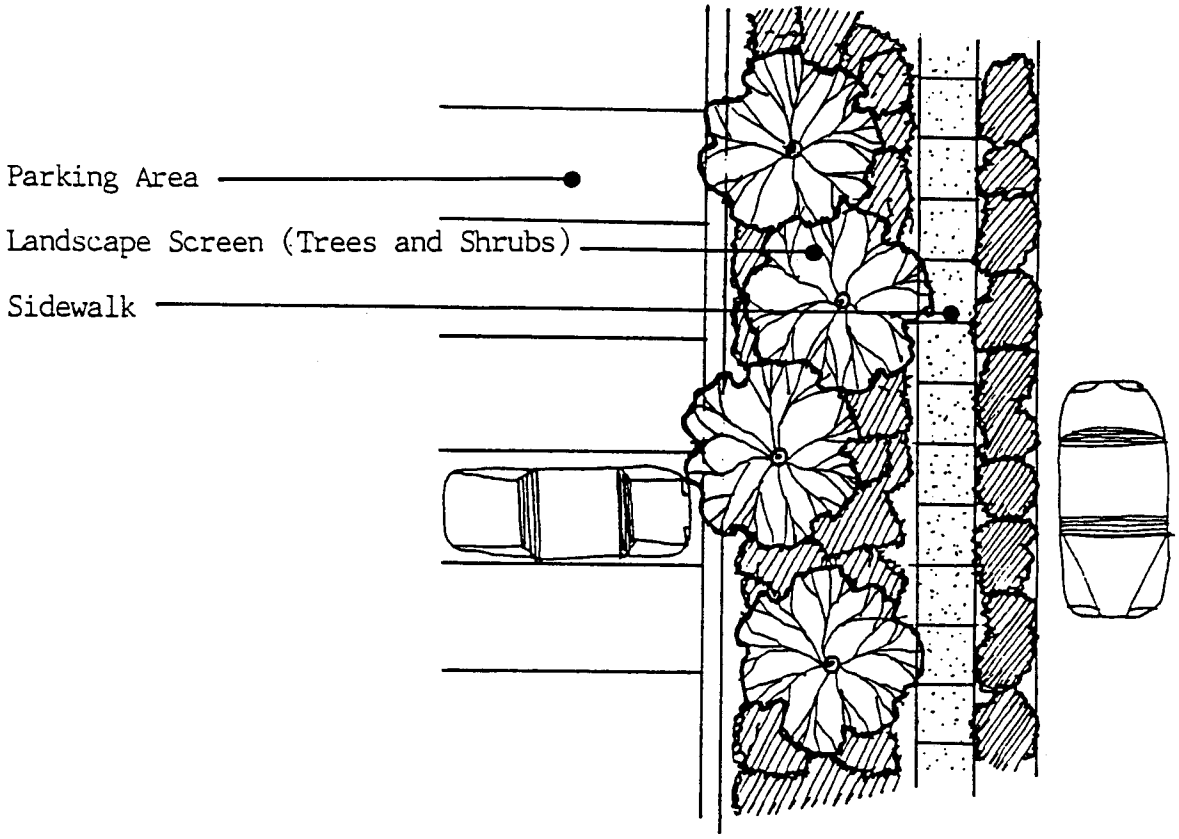
Any service type facilities allowed within parking areas shall be screened by site walls, landscape or a combination of both.

For all parking lots greater than 6,000 square feet, an internal area equivalent to five percent of the total parking area should be planted with a combination of trees and shrubs.

Trees within or adjacent to parking area should be distributed throughout in either a uniform or random pattern.

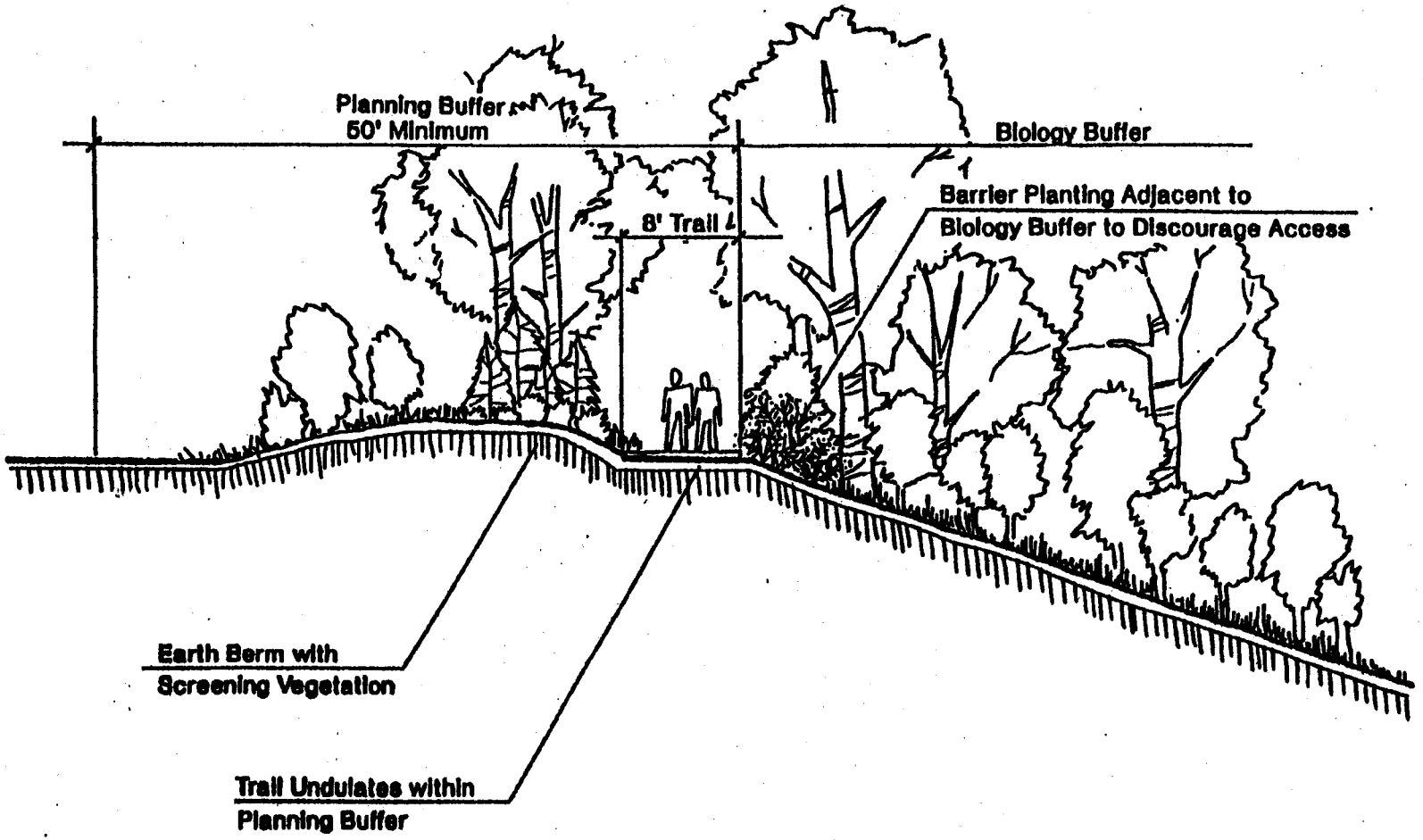
Surface parking in residential areas should be a minimum of 15 feet from a building with an ample landscape buffer. (See Planning Area Setback Restrictions.) In commercial and industrial areas, a minimum of 5 feet shall separate parking areas or driveways from the face of a building. This area shall be planted with a combination of trees and shrubs, unless improved as a pedestrian walkway.





Parking Areas

Figure 8



NO SCALE

Buffers and Trail

Figure
9

LIGHTING

All lighting within the public right-of-way shall conform to the County of San Diego regulations. Lighting on private property shall conform to County Zoning Ordinance Sections 6322-6326, County Ordinance 7155 (Light Pollution Ordinance) and the Lakeside Design Guidelines.

Site lighting provides for the safety of the user, both pedestrian and vehicle, and also enhances the aesthetic quality of the site elements. It is used to define pedestrian circulation, feature building entries, highlight landscape and, on a grade, accents signage monuments.

The following general guidelines should apply to the design and selection of lighting fixtures.

All exterior lighting should be adequately controlled and shielded to prevent glare to adjacent properties and streets.

The use of walkway and landscape feature lighting is encouraged for safety and aesthetic purposes.

Areas adjacent to river transition areas should allow no spillage of light into the transition/buffer area.

Residential and commercial area lighting should be in a character with the architectural or general theme of the development.

Industrial developments should be limited to a common fixture for each parking area with flexibility in the pedestrian or entry lighting in keeping with the character or theme of each site development.

Feature lighting should be limited to one or two areas of a project or building.

SITE FURNITURE

Site furniture includes elements such as benches, picnic tables, trash receptacles, bollards, and planters. The use of these elements is encouraged particularly in residential common areas, commercial developments, and the common or pedestrian oriented areas of the industrial business park.

Within each development and Planning Area, site furniture should be in context with the design character of the architecture and landscape. The selection of the materials should consider durability and long-term maintenance. Benches, tables, and trash receptacles are particularly encouraged in conjunction with outdoor seating or employee lunch areas for development occurring adjacent to the River Corridor.

WALLS, FENCES AND SIGNS

The design of fences and walls within a project should be part of the overall site concept and be included on Site Plans for all development projects. The detailing and materials to be used should be clearly shown on plans, and be compatible with the architectural materials of the proposed development project and adjacent projects.

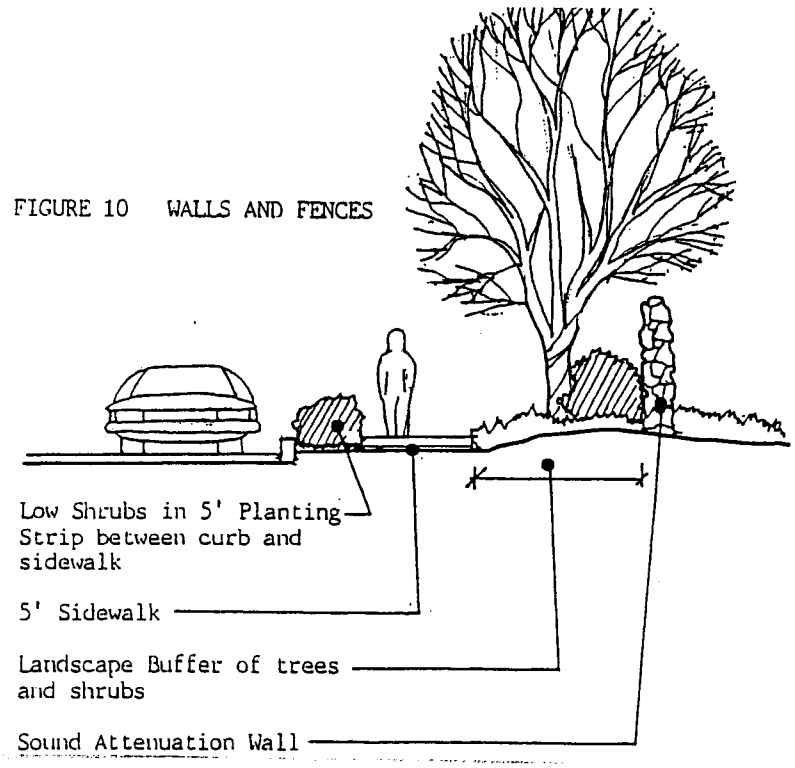
Site walls required for screening and sound attenuation along major streets such as Mast Boulevard and Riverside Drive shall include a minimum five feet landscape buffer in front of the wall. Walls shall have a change of plane at maximum 50 foot intervals, with deep planting pockets encouraged. The landscape shall include a combination of shrubs, trees and groundcover to provide variety in height, texture, and color along the street edge.

A single wall type is required along each major street. Variations in wall height, setback, or materials may be permitted, but reflect an overall comprehensive design plan which incorporates both walls and landscaping.

All storage and service facilities should be screened from view from residential areas, public streets and walkways, and from the River Corridor, by using a combination of walls or fences and a landscape strip.

Off-premise signs are not permitted. Pole signs over six feet are not permitted. There shall be no exemptions for freeway/highway signs. Signs in the RiverWay project area shall be uniform in appearance.

FIGURE 10 WALLS AND FENCES



4. Landscape Guidelines

The goal of the landscape guidelines is to create a landscape character in the developed portions of the Planning Areas that draws from the image of the River. The most visible elements can be trees selected from the riparian or transitional planting area palettes. Landscape guidelines and revegetation of the River Corridor are addressed separately in the Design Guidelines.

