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# Lakeside Community Plan

San Diego County General Plan

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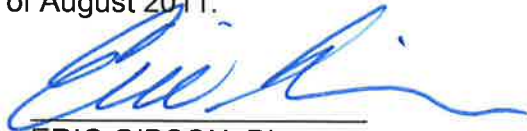
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December 19, 1975  
GPA 75-02  
Amended  
August 9, 2000  
GPA 99-03

Adopted  
August 3, 2011

# CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Lakeside Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20<sup>th</sup> day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3<sup>rd</sup> day of August 2011.

Attest:



ERIC GIBSON, Director  
Department of Planning and Land Use

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## POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision makers and numerous other entities both public and private is necessary to make these policies successful.

A code has been placed to the right of each policy in the plan text which identifies it with the County department or the sub-departmental section of the Department of Planning and Land Use which would be most likely to take the lead in carrying out the policy (see below). In addition, there is a category for those policies that are of general concern to all persons or groups that might be involved in development or plan implementation.

This approach can make detailed information regarding policies easier to locate and it can aid staff in charting the progress of the plan.

### CODE

GEN	Policy of General Application
DPW	Department of Public Works
DPR	Department of Parks and Recreation
DHS	Department of Health and Human Services
DPLU	Department of Planning and Land Use
P	- Advance Planning
Pp	- Project Planning
B	- Building Services
Z	- Code Enforcement

## LAKESIDE COMMUNITY PLAN

### STATEMENT OF INTENT

A goal is a general direction-setter. It is an ideal future end that is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time-dependent.

For each goal, at least one policy should be defined. Commonly, most goals are correlated with multiple policies. Policies should be written in the same manner as the General Plan in consideration of the following commonly used definition:

*A policy is a specific statement that guides decision-making. It indicates a commitment of the legislative body to a particular course of action. For a policy to be useful it must be clear and unambiguous. Adopting broadly drawn and vague policies is poor practice.*

The goals that follow reflect a thoughtful analysis of the Lakeside area and are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved. These goals are not a plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies that will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

It is recognized that legal and economic limitations that presently exist may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

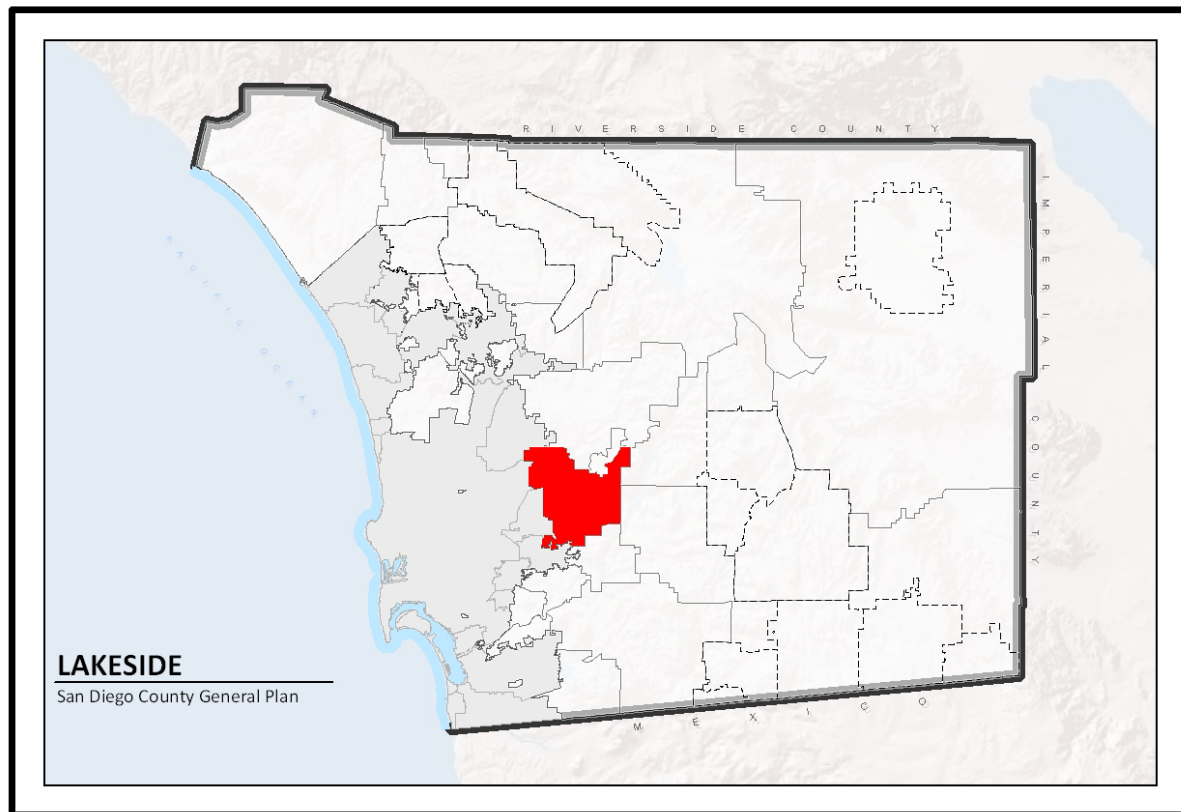
There are six elements of the General Plan: Land Use, Housing, Mobility, Safety, Conservation and Open Space, and Noise. These subject areas provide the basic structure by which this community plan is organized.