Each of the existing or new major streets in the RiverWay project shall have a designated street tree to be used in median planting, in the public right-of-way and within the street edge landscape zone of a project. The dominant tree in the landscaped street edge zone of a project should be the designated street tree. River cobbles and boulders can be used in conjunction with landscape to reinforce the image of the River. The landscaped Street Edge Zone (as described in the Lakeside Design Guidelines) for all Planning Areas should have 50 percent of the tree plantings 24 inches box size or larger. Street trees shall be a minimum of 24 inch box size.

The landscaped buffer zone between the River Corridor and a project site should have 25 percent of the tree planting 24 inches box size or larger and, as noted previously, should have a suggested width of 15 feet, but not less than 8 feet. Pathways, seating areas, and picnic areas are encouraged within the 15 feet of setback area; however, the total developed area shall not exceed 25 percent of the total area considered as buffer.

The use of small flowering accent trees and large shrubs are encouraged throughout all development, especially at entries to projects or buildings. Planting in clusters or small groves is encouraged.

Understory planting with shrubs and groundcover shall be used as required for screening or aesthetics, giving considerations to properly selected material. Special emphasis shall be given to planting that is drought tolerant. Inert materials such as gravel or cobbles, predominantly grey or tan in color, may be used as mulch or groundcover. Use of traditional lawns is strongly discouraged unless for active use areas.

Dense planting of deciduous trees intermixed with broadleaf evergreens and conifers will enhance the river atmosphere and heighten the dense wooded appearance of a river bed. Selection of trees for colorful fall foliage is encouraged. Palm trees are inconsistent with river image and shall not be used.

Trees and shrubs are to be allowed to grow to attain desired screening and shading effects without extensive shaping, pruning, hatraking or heading-back.

A landscape architect should carefully review tree selection for each development with regard to soil type and water table depth. The following is presented as a supplement to the Lakeside Design Guidelines Appendix "A" and "B" and identifies trees to be used within each of the designated areas:

Gateways. The feature tree in the gateway areas shall be Fremont cottonwood (Populus Fremontii) or London Plane tree (Platanus acerfolia).

Future Mast Boulevard Extension. Street trees: London Plane Tree (Platanus acerifolia) and Aleppo Pine (pinus halepensis).

North Woodside Avenue, Industry Road and Lakeside Avenue (areas with direct adjacency to River Corridor): London Plane tree (Platanus acerfolia) and Valeppo Pine (pinus halepensis).

Riverside Drive. Several trees may be incorporated within the landscaped street edge:

London Plane Tree (Platanus acerifolia)
Coast Live Oak (Quercus agrifolia)
Chinese Flame Tree (Koelreuteria bipinatta)
Camphor Tree (Cinnamonum camphora)

Street Edge Zone Trees suggested for new Major Streets:

Chinese Flame Tree (Koelreuteria bipinnata)
London Plane Tree (Platanus acerfolia)
Italian Stone Pine (Pinus Pinea)
Japanese Pagoda Tree (Sophora japonica)
Bottle Tree (Brachychiton populneus)
Sweetshade (Hymenosporum flavum)

Accent or Feature Tree (suggested at building or project entries, or other special areas within a development):

Crape Myrtle (Lagerstroemia indica)
Carolina Cherry (Prunus caroliniana 'Compacta')
African Sumac (Rhus lancea)
Silk Tree (Albizia julibrissin)
Common Butterfly Bush (Budleia dadidii)
Western Redbud (Cercis occidentalis)
Tree Mallow (Lavatera assurgentiflora)
Sugar Bush (Rhus ovata)
Strawberry Tree (Arbritus unedo)
Desert Willow (Chilopsis linearis)
Cape Plumbago (Plumbago auriculata)

Colorful Fall Foliage

Maidenhair Tree (Ginko biloba)

5. The River Corridor

Through the natural and land use environment of the Project Area is extremely varied, the San Diego River is a unifying element and provides the major opportunity for realizing the Overall Goal of the project. As previously stated, the River Corridor presents an image and a focal point for the Design Guidelines.

In determining the appropriate functional role (versus a merely visual role) of the River, it must be realized that riparian wetland habitat is an ecologically valuable and fragile environment. Due to their ability to support a diversity of wildlife species, wetlands are a valuable resource. Proximity to water, interface between a variety of habitat types, and vertical stratification of foliage are factors which contribute to the richness and productivity of wetlands. While a few wildlife species are restricted entirely to wetlands for all their life requirements, many more are dependent on these habitats for one or more life necessities such as food, cover, or breeding. Numerous other species also make extensive use of these habitats even though they are not dependent upon them.

Southwestern riparian habitats have been found to support the highest density of non-colonial nesting birds in the United States. Riparian vegetation was also found to intercept and filter sediments and contaminants before they enter streams. By filtering the amount of sunlight reaching streams, riparian vegetation can reduce algae blooms which change the water's quality and quantity. The sensitivity and rarity of southern California's riparian vegetation has been accentuated by flood control projects, agricultural practices, and increased urbanization. As a result, they are one of the fastest disappearing habitats in the region.

In addition to their habitat value, riparian wetlands have visual and emotional value, which is particularly valuable in our increasingly urbanized lifestyles. Within the more rural setting of Lakeside, an enhanced River Corridor can provide support to the community's image and its historic identity. The purpose of this section is to insure that the River is adequately integrated into the project design and into the everyday life of residents, workers, and visitors to USDRIP, and benefits the community of Lakeside, and its residents and visitors.

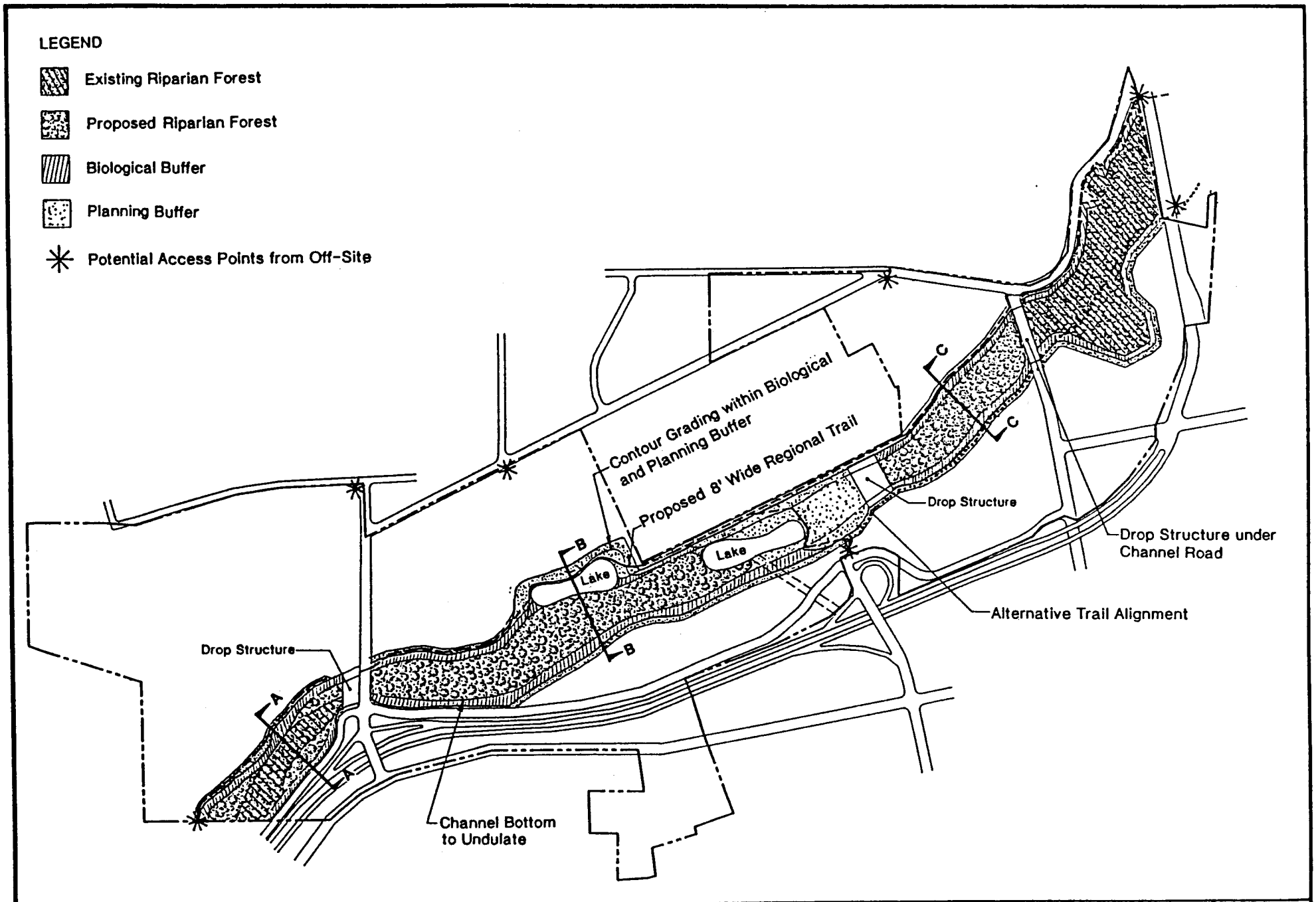
REVEGETATION PLAN

Proposed improvements of the San Diego River through Lakeside will include re-establishment of riparian forest designed to support a variety of wildlife species, including the least Bell's vireo. A detailed Revegetation Plan for the River Corridor through the RiverWay Specific Plan is attached in Appendix A. The Revegetation Plan provides mitigation for identified site-specific impacts to biological resources which would result from implementation of the land use and flood control elements of the Upper San Diego River Improvement Project.

The design concept for the Revegetation Plan involves incorporating landscape treatments which provide a transition between active use areas and natural areas in conjunction with preserving existing habitat. With the exception of two lakes, riparian forest would be planted on the bottom of the flood control channel, with biology buffer planted on the slopes of the flood control channel. Lakes,

freshwater marsh, and existing habitat have also been accommodated in the Revegetation Plan. Additionally, a secondary feature of USDRIP will be the education of the general public on the importance of preserving riparian habitat. The following discussion of the major elements of the Revegetation Plan is taken from Appendix A. Figure 11 illustrates the major features of this Plan, and Figure 12 shows a typical cross-section of the River Corridor and plant materials planned of each planting zone. The major features of the Revegetation Plan are as follows:

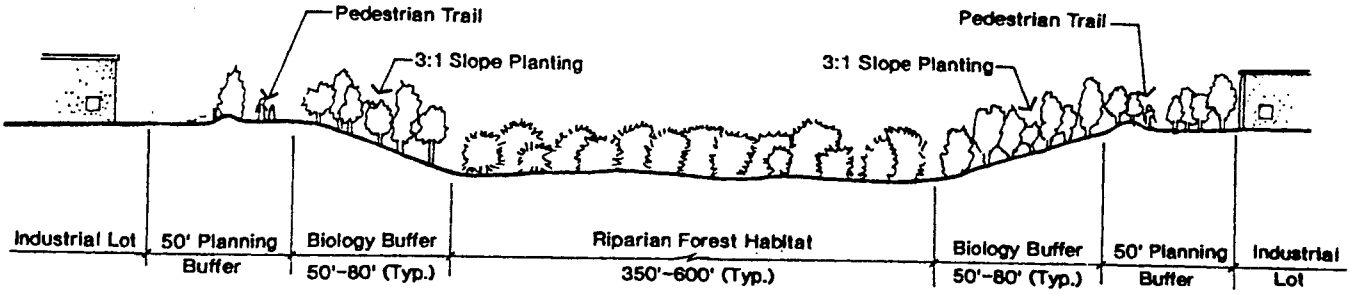
Riparian Forest. Approximately 49.2 acres of riparian forest would be revegetated on the floor of the proposed channel. Also, an additional 32.2 acres of existing riparian forest would be preserved (shown as Existing Riparian Forest on Figure 11). The riparian forest would be planted as one of two "cell" types in a mosaic of tree, shrub, and herbaceous zones. These cells vary slightly in species composition and are used to provide and element of heterogeneity to the created habitat. The overall coverage of these "cells" is intended to meet U.S. Fish & Wildlife Service (USF&WS) success criteria for least Bell's vireo habitat as outlined in their correspondence for this project. Recommended tree types would include willows, sycamores, and cottonwoods; shrubs would consist of mule-fat, Palmer's sagebrush, California blackberry, Douglas mugwort, and coast goldenbush; and a herbaceous seed mix would include yerba mansa, western ragweed, Douglas' mugwort, rush grass, toad rush, California evening primrose, hoary nettle, salt-marsh flabane, and monkey flower. Sizes, densities, and other detailed planting specifications are contained in Appendix A.