The purpose of addressing these elements within this plan is to ensure that the goals and policies formulated by the Community will be compatible with those found in the General Plan, or, if conflicts exist, they can be readily identified and reconciled. In addition, some policies found in the General Plan elements can be more relevant for one community than for others, and further elaboration or refinement may be appropriate in one case while in another the existing policies might be adequate.

The policies contained in this Community Plan should be regarded as applications of broad General Plan policies that are designed to fit the specific or unique circumstances existing in the individual communities. Where the existing element adequately addresses an individual community's situation, the subject area may be omitted or a notation to reference the element may be included so that the adopted goals and policies relating to the subject area may be taken into account.

## INTRODUCTION

The community of Lakeside is located in the western foothills of the Cuyamaca Mountains on the San Diego River about 21 miles east of downtown San Diego, as shown on Figure 1 below. 6,600 acres of the Rancho El Cajon land grant were purchased by the El Cajon Valley Land Company in 1886. The company mapped the area as a townsite, naming it Lakeside after Lindo Lake, which is located near the Town Center shown on Figure 2 on page 5.



*Figure 1: Lakeside Community Planning Area*

Lakeside was essentially a rural community until the 1950s, when growth began to surge. Lakeside's rural atmosphere was very attractive to those seeking escape from the more densely settled areas of central San Diego; and, with the completion of Interstate 8, convenient access was provided to the employment centers to the west. The resulting suburbanization of Lakeside became a prime concern of the residents, and, in 1970, the Board of Supervisors approved creation of the Lakeside Community Planning Group.

The desire to maintain a rural type of lifestyle has affected the way in which Lakeside has developed. A considerable amount of small scale farming still exists in the community and many homes in the residential areas of Lakeside have small horse corrals, evidencing a relatively high degree of horse ownership. Maintaining and enhancing the rural imagery of the area would be an important consideration for those wishing to develop in Lakeside. The 2010 SANDAG estimates for population and

housing in the Lakeside Community Planning Area identify a population of 77,442 with a total of 27,457 housing units.<sup>1</sup>

The Upper San Diego River Improvement Project will be a key factor in the development of Lakeside. Sand for construction is no longer being mined. Development will follow the sand extraction activities.

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<sup>1</sup> SANDAG Profile Warehouse <http://profilewarehouse.sandag.org/profiles/est/cocpa1907est.pdf>,  
September 2010

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## 1. COMMUNITY CHARACTER

### GOAL

FOSTER DEVELOPMENT WHICH WILL PRESERVE A RURAL ATMOSPHERE AND ENHANCE A SENSE OF SPACIOUSNESS.

### FINDINGS

Lakeside is determined to remain a rural residential community. Despite tremendous pressure toward urbanization, the citizens of Lakeside have held the line in an effort to provide a buffer against sprawl. However, complete protection from the effects of growth is recognized as being both impractical and undesirable.

Because it takes more than people, land, and houses to make a community, the County should support efforts in establishing Lakeside's identity as a distinct and, yet, integral part of the region.