Conceptual Revegetation Plan

Figure 11

S.P.



RIPARIAN FOREST HABITAT

Trees and Shrubs	Common Name	Spacing
Salix hindsiana	sand bar willow	4'-6'
Salix laevigata	red willow	5'-12'
Salix lasiolepis	arroyo willow	5'-12'
Salix gooddingii	black willow	5'-12'
Platanus racemosa	California sycamore	5'-12'
Populus fremontii	western cottonwood	5'-12'
Baccharis glutinosa	mule-fat	4'-6'
Artemisia palmeri	Palmer's sagebrush	4'
Rubus ursinus	California blackberry	4'
Artemisia douglasiana	Douglas' mugwort	4'
Isocoma veneta var. *vernonioides*	coast goldenbush	4'

BIOLOGY AND PLANNING BUFFERS

Populus fremontii	fremont cottonwood	15'
Platanus racemosa	sycamore	20'
Quercus agrifolia	California live oak	20'
Rhus integrifolia	lemonade berry	10'
Malosma laurina	Laurel sumuc	10'
Rosa californica	California rose	4'
Rubus ursinus	California blackberry	4'
Artemisia douglasiana	Douglas mugwort	4'
Isocoma veneta veronoides	coastal goldenbush	4'
Heteromeles arbutifolia	toyon	15'
Prunus ilicifolia	hollyleaf cherry	20'
Sambucus mexicana	Mexican elderberry	12'
Vitus girdiana	wild grape	5'
Toxicodendron deversiloba	poison-oak	5'
Baccharis glutinosa	mule fat	4'
Rhus ovata	sugarbush	10'
Mumulus puniceus	red-bush monkey-flower	4'
Penstemon spectabilis	showy penstemon	4'
Rhamnus crocea	redberry	5'

Figure 12

Freshwater Marsh. Freshwater marsh would be established along the shore of the proposed lakes. Tapered slopes will be created along the shoreline to provide suitable saturated soil for the development of approximately one acre of this habitat type.

Lakes. The project proposes two lakes of approximately four acres each. One of the primary purposes of the lakes is to provide waterfowl habitat. They will also serve as a buffer between use areas and the riparian forest habitat. Only designated areas of the lake edge for both lakes would be available for public access. The remainder of the lake shoreline would be prohibited from human activity and would function as wildlife habitat. The lakes would also serve as a scenic visual element.

Biological Buffer. The proposed biology buffer would encompass approximately 39.2 acres of planted habitat. This planting is intended to provide additional wildlife habitat which complements the riparian forest and provides a transition from wetland to upland habitats. This buffer would be located primarily on the slopes of the main river channel. Appropriate native plants would be used to provide shrub-scrub habitat adjacent to the riparian forest and cottonwood, sycamore, and oak woodland farther up slope. The width of the biology buffer would vary depending on the width of the adjacent riparian forest. The following guidelines developed through informal consultations with the USF&WS, were used to determine minimum buffer widths and plant composition:

Riparian Forest Width	Minimum Buffer Width
Up to 150	100
150 to 200	90
200 to 300	80
300 to 400	70
400 to 500	60
500 or more	50

Planning Buffer. The proposed planning buffer would be located adjacent to developed areas, along the outside edge of the channel and biology buffer, and encompass approximately 44.8 acres. Figure 12 is a cross-section of the River Corridor which show the relationship of developed areas to the Planning Buffer, Biology Buffer, and Riparian Forest. The Planning Buffer is intended to minimize or avoid direct and indirect impacts of recreational and urban uses on wildlife of the biology buffer and riparian forest. Appropriate native plants would be used in this area in order to achieve a natural interface with the biological buffer and to visually screen activities of adjacent development from wildlife use of the biology buffer and riparian areas. The planning buffer shall be located a minimum of 50 feet from either: (a) the top of the slope; or (b) the outer edge of the Biological Buffer, whichever is further away from the river and would include hiking and equestrian trails. Two exceptions to this 50-foot buffer occur.

In Planning Area VII, Assessor Parcel No. 382-011-16, a road easement has been granted for access to the parcels to the east. If it is found that this easement is unnecessary, it would become a 20 foot planning buffer precluding parking and driveways. In Planning Areas VIII and IX, where the trail must be constructed outside the planning buffer to pass under Riverford Road, a planning buffer of 25 feet, measured from the top of the slope, is permitted for that portion of the property where the trail is not in the planning buffer.

Parking lot and security lighting should be shielded to avoid light spillage into biology buffer. Also, small sitting courts along the trail could provide lunch and rest area space. Interpretative signage along the trail would be used to identify key features of the trail system and importance of the adjacent riparian forest. Appropriate barrier plantings (or fencing) would be installed where needed to discourage unauthorized access into the riparian forest areas.

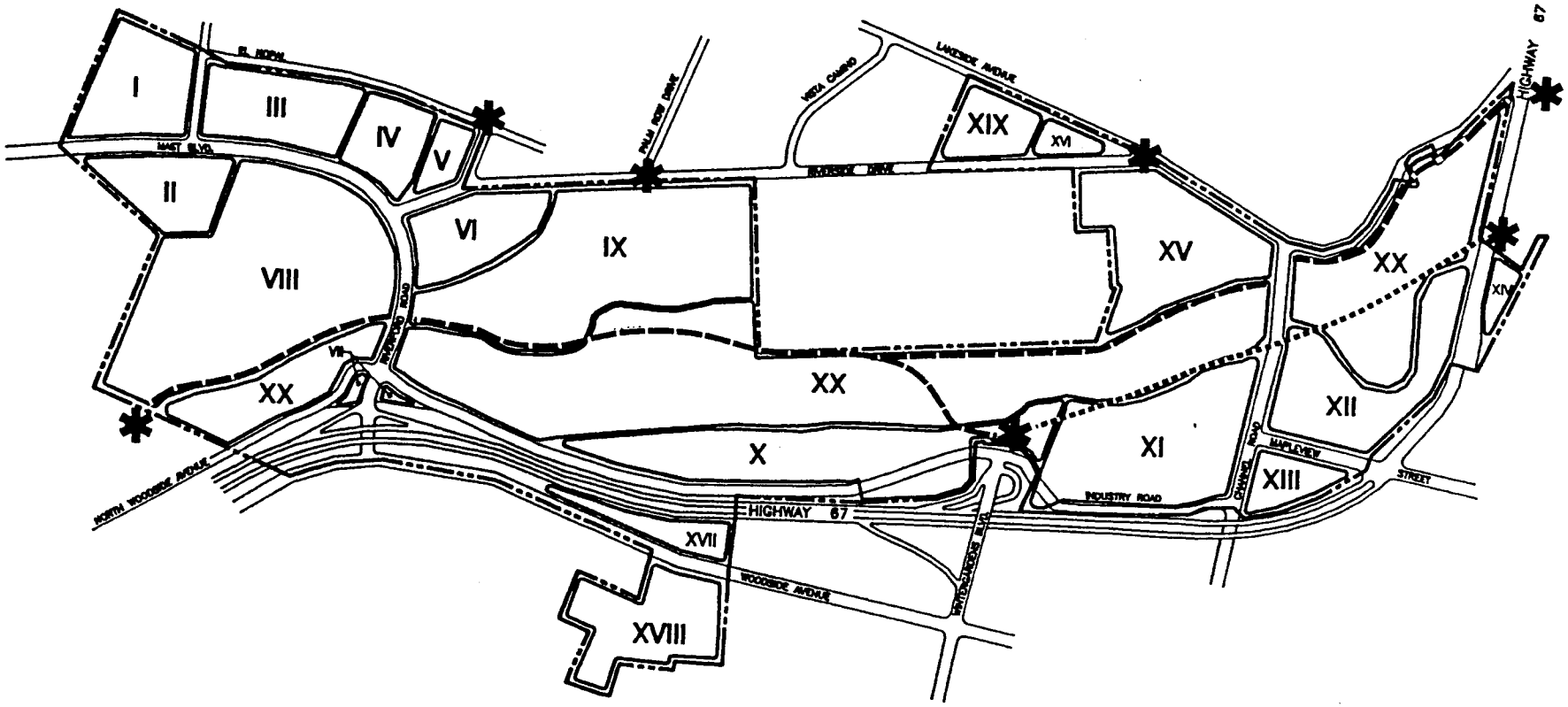
TRAILS/WALKWAYS

The River Corridor is considered a significant biological and visual resource for the community and the region. Recreational use must be compatible with habitat preservation and management goals and, therefore, be limited to low intensity uses such as pedestrian paths, equestrian trails, interpretive signage along the trails, and lookout areas intended for resting and relaxation.

The Specific Plan proposes a linear riding and hiking trail running the length of the River, as shown on Figure 13. The proposed trail is intended to function as a Regional Trail and conform to standards of the County Department of Public Works. Due to potential conflicts with riparian habitat management goals, the trail has been located generally within the Planning Buffer and at the edge of the Biology Buffer. In places, the trail encroaches slightly into the Biology Buffer, and crosses the riverbed at one point. A feature of the Revegetation Plan is to provide appropriate vegetative and other barriers to control unauthorized access into sensitive habitat areas.

Each development proposal including, but not limited to, flood control improvement plans, Tentative Subdivision Maps, and Site Plans shall be reviewed to determine if dedication and improvements of Pedestrian and Equestrian trail easements shall be required. Such development proposals shall indicate the manner in which the trail or access thereto, shall be dedicated and improved. The alignment of the trail shall generally conform to Figure 13 of the Specific Plan and the requirement for dedication and improvement of the trails shall be included in the conditions of approval for each development proposal. The proposed trails shall be indicated as an "Easement for Pedestrian and Equestrian Use". If indicated as such on Figure 13, these trails may be within or adjacent to public streets.

A pedestrian connection outside the River Corridor is encourage from adjacent developments. Figure 13 also shows potential access points from existing or desired off-site trails based on input from the Lakeside Planning Group. Connection to these access points is encouraged to be incorporated into development plans.



Proposed Regional Trail

Alternative Alignment

Potential Access Points from Off-Site

RIVERWAY

N

0 500' 1000'

Riding and Hiking Trails

Figure 13

S.P.

ACCESS AND PARKING

Planning Areas adjacent to designated riding and hiking trails along the River Corridor should provide at least one public access point to the trail system. The point of access should create a point of interest through the use of appropriate signage, landscaping, and paving.

Access may be accomplished by terminating a street in a cul-de-sac with pedestrian access at the cul-de-sac, a dedicated public access through a project site, or by providing interior streets that parallel the River Corridor for a short distance to provide both visual and physical access to the trail network. Parking may be provided by on-street parking or a dedicated parking area. All parking areas should have a landscape buffer of five feet or greater.

Visual access to the River Corridor in Planning Areas on both sides of the River Corridor is encouraged by siting employee areas adjacent to the transition zone and providing pedestrian access through parking areas.

On the south side of the River Corridor, physical access is proposed at lookout in the vicinity of Wintergardens Boulevard. Off-street parking should be provided to accommodate visitors. Interpretive signage identifying the sensitivity of the riparian habitat should be part of an overall interpretive signage program for the River Corridor.

RIVERWAY SPECIFIC PLAN

APPENDIX A - HABITAT MANAGEMENT

Prepared for:

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June 1990
Revised May 2000

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APPENDIX A

HABITAT MANAGEMENT

I. REVEGETATION PLAN

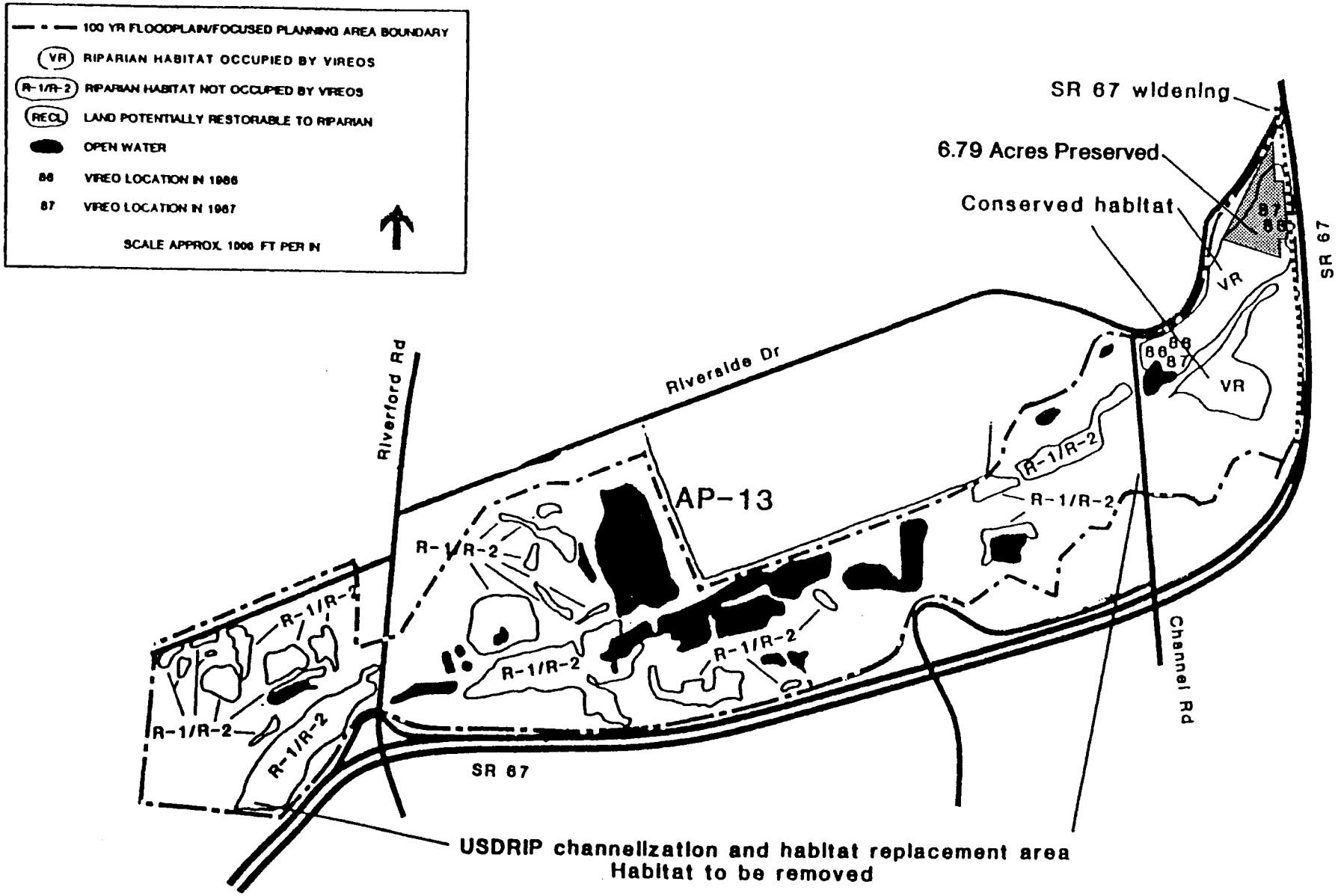
Revegetation of the River shall be in conformance with these plans or U.S. Fish and Wildlife and State Fish and Game permitting requirements. Proposed improvements of the San Diego River through Lakeside will include re-establishment of riparian forest designed to support a variety of wildlife species, including the least Bell's vireo. In conjunction with mitigation measures outlined in these documents, the following discussion provides recommended mitigation for identified site-specific impacts to biological resources which would result from implementation of the proposed project (see Figure A-2).

The design of the riparian and buffer plantings proposed by the USDRIP revegetation plan involves incorporating landscape treatments which provide a transition between active use areas and natural areas in conjunction with preserving existing habitat (Figure A-3). With the exception of two lakes, riparian forest would be planted on the bottom of the flood control channel, with biology buffer planted on the slopes of the flood control channel (Figure A-4). Lakes and freshwater marsh (Figure A-5), and existing habitat (Figure A-6) have also been accommodated in the revegetation plan. Additionally, a secondary feature of USDRIP will be the education of the general public on the importance of preserving riparian habitat.

A. Revegetation Areas

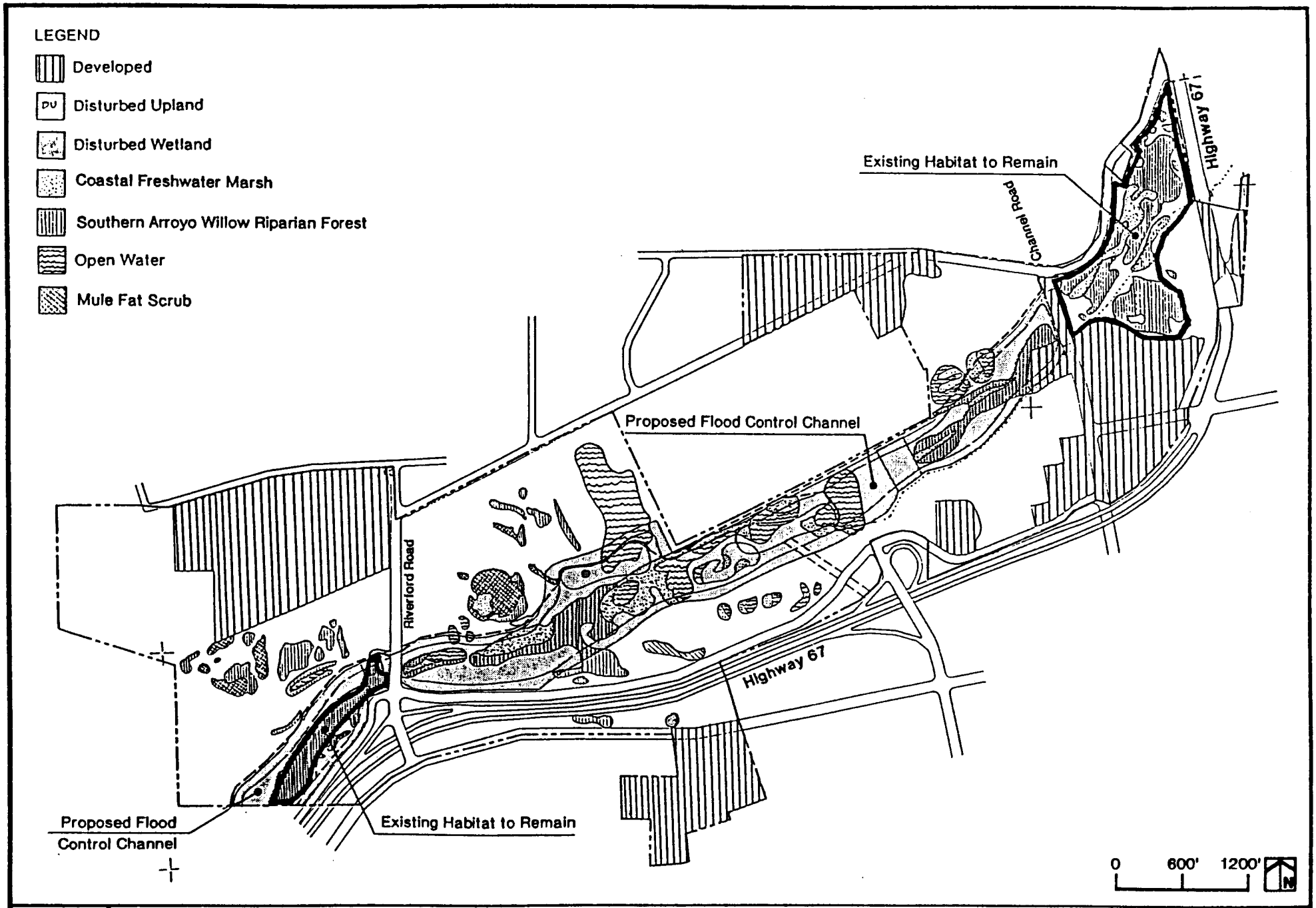
PLANNING BUFFER

The proposed planning buffer would be located along the outside edge of the channel and biology buffer, and encompass approximately 44.8 acres (Figures A-7 and A-8). The exception to this 50 foot buffer occurs in Planning Area VII. A 20 foot easement has been granted to landlocked property to the east in the area where the planning buffer would be located. If this easement is not needed due to purchase of the eastern properties for public use, this easement area shall become the planning buffer. The planning buffer is intended to minimize or avoid direct and indirect impacts of recreational and urban uses on wildlife of the biology buffer and riparian forest (SANDAG and RECON, 1989). Appropriate native plants would be used in this area in order to achieve a natural interface with the biological buffer. The planning buffer would be a minimum of 50' wide and would include hiking and equestrian trails.



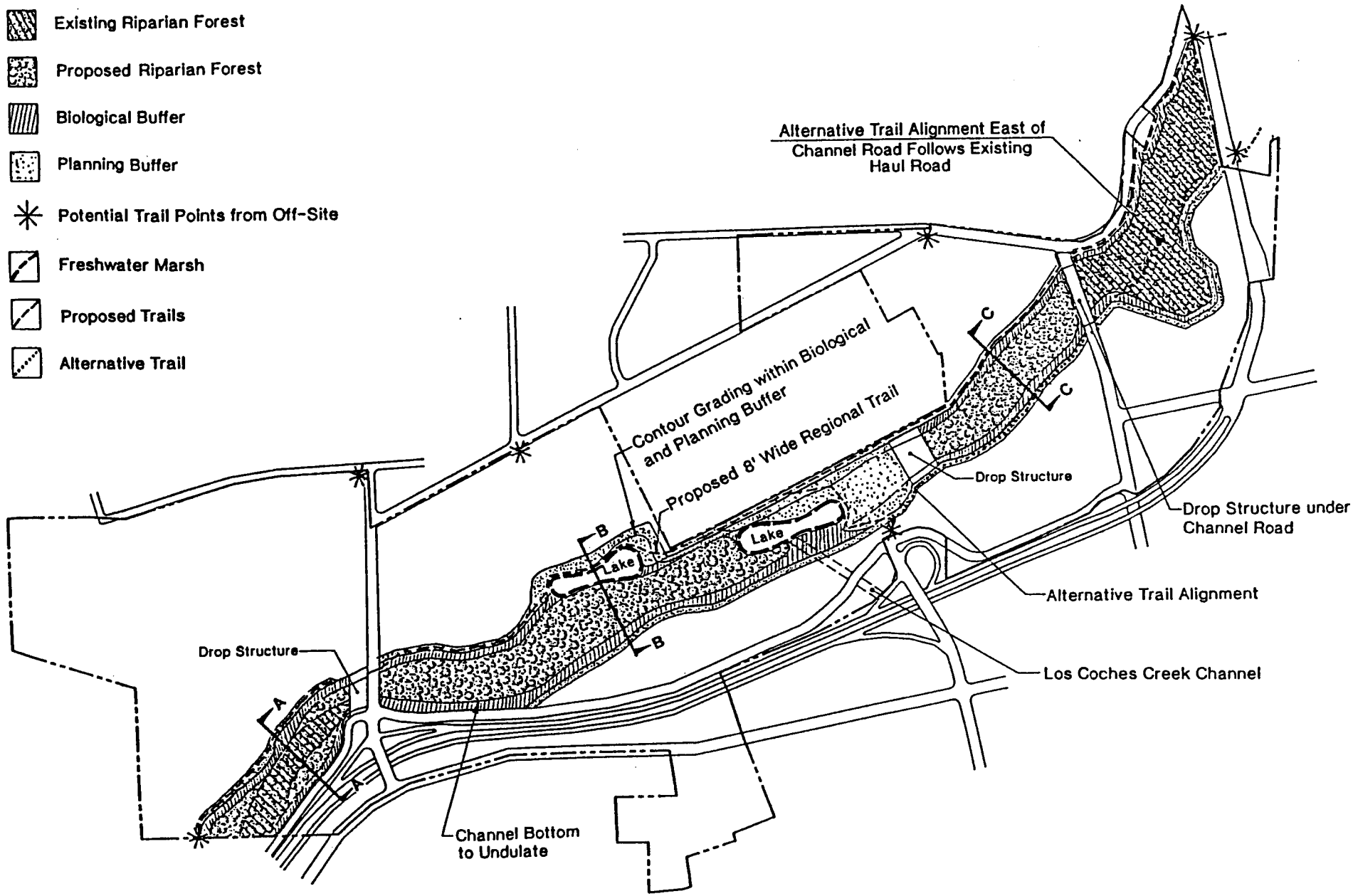
Conservation Measures in USDRIP (AP-13)