### POLICIES AND RECOMMENDATIONS

1. Protect Lakeside's unique natural environment, and preserve its rural way of life and cultural heritage. (GEN)
2. Promote opportunities for personal development and participation in all phases of community life - economic, social, and political. This is particularly important for the residents of Lakeside who hold firmly to the ideals of participatory democracy. (GEN)
3. Create more effective means to provide citizens with increased input to all the planning and policy-making decisions that affect their lives and the future of Lakeside. (GEN)

## 2. LAND USE

### **Village/Rural Village Boundaries**

Lakeside has an established Village Boundary Line, shown on Figure 3 on page 9.

### **Land Use Diagram**

The Lakeside Community Planning Area Land Use Map is provided in the General Plan Appendix as Figure LU-A-10.

### RESIDENTIAL GOAL

PROVIDE FOR GRADUAL RESIDENTIAL GROWTH, WHILE RETAINING THE RURAL ATMOSPHERE OF LAKESIDE.

### FINDINGS

Multi-family development is concentrated in central Lakeside along Winter Gardens Boulevard and Olde Highway 80 and in Pepper Drive / Bostonia.

## POLICIES AND RECOMMENDATIONS

1. Encourage a mixture of housing styles and types to create a more varied and interesting environment and to provide larger units of usable open space for the enjoyment of the residents. (Pp)
2. Preserve the rural atmosphere of the community by blending roads into the natural terrain and minimizing urban improvements, such as curbs, gutters, and sidewalks. (Pp, DPW)
3. Confine higher density residential development to the areas that:
  - a) Have all necessary public facilities;
  - b) Are within the existing sewer districts; and
  - c) Are adjacent to major roads and commercial areas.
4. Provide for the preservation of open space areas, such as steep slopes and canyons, floodplains, agricultural lands, and unique scenic views and vistas, which serve to reinforce Lakeside's rural identity by locating residential development away from such areas through the provisions of Land Use Element Policies LU-6.3 and LU-6.4. (Pp)
5. Provide for street tree planting and landscaping, as well as the preservation of indigenous plant life. (Pp)
6. Require all multiple-family dwellings and all mobilehome parks to submit landscape plans that provide adequate overall landscaping and screen parking spaces from public view. (Pp)
7. Buffer residential areas from incompatible activities that create heavy traffic, noise, lighting, odors, dust, and unsightly views. (Pp)
8. Closely examine all elements that make up a property's zone in order to closely tailor individual residential developments to their sites. (Pp)
9. Require strict and literal interpretation of the requirements for a Major Use Permit when analyzing such permit applications. (Pp)
10. Allow certain non-disruptive commercial uses in residential areas after analysis on a site-specific basis. (Pp)