Figure A-1



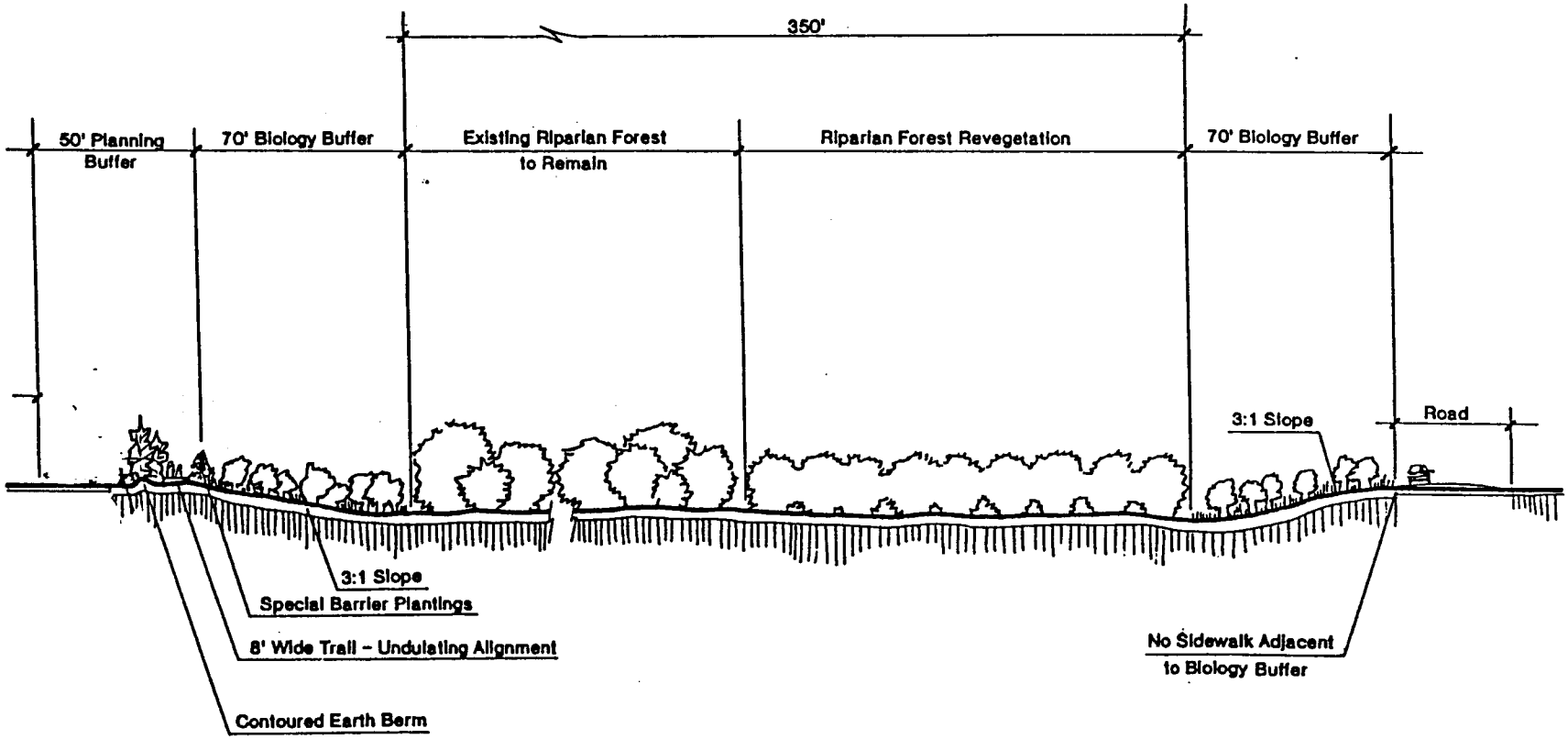
Biological Impacts Map

Figure
A-2



Conceptual Revegetation Plan

Figure A-3 R



No Scale

Section "A"

Figure A-4

R

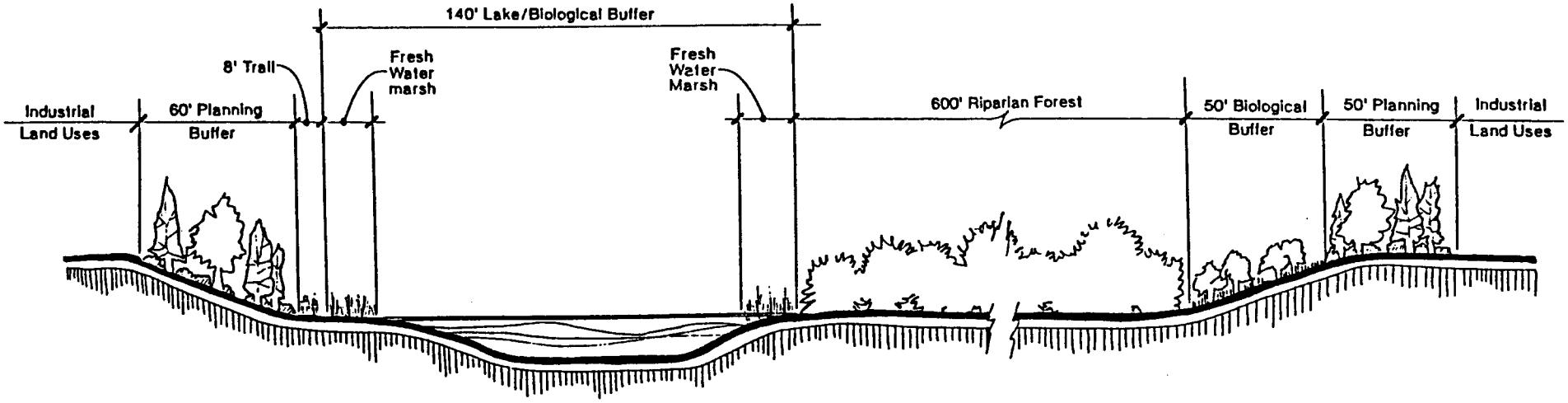


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Figure A-5

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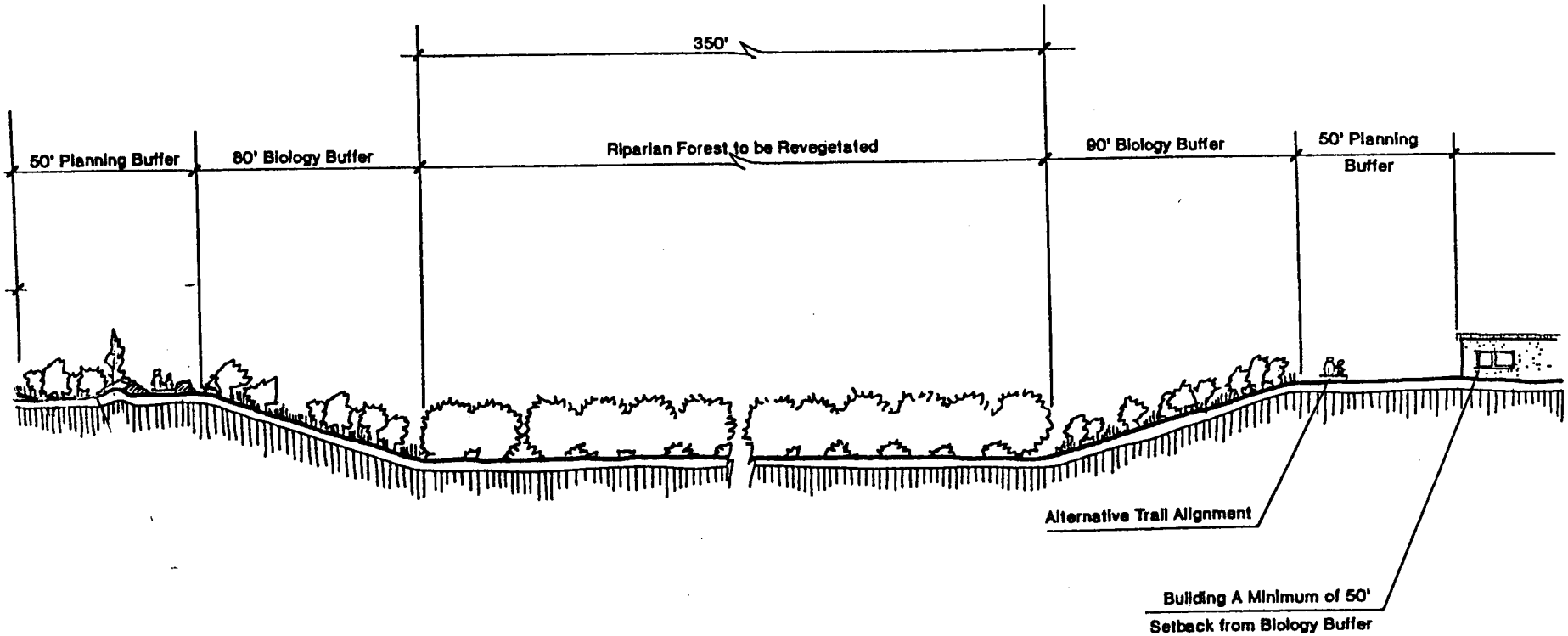

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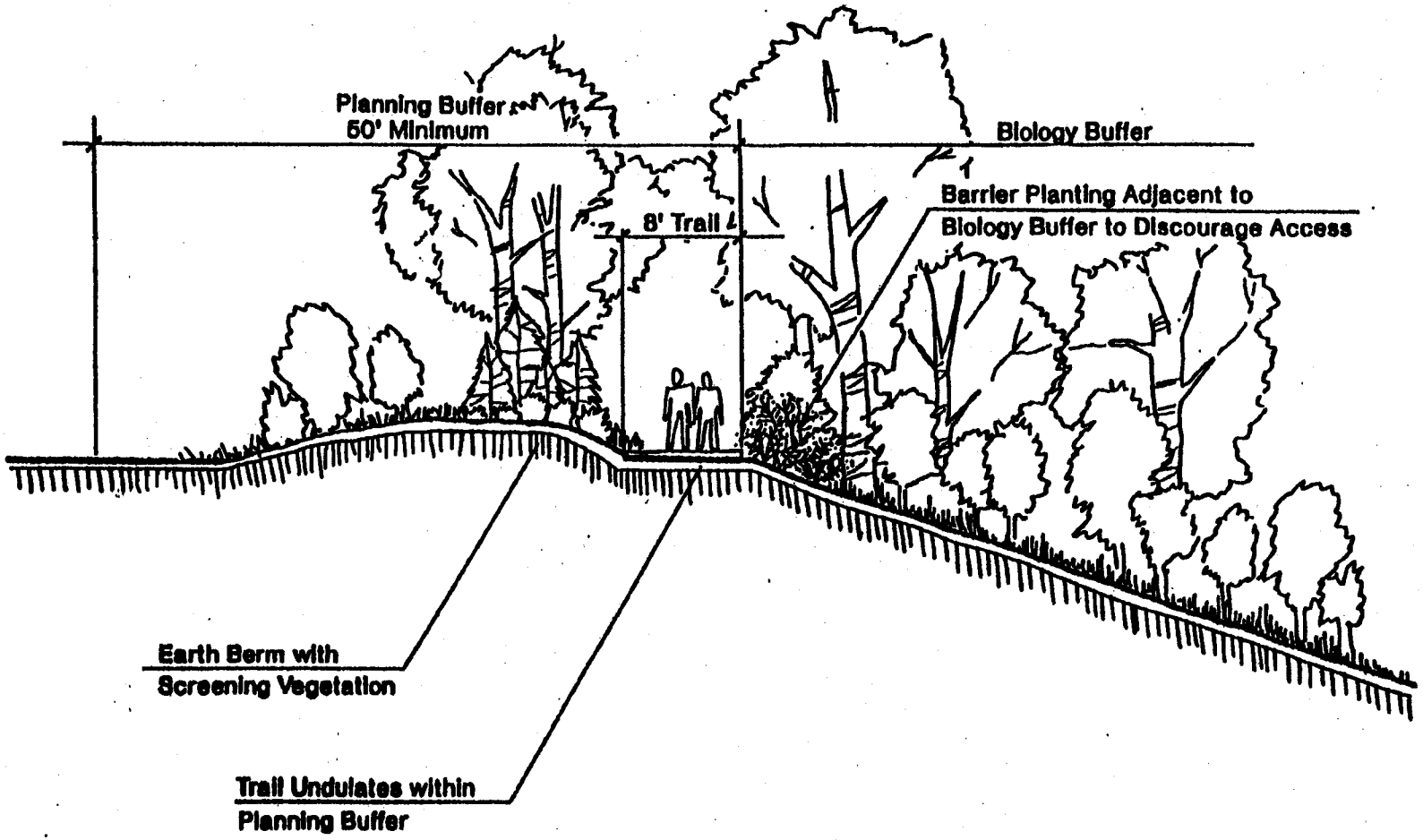
Section "C"