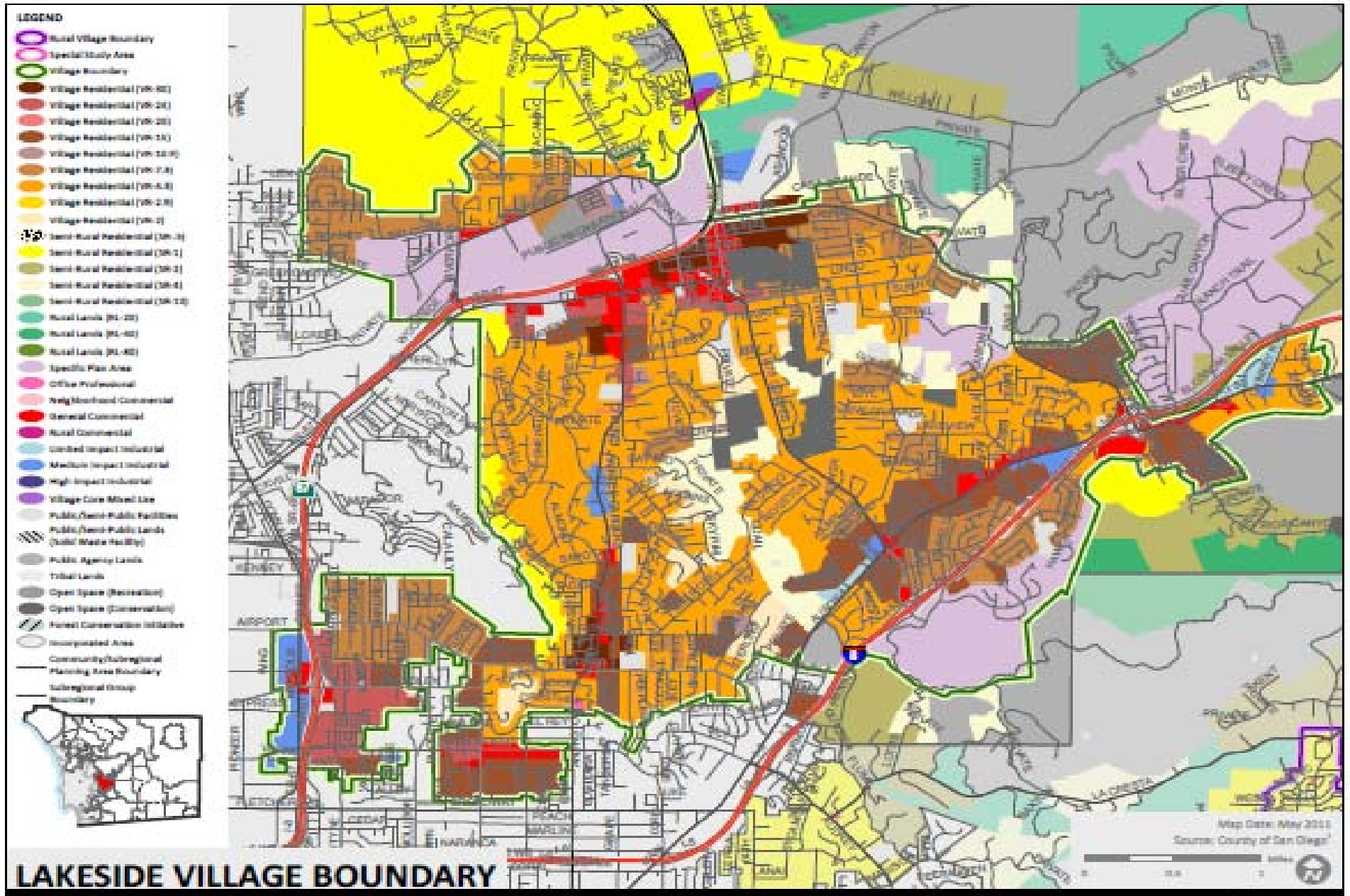


Figure 3

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## COMMERCIAL GOAL

PROVIDE FOR THE ORDERLY GROWTH OF WELL DESIGNED AND LOCATED COMMERCIAL AREAS THAT ARE NECESSARY AND CONVENIENT FOR SHOPPING NEEDS AND COMPATIBLE WITH THE CHARACTER OF THE COMMUNITY.

## FINDINGS

The Lakeside Plan area has approximately 300 acres devoted to commercial uses. These uses are located in the Lakeside Town Center and in other small commercial developments distributed throughout the Plan area. Existing commercial developments are oriented towards local needs. The closest regional centers are located in the City of El Cajon.

The Lakeside Town Center was developed to ensure that the Town Center remains in the business nucleus of the community. Development should be planned on a total site basis to include provisions for preserving the natural amenities of the area. Any architectural design criteria should reflect the rural density of Lakeside.

Commercial strip developments are of concern to the Lakeside community because of their impact upon traffic circulation and the visual environment. These strips in Lakeside exhibit a full range of uses from light manufacturing to residential. Such a disorganized arrangement of land uses detracts from the economic viability of each use type and can have serious parking and traffic impacts.

The strip commercial development is located along high volume traffic ways which also serve as entrance points to the community. The initial impressions people have from traveling these roadways can, to a great extent, form their opinions regarding the Lakeside community character and the quality of the life it has to offer. Such disjointed linear development can have a negative effect upon the value of real property in the community.