Figure A-6



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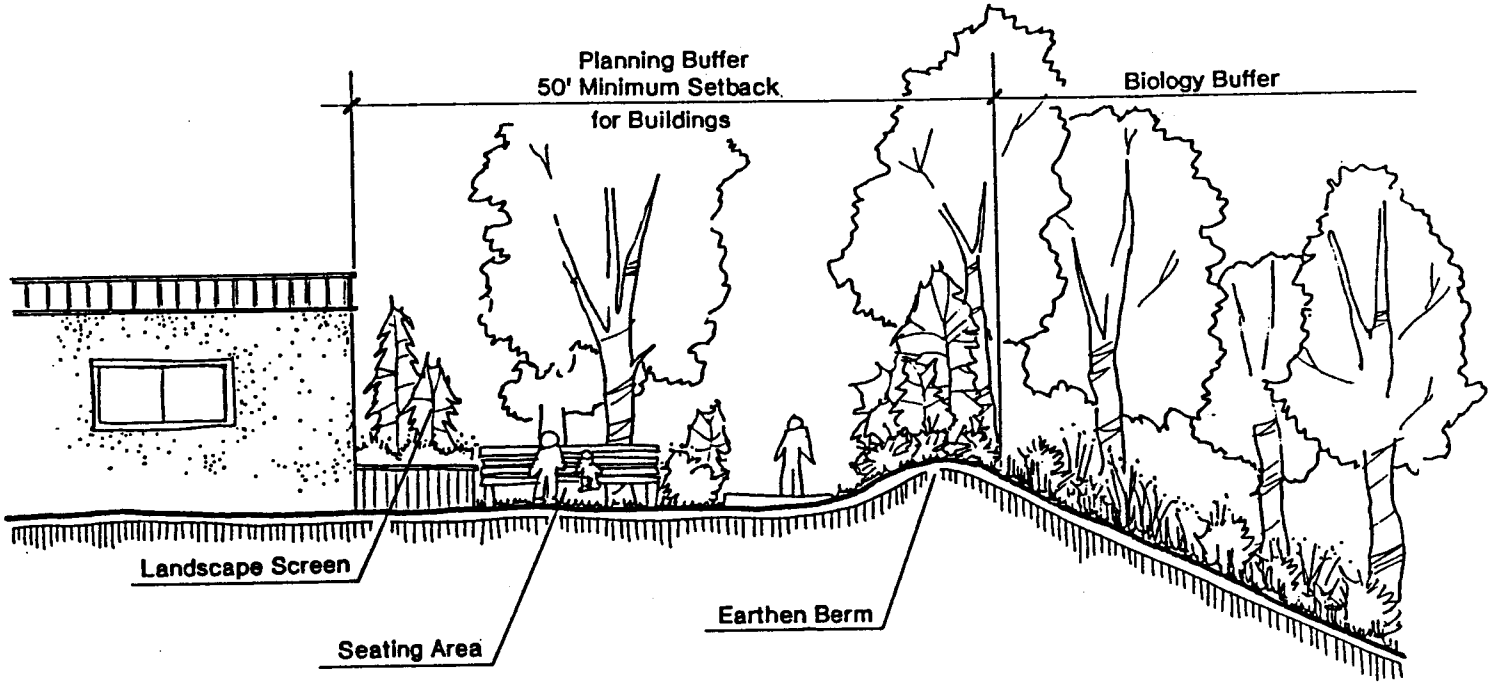
TRAIL CROSS SECTION

Figure
A7



NO SCALE

Planning Buffer Seating Area

Figure
A-8
R

Parking lot and security lighting should be shielded to avoid light spillage into biology buffer. Also, small sitting courts along the trail could provide lunch and rest area space (see Figure A-8). Interpretive signage along the trail would be used to identify key features of the trail system and importance of the adjacent riparian forest. Appropriate barrier plantings (or fencing) would be installed along the more sensitive portions of the trail in order to discourage unauthorized access into the riparian forest areas.

RIPARIAN FOREST

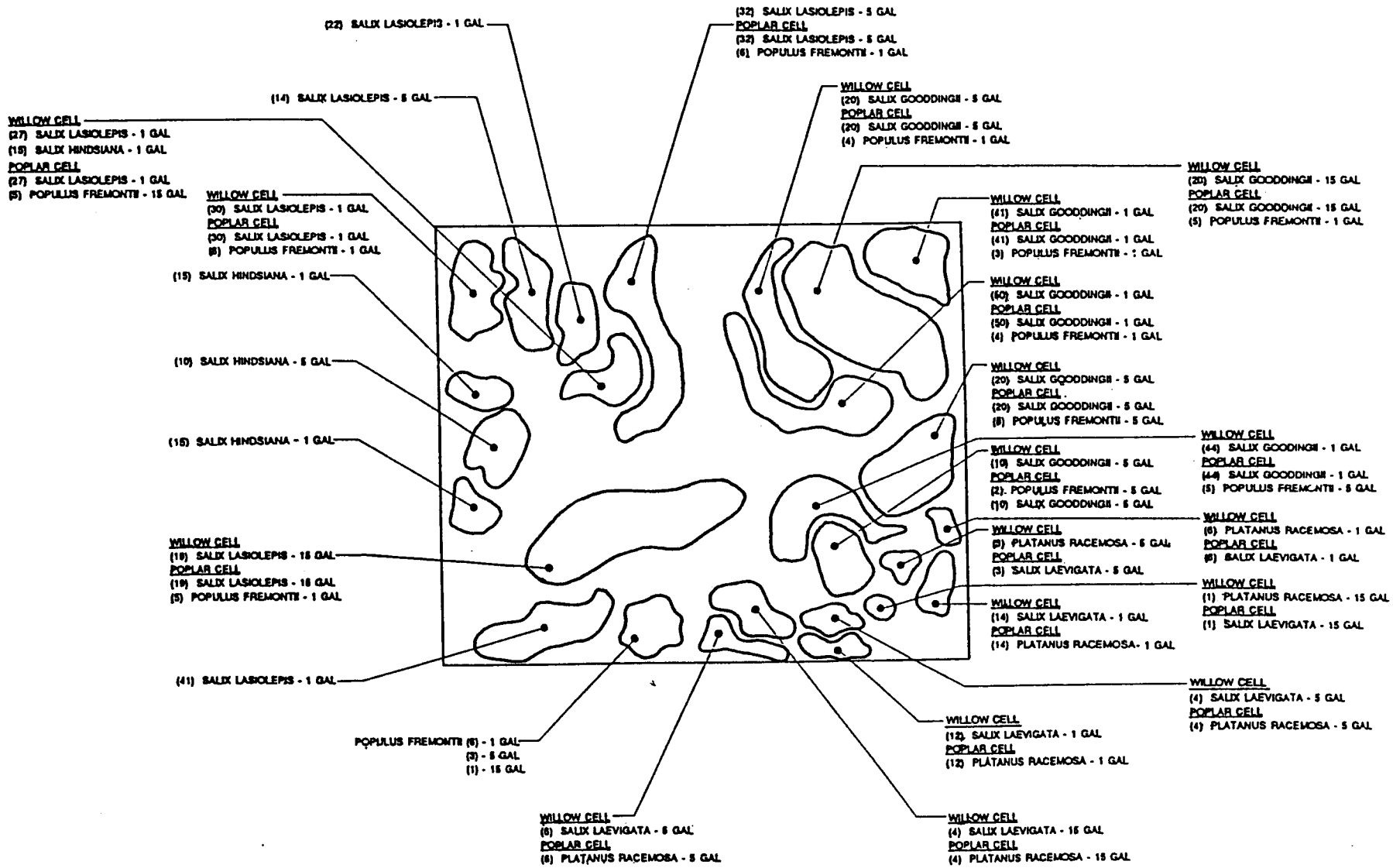
Approximately 49.2 acres of riparian forest would be revegetated on the floor of the proposed channel. Also, an additional 32.2 acres of existing riparian forest would be preserved. The riparian forest would be planted as one of two "cell" types (Figures A-9 and A-10). These cells vary slightly in species composition and are used to provide an element of heterogeneity to the created habitat. The overall coverage of these "cells" is intended to meet USF&WS success criteria for least Bell's vireo habitat as outlined in their correspondence for this project. These criteria are also listed in the Success Criteria section of this report.

BIOLOGICAL BUFFER

The proposed biology buffer would encompass approximately 39.2 acres of planted habitat. This planting is intended to provide additional wildlife habitat which complements the riparian forest and provides a transition from wetland to upland habitats (Figures A-11 and A-12). This buffer would be located primarily on the slopes of the main river channel. Appropriate native plants would be used to provide shrub-scrub habitat adjacent to the riparian forest and cottonwood, sycamore, and oak woodland farther up slope. The width of the biology buffer would vary depending on the width of the adjacent riparian forest. The following guidelines and informal consultations with the U.S. Fish and Wildlife Service (Dave McGuire, pers. comm.) were used to determine minimum buffer widths and plant composition:

Minimum Riparian Forest Width	Buffer Width
Up to 150	100
150 to 200	90
200 to 300	80
300 to 400	70
400 to 500	60
500 or more	50

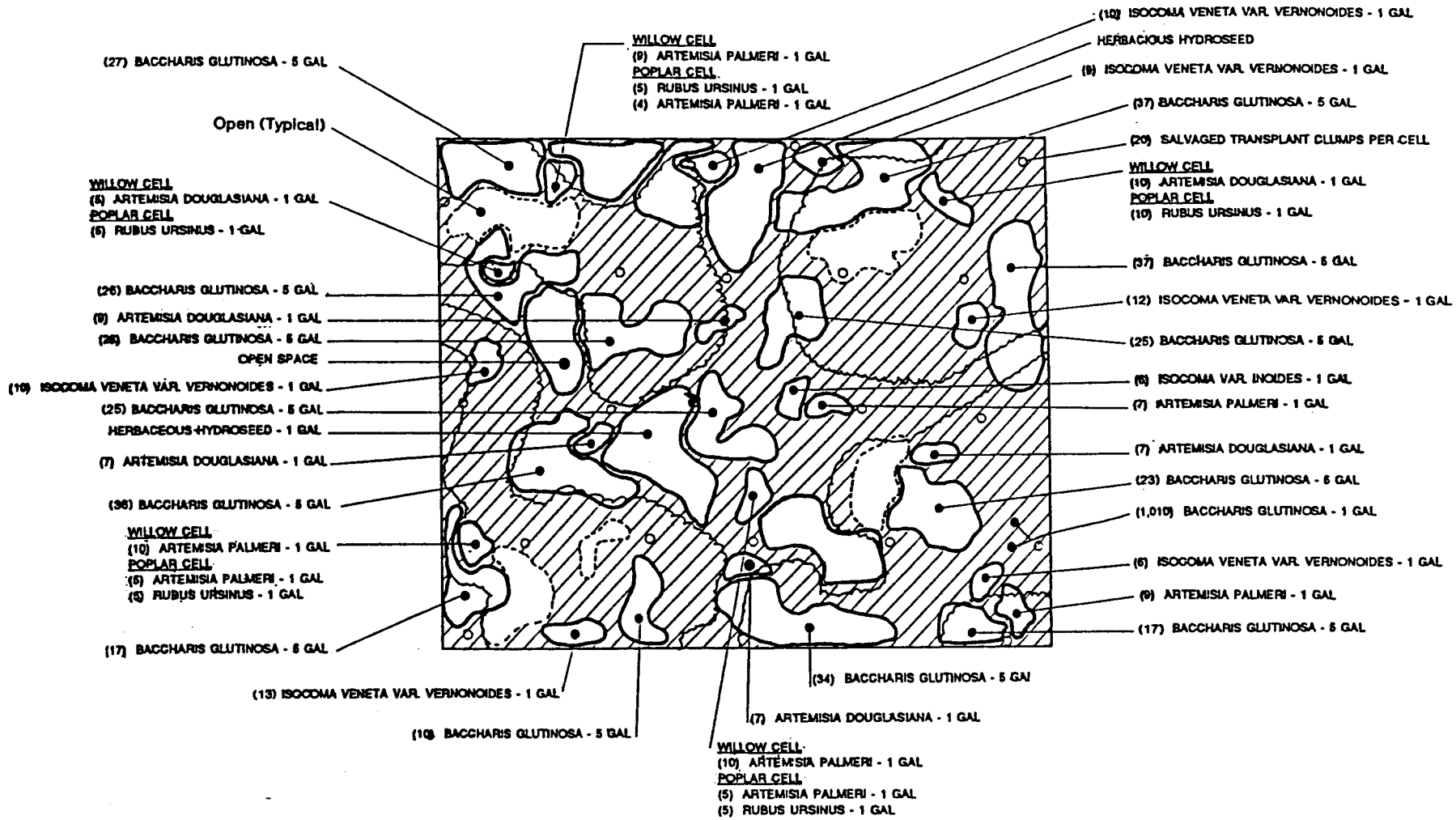
The average buffer width is enhanced by the vertical separation of approximately 25' between the top and bottom of the biology buffer. Plant species are located within the buffer based on elevation zones.



Riparian Forest Trees – Willow / Poplar Cell
Typical 1 Acre Cell

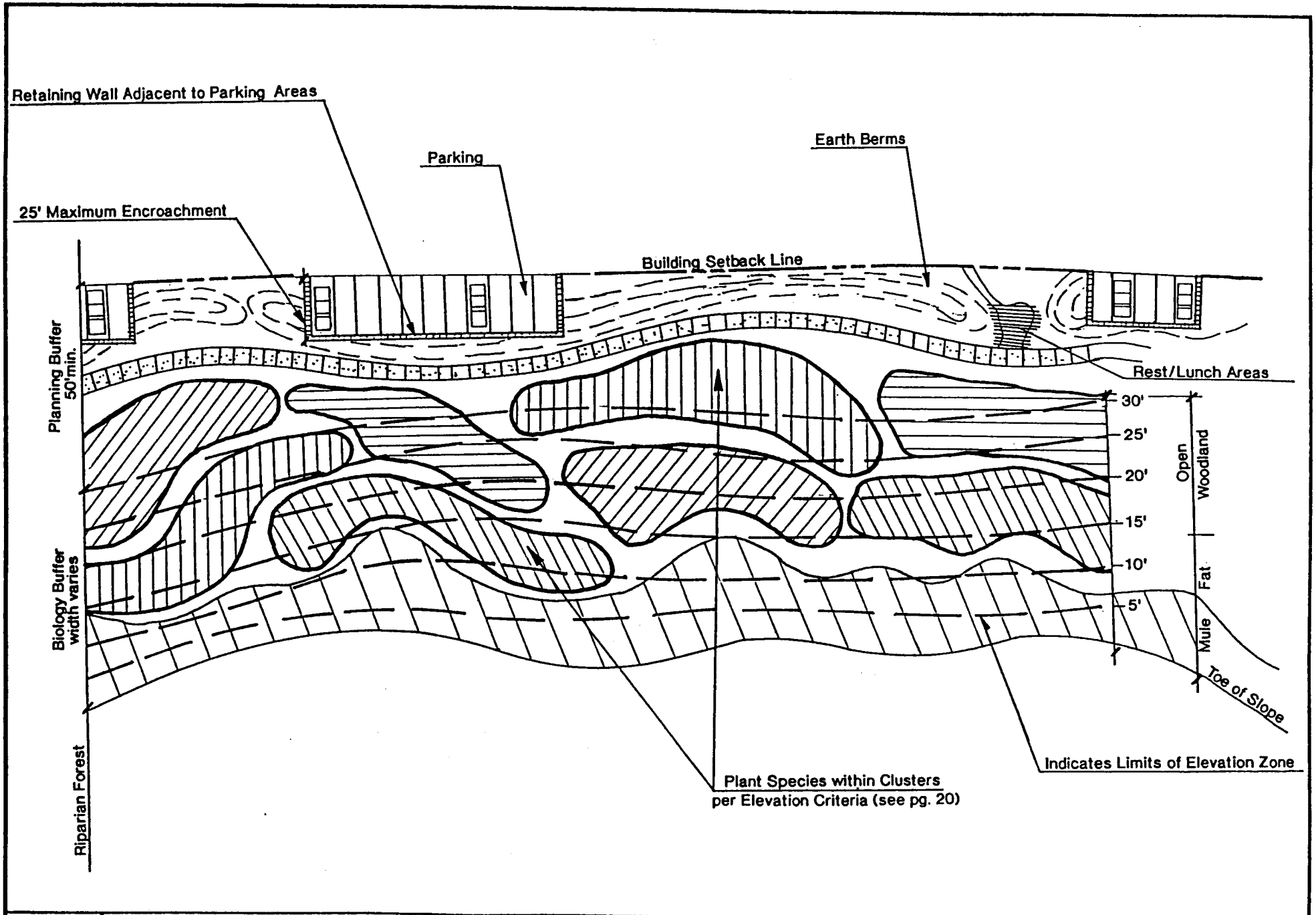
Figure
A-9

R



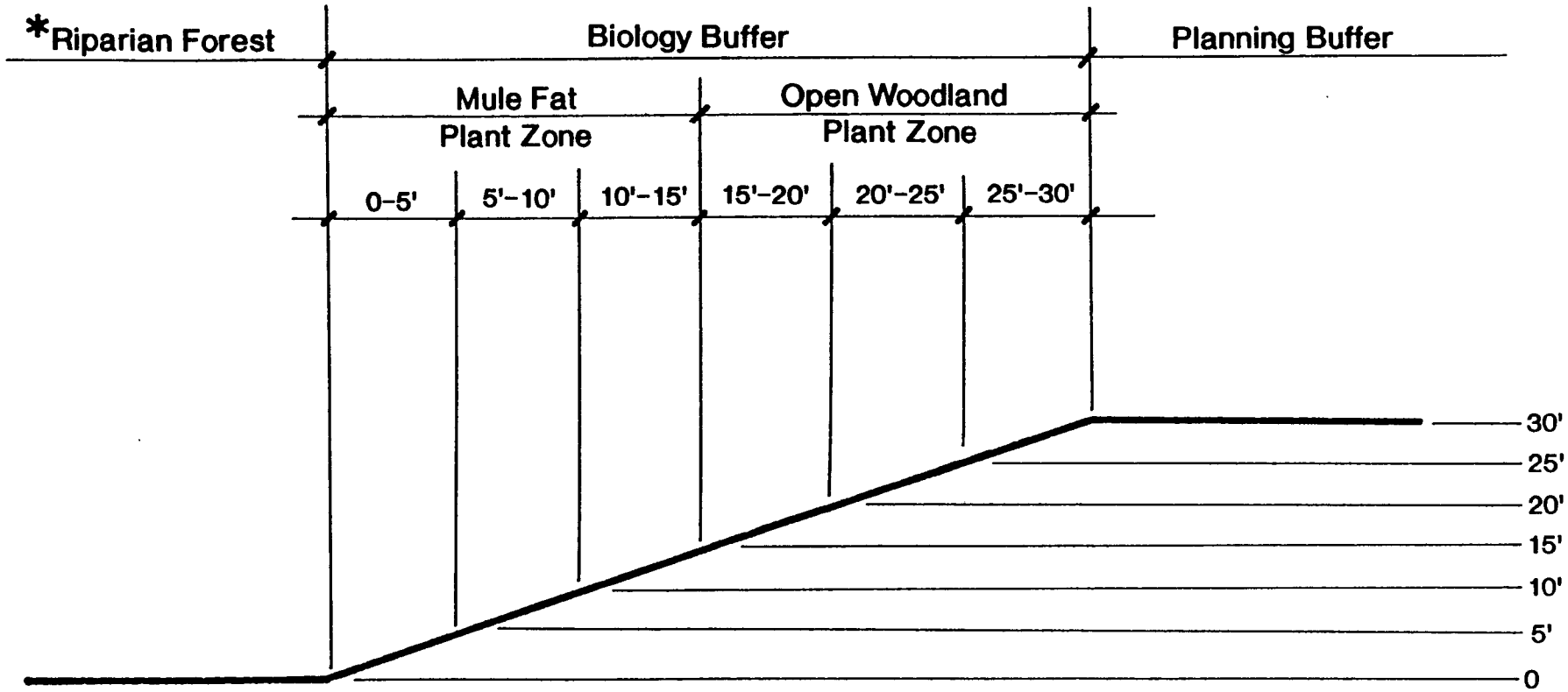
Riparian Forest Shrubs – Willow / Poplar Cell
Typical 1 Acre Cell

Figure
A-10
R



Planning / Biology Buffer Plan View

Figure A-11 R



*Planning / Biology Buffer can Occur within Channel Bottom (i.e. Adjacent to Lakes).
Refer to Elevation Table for Appliciable Plant Species for each Elevation Zone.

Planning / Biology Buffer Plant Elevation Zones

Figure
A-12
R

FRESHWATER MARSH

Freshwater marsh would be established along the shore of the proposed lakes. Tapered slopes will be created along the shoreline to provide suitable saturated soil for the development of approximately one acre of this habitat type.

LAKES

The project proposes two lakes of approximately four acres each. One of the primary purposes of the lakes is to provide waterfowl habitat. They will also serve as a planning buffer between use areas and the riparian forest habitat. Only designated areas of the lake edge for both lakes would be available for public access. The remainder of the lake shoreline would be prohibited from human activity and would function as wildlife habitat. The lakes would also serve as a scenic visual element.

There is a potential for these lakes to provide breeding habitat for mosquitos. This potential health problem will be circumvented by maintaining a population of mosquito fish (Gambasia sp.) in each of the lakes.

B. Revegetation Design Guidelines

SITE PREPARATION

Invasive species such as castor bean, giant reed and tamarisk should be mechanically removed and, if necessary, treated with herbicide. The use of any herbicides (or pesticides) with the wetland and buffer habitats must be in conformance with the USFWS guidelines for the use of these materials.

Top soil from the various wetland types should be stockpiled separately and redistributed in their respective revegetation areas, after the area has been recontoured. A master plan tied to project phasing should be prepared which indicates top soil and salvage plant material location. This plan would determine the most efficient method moving top soil and plant material within the project site. The top soil from disturbed upland should be sterilized before its reuse or exported to prevent the introduction of a severe weed problem.

Additionally, after the irrigation system is installed, but prior to implementation of the planting plan, weed germination and subsequent eradication should occur.

PLANTING SPECIFICATIONS

Riparian Forest. The riparian forest would be planted in a mosaic of tree, shrub, and herbaceous zones. This mosaic is intended to produce 50 percent tree canopy cover; 80 percent shrub canopy cover (40 percent coincidental with the tree canopy) 5 percent herbaceous cover; and 5 percent open ground. This planting arrangement, and plant palette which follows, would be consistent with USFWS success criteria (letter January 1989) and observations of existing least Bell's vireo

habitat (Baird, 1989). The forest plantings would be implemented by installing equal numbers of planting plans or two cells types, the willow and Poplar cells (Figures A-6 and A-7). The concept of using these two cell types is based on the success criteria of the USFWS and at the same time providing an additional element of heterogeneity within the riparian forest plantings. USFWS correspondence (March 1, 1989).

Container Stock Plant List for Riparian Forest

Species	Size (Gallon)	Spacing (ft. on Center)	Plants Per Cell Per Acre Willow	Poplar
Trees				
Black Willow	1	5	135	135
(Salix gooddingii)	5	8	50	50
	15	12	20	20
Arroyo Willow	1	5	120	120
(Salix lasiolepis)	5	8	46	46
	15	12	19	19
California Sycamore	1	5	6	26
(Platanus racemosa)	5	8	3	10
	15	12	1	4
Red Willow	1	5	26	6
(Salix laevigata)	5	8	10	3
	15	12	4	1
Sandbar Willow	1	4	45	30
(Salix hindsiana)	5	6	10	10
Western Cottonwood	1	5	6	39
(Populus fremontii)	5	8	3	15
	15	12	1	6
Subtotal			505	540

Shrubs

Mule-fat	1	4	1,010	1,010
(Baccharis glutinosa)	5	6	340	340
Palmer's Sagebrush (Artemisia palmeri)	1	4	45	30
California Blackberry (Rubus ursinus)	1	4	----	30
Douglas' Mugwort (Artemisia douglasiana)	1	4	45	30
Coast Goldenbush (Isocoma veneta var. vernonioides)	1	4	60	60
Subtotal			1,500	1,500

Seed Mix for Riparian Forest

A herbaceous mix should comprise five percent of the riparian forest revegetation area. This seed mix should be hand broadcast. The reason for not hydroseeding is to avoid any impacts to the revegetation area from hydroseeding (e.g., trampling and overspraying). The amount of seed mix applied (i.e., pounds per acre), will be determined at the time the final planting plan construction drawings are prepared. This will be determined by the landscape architect, biologist, and resource agency personnel during the maintenance and monitoring phase following planting implementation. This mix shall consist of:

Yerba Mansa (Anemopsis californica)
Western Ragweed (Ambrosia psilostachya var. californica)
Douglas Mugwort (Artemisia douglasiana)
Rush Grass (Juncus acutus)
Toad Rush (Juncus bufonius)
California evening primrose (Oenothera hookeri)
Hoary Nettle (Urtica dioica holosericea)
Salt-marsh Fleabane (Pluchea odorata var. odorata)
Monkey Flower (Mimulus guttatus)

Biology and Planning Buffer. Appropriate native plants would be used in these areas in order to achieve a natural transition from urban uses to wetland habitats.