## POLICIES AND RECOMMENDATIONS

1. Encourage a "Western Style" of architectural design for all commercial structures. (R)
2. Provide neighborhood shopping centers for everyday needs. Locate them in areas with easy, safe, pedestrian and bicycle access. (P)
3. Encourage the clustering of prominent commercial uses. (P)
4. Encourage commercial activities that would not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community. (P)
5. Upgrade "strip" commercial by improving landscaping, parking, and access. (P)

6. Encourage clean-up, landscaping, beautification, utility undergrounding, and additional parking facilities in existing commercial areas. (GEN)
7. Encourage commercial activities that will broaden the local economic base. (GEN)
8. Promote a more equitable distribution of sales and other tax revenues for the benefit of the unincorporated areas. (GEN)
9. Keep heavy commercial and unsightly commercial uses out of the Lakeside Town Center area. (P)
10. Require residential uses in commercially designated areas to be compatible with the commercial uses.
11. Determine the best methods available to ensure that the Lakeside Town Center remains the major commercial nucleus of the community. (GEN)
12. Achieve a balance between commercially-designated land and community needs. (P)
13. Locate higher intensity office professional uses along major roads or prime arterials. (P)
14. Regulate the size, lighting, and character of on-site signs to ensure that they blend with a rural atmosphere and discourage off-site signs. (Z)
15. Require commercial and industrial land uses to minimize adverse impacts, such as noise, light, traffic congestion, odors, dust, etc.
16. Diligently enforce the landscaping requirements for commercial structures and parking areas.
17. Require landscaping of all future commercial structures and parking areas to assure visually attractive commercial developments. (Pp)
18. New commercial uses, especially auto-oriented activities, should be encouraged to develop on lots with considerable depth so as to provide adequate parking and safe access along major streets. In addition, the site design should reflect an attempt to integrate the new activity with existing uses. (Pp)
19. Initiate a study that would recommend appropriate design guidelines for all land within the Lakeside Town Center, as well as all commercially zoned parcels within the Plan Area. (P)

#### AGRICULTURAL GOAL

PROVIDE FOR THE PRESERVATION OF AGRICULTURAL LAND USES, WHILE MAINTAINING THEIR COMPATIBILITY WITH OTHER NON-RURAL USES.



## FINDINGS

Lakeside has a unique agricultural heritage, which the community wishes to perpetuate. In the urban core, large scale agricultural uses have given way to residential development. In spite of this, extensive portions of the Plan Area display significant primary and secondary agricultural uses. These areas include Eucalyptus Hills, Moreno Valley, the El Monte Road area, and Blossom Valley. Secondary agricultural uses are also common in areas within the Village Boundary Line. Maintaining and enhancing these agricultural uses is essential to the basic character of the Lakeside community.

## POLICIES AND RECOMMENDATIONS

1. Promote agricultural land uses that are compatible with the topography and environment. (GEN)
2. Permit the co-existence of agricultural land uses and other compatible land uses in the community. (GEN)
3. Encourage the continued development of suitable land for orchards and groves, as well as truck and seed crops. (GEN)
4. Promote agriculture as one of the highest and best uses for open space and floodplains. (GEN)
5. Encourage the use of agriculture to provide visually pleasing open space and variety within the rural environment. (GEN)
6. Enhance economic advantages to agriculture to help it compete with other alternative land uses. (GEN)
7. Analyze existing animal regulators for rural properties and apply less restrictive animal regulators to areas where the application of such regulators can be found compatible with neighboring uses. (P)
8. Permit animal raising projects sponsored by recognized youth organizations in designated areas of Lakeside. (I)

## INDUSTRIAL GOAL

PROVIDE FOR THE KIND OF INDUSTRIAL DEVELOPMENT THAT DOES NOT DETRACT FROM THE EXISTING RURAL CHARACTER OF THE COMMUNITY.

## FINDINGS

The Lakeside Plan identifies three major areas that are currently used for industrial purposes. They are as follows:

1. The Upper San Diego River Improvement Project area located north and west of Highway 67, which will accommodate Light and Moderate Impact Industrial uses.

2. The Slaughterhouse Canyon area, which will accommodate Moderate and High Impact Industrial uses.
3. The area along Olde Highway 80 east of Lake Jennings Farm Road, which will accommodate Light and Moderate Impact Industrial.

It is intended that these areas be used more intensively in the future rather than establishing additional areas of industry.