Biology Buffer. This would include a mule fat shrub planting along the lowest 15 feet of the channel and an open woodland on the remainder of the channel (Figure A-11 and A-12). The intent of the mule fat scrub planting along the edge of the slope is to provide least Bell's vireo with additional forage and nesting areas. This will also provide an additional habitat heterogeneity to the slope plantings.

Planning Buffer. The planning buffer would be comprised of species which are compatible with the other revegetation elements. The intent of the planning buffer plantings is to provide an open woodland with a dense understory (Figure A-11) and to visually screen activities of adjacent development from wildlife use of the biology buffer and riparian areas.

Container Stock Plant List for Planning and Biology Buffer

Species	Plants per Acre	Size (Gallon)	Spacing (ft. o.c.)	Planting Location[1]	Elevation In Bio. Buffer
Trees					
Fremont Cottonwood	45	1	15	B,P	0-20
(Populus fremontii)	75	5	15	B,P	0-20
	30	15	15	B,P	0-20
Sycamore	33	1	20	B,P	10-30
(Platanus racemosa)	55	5	20	B,P	10-30
	22	15	20	B,P	10-30
California Live Oak	24	1	20	B,P-O	20-30
(Quercus agrifolia)	40	5	20	B,P-O	20-30
	16	15	20	B,P-O	20-30
Subtotal	340				

Species	Plants per Acre	Size (Gallon)	Spacing (ft. o.c.)	Planting Location[1]	Elevation In Bio. Buffer
Shrubs					
Toyon (Heteromeles arbutifolia)	70	5	15	B,P-O	15-30
Hollyleaf Cherry (Prunus ilicifolia)	17	5	12	B,P-O	20-30
Mexican Elderberry (Sambucus mexicana)	11	5	12	B,P	10-25
Wild Grape (Vitus girdiana)	5	1	5	B,P	15-20
Poison-Oak (Toxicodendron diversiloba)	30	1	5	B	20-25
Mule Fat (Baccharis glutinosa)	368	1	4	B,P-I	0-20
Sugarbush (Rhus ovata)	12	5	10	B,P-O	25-30
Red-Bush Monkey-Flower (Mimulus puniceus)	50	1	4	B,P-O	20-30
Showy Penstemon (Penstemon spectabilis)	25	1	4	B,P-O	20-30
Redberry (Rhamnus crocea)	81	1	5	B,P-O	20-30
Lemonade Berry (Rhus integrifolia)	5	5	10	B,P-O	15-30
Laurel Sumuc (Malosma laurina)	5	1	10	B,P-O	25-30
California Rose (Rosa californica)	125	1	4	B,P-I	10-30
California Blackberry (Rubus ursinus)	125	1	4	B,P-I	10-30
Douglas Mugwort (Artemisia douglasiana)	40	1	4	B,P-I	0-10
Coastal Goldenbush (Isocoma veneta veronoides)	40	1	4	B,P-I	0-10
Subtotal	1,009				
Total Trees/Shrubs Per Acre	1,349				

[1] P = Planning Buffer
B = Biology Buffer
P-O = Planning Buffer Outside Channel
P-I = Planning Buffer on Channel Bottom

Seed Mix for Biology Buffer

Seed will be hand broadcast over five percent of the biology buffer. The amount of seed mix applied (i.e. pounds per acre), will be determined when the planting plan construction drawings are prepared. As determined by the landscape architect, consulting biologist, and resource agency personnel. This mix shall consist of:

Western Ragweed (Ambrosia psilostachya var. californica)
Douglas Mugwort (Artemisia douglasiana)
California evening primrose (Oenothera hookeri)
Hoary Nettle (Urtica dioica holosericea)

Freshwater Marsh. The freshwater marsh restoration will depend on the salvage of topsoil (and associated root material) and hydroseeding. The hydroseed will be applied to the banks of the lakes. The pounds per acre will be determined when planting construction drawings are prepared. This mix shall consist of:

Yerba Mansa (Anemopsis californica)
San Diego Sedge (Carex spissa)
Seep Monkey Flower (Mimulus guttatus)
Viscid Bulrush (Scirpus acutus)
Soft Flag (Typha latifolia)
Wood Cellulose Fiber - 2,000 lbs./acre
Fertilizer - 300 lbs. acre of 16-6-8
Soil Stabilizer: Aztac, M-Binder or approved equal at 300 lbs./acre

PLANT MATERIALS

Commercial 1-, 5-, and 15-gallon stock will be used for all tree and shrub species listed above. The commercial stock shall be derived from seed, salvaged material taken from areas within the San Diego River, preferably within the project area. Note: there is an inherent time lag in this process between the time the plant material is salvaged, and the time it has grown to a one-gallon container plant. The container stock will be healthy, vigorous, of normal growth, free from disease, insects, and insect eggs. No container plants will have cracked or broken balls of earth when taken from the containers. They will also not be root or pot bound. All plants are to be well rooted in container with a maximum height of 12 inches. The stock will conform to quality and size with the American Standard for Nursery Stock or equivalent. Any plant material not meeting the above criteria shall be rejected and replaced with approved container stock of equal type and size.

PLANTING DETAILS

Soil testing will be done to determine if any clay or hard pan soil horizons exist between the surface and water table. If there is none, then each hole should be dug 2 times the depth and 1.5 times the width. If a clay or hard pan horizon is found, then the planting holes will first be prepared by auguring with an eight-inch diameter auger to the water table and refilling with indigenous soil. Each species should be planted in clusters as indicated by Figures A-8 and A-9.

TIMING OF INSTALLATION

Container Stock. The plants will be installed during a 45-day period following the on-set of the winter rains, preferably between November and early January. Planting may begin as late as February 15 of any year, if it is either a late or an unseasonably dry winter.

Herbaceous Seeding. The seed mixes for the riparian forest and buffer areas will be applied just prior to the onset of the rainy season and after the container stock has become established. This will be determined by the consulting biologist and resource agency personnel and is expected to be fall of the third year.

The hydroseed for freshwater marsh will be applied at the same time the container stock is installed.

IRRIGATION

Irrigation by a temporary fixed system should start after planting and should continue until introduced plant material has been established and is sustainable without an irrigation system. However, before any irrigation system is dismantled representative test plots shall be established to monitor the effects of a non irrigated condition. The test plot locations shall be determined by the consulting biologist. This evaluation should be accomplished during drought conditions to ensure a "worst case" scenario. Any sign of water stress within the test plots will require the continuance of regular irrigation. The scheduling and length of irrigation applications shall be coordinated with the consulting biologist to encourage deep rooting and prevention of soil and plant diseases. Special attention should be given the upper part of the biology buffer because several species are intolerant of summer water.

MAINTENANCE

Replacement Planting/Remedial Measures. Plants lost or stunted as a result of improper maintenance, disease, overwatering, irrigation failure, vandalism or flooding within one year of the date of planting would be replaced, as necessary, to assure a minimum survival of 80 percent. The replacements should be in kind and in place and planted between November and January of the same year they die. Plants will not be replaced if the replacement would interfere with a seedling of a native species from the surrounding area. The landscape contractor will be responsible for the actual replacement of the individual plants as determined by the advisory committee.

Fertilization and Pruning. No post-installation fertilization or pruning is necessary, unless otherwise directed by mutual agreement of the consulting biologist and County representative.

Weed Control. Arundo donax, Tamarix sp., Nicotiana glauca, Cortaderia jubata, and Ricinus communis will be removed (manually) for the first three years of the project life. Weeding will be conducted monthly and the consulting biologist will monitor this for the first three (3) months of the project. During the quarterly assessments, the advisory committee will determine the need for further weeding and will contact the landscape contractor for any required work.

Irrigation. The irrigation system will be maintained in good working order and repaired as necessary until irrigation is discontinued as outlined above.

MONITORING

Technical Assessment. The technical assessments of the revegetation effort will be made annually, in late September by a biologist to determine the success of the revegetation effort. The assessments shall consist of ten 100-square meter quadrants and ten 25-meter long line transects will be randomly established and permanently located within the riparian forest and biological/planning buffer. Within the quadrants the following data will be collected:

1. Survivorship: assessed by absolute counts.

2. Crown Cover: a calculation based on perpendicular crown diameter measurements. A meter tape is laid out on the ground from one side of the crown perimeter to the other through the approximate center of the tree. Another diameter measurement is made approximately perpendicular to the first. Crown cover is then obtained from a simple formula (Mueller-Dombois and Ellenberg 1974).

3. Tree density and species composition: number of trees (by species) per 10-meter by 10-meter quadrant.

4. Diameter at breast height: this measurement is taken at 4.5 feet (137 cm) above the ground with calipers or a diameter tape.

Along the line transects the following data for species will be collected: a) height; b) density; and, c) cover, in order to establish the relative importance (ranking) within the revegetation area.

All raw data will be recorded on a standard form to be developed and copies of these will be submitted as an appendix to each required report. Permanent photodocumentation stations will also be established within each quadrant and around the perimeter to visually document vegetational changes and community development. Representative photographs will be taken during each assessment.

Avifaunal transects will be conducted using the same line transects to record bird species present on the site. Any breeding activities taking place on the site will also be recorded. These surveys will begin upon the completion of the installation.

Success Criteria. At sixty (60) months, the combined canopy cover of trees shall be 40 to 60 percent; shrub canopy cover shall be 30 to 50 percent; herbaceous cover shall be 2 to 9 percent; and open ground shall be 3 to 9 percent.

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RIVERWAY SPECIFIC PLAN

APPENDIX B - PUBLIC FACILITIES FINANCING PLAN

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May 19, 2000

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APPENDIX B

PUBLIC FACILITIES FINANCING PLAN

The Financing Plan provides for the implementation of the Specific Plan for the USDRIP area. The intent of the Specific Plan is to fund these services through equitable participation of benefiting property owners and developers.

RECOMMENDED FINANCING STRATEGIES

The public facilities and services required to support the development of USDRIP are intended to be financed on an equitable basis to ensure that all parcels within the Specific Plan are equitably assessed for the benefit accruing from the public improvements, using various methods of public and private financing.

Circulation and Related Infrastructure

Public Roads

There are a limited number of public roads existing in the USDRIP area. The following public roads are identified as the major transportation facilities that will be financed by the benefiting property owners:

Riverford Road: As development occurs, benefiting property owners will be required to make road improvements commensurate with their project impacts. Most recently, Riverford Road has been widened and signalized at the intersection of Riverford, Mast Boulevard and Riverside Drive.

Riverside Drive: Riverside Drive will be widened as development occurs. Also, it has been designated as the recipient of TransNet funds, as they become available. Riverside Drive currently has been widened to its full planned width in some portions.

Channel Road: Channel Road has been widened and a new bridge over the San Diego River has been constructed through the use of TransNet funds. This work has been completed in 2000.

El Nopal: A short portion of El Nopal is currently planned to intersect Mast Boulevard near the western end of the project area. As the residential component of the Specific Plan is developed, El Nopal's alignment will be built through the development area.

Mast Boulevard: Mast Boulevard currently ends east of the Santee City limits. At some time in the future, this street may be extended through Santee, but currently, it will serve only the residential component of the Specific Plan. It is expected that as development occurs, Mast will be extended to the Santee City line.

Community Facilities

Local park and certain recreational trails can be financed in part by park land dedication, and in-lieu fees in conformity with applicable San Diego County policies. Educational facilities can be financed through the appropriate school districts.

Water and Sewer Facilities

Major domestic water storage and transmission facilities will be provided by the three water districts that operate in the USDRIP area and will be financed through payment of connection fees. The three districts are Padre Dam Municipal Water District, Lakeside Water District and Riverview Municipal Water District. Sewer facilities will be financed in the same manner.