#### POLICIES AND RECOMMENDATIONS

1. Industrial development should be clean, non-polluting, and complementary to Lakeside's rural environment. (GEN)
2. Provide for the kind of industrial development that will expand the tax base, while not triggering significant population growth. (GEN)
3. Allow existing industries to remain and expand in Lakeside. (Pp)
4. Encourage new and existing industrial facilities to blend with their surroundings by utilizing harmonious architectural design, undergrounding utilities, landscaping, and a high standard of maintenance. (Pp)
5. Protect areas designated for industrial use from encroachment by incompatible, non-industrial uses. (P)
6. Prohibit new industrial operations from locating in existing non-industrial facilities or on small parcels outside of areas designated for industrial usage through vigorous enforcement of existing codes. (Z)
7. Locate industrial operations only where they will be compatible with surrounding land uses, accessible to major transportation facilities, and capable of being served with all necessary utilities. (P)
8. Provide for a concentration of industrial uses in attractive, well-designed industrial developments. (P)
9. Locate heavier industrial uses in outlying areas that will not impact surrounding uses, yet are capable of being served by necessary public facilities and adequate access roads. (P)
10. Ensure that a concentration of limited impact industrial and commercial uses is provided for during the formulation and implementation of the San Diego River Plan. (P)
11. Require adequate landscaping to screen unsightly industrial uses from surrounding properties and roadways through the use of the "D" Design Special Area Designator. (P)
12. Industrial development that detracts from the rural character of Lakeside shall not be approved. (Pp)

## SPECIFIC PLAN AREAS

### SPECIFIC PLAN AREA (SPA) 1 - HIGH MEADOWS RANCH

High Meadows Ranch is a Specific Plan Area which consists of approximately 815 acres located on Muth Valley Road. Overall density shall not exceed 250 dwelling units (0.31 du/ac).

### SPECIFIC PLAN AREA (SPA) 2 - LOS COCHES HILLS

Los Coches Hills is a Specific Plan Area which consists of approximately 1,140 acres located at the eastern end of Blossom Valley. Overall density shall not exceed 236 dwelling units (0.21 du/ac).

### SPECIFIC PLAN AREA (SPA) 3 - QUAIL CANYON ESTATES

Quail Canyon Estates is a Specific Plan Area which consists of approximately 819 acres located in the northern area of Blossom Valley. Overall density shall not exceed 201 dwelling units (0.24 du/ac).

### SPECIFIC PLAN AREA (SPA) 4 - LAKE JENNINGS RANCH

Lake Jennings Ranch is a Specific Plan Area which consists of approximately 308 acres located at the western end of Blossom Valley. Overall density shall not exceed 113 dwelling units (0.37 du/ac).

### SPECIFIC PLAN AREA (SPA) 5 - LAKE JENNINGS VISTA

Lake Jennings Vista is a Specific Plan Area which consists of approximately 140 acres located north of Blossom Valley Road and east of Lake Jennings Park Road. Overall density shall not exceed 274 dwelling units (1.96 du/ac).

### SPECIFIC PLAN AREA (SPA) 6 - AKSYN

The Aksyn SPA consists of approximately 100 acres located west of Lake Jennings Park Road and east of Lakeview Road. The project shall be developed according to the following criteria.

1. Overall density shall not exceed 1.6 dwelling units per acre.
2. At least 60% of the site shall be preserved in open space.
3. The developed portions of the site shall not exceed an overall gross density of 4.3 dwelling units per acre.

### SPECIFIC PLAN AREA (SPA) 7 - SPRAGUE

The Sprague SPA consists of approximately 56 acres located to the east of Gay Rio Terrace and Higgins Terrace, to the west of Calle Lucia Terrace, and to the south of Mira Vista Mobilehome Park. The project shall be developed according to the following criteria.

1. Overall density shall not exceed 2.5 dwelling units per acre.
2. All housing must be constructed on-site.

### SPECIFIC PLAN AREA (SPA) 8 - EAST COUNTY SQUARE

The East County Square SPA contains approximately 377 acres located on the southeast side of Interstate 8 at the Camino Cañada interchange. The site can be physically described as having four distinct "bowl" or drainage basins; steep northerly facing slopes; two north-south trending drainage course; all or portions of three separate subbasins of the greater Los Coches Creek watershed; and three distinct ridge formations that run generally north-south and divide the site into three topographically separated areas. The four basin areas proposed for development lie along the northerly frontage of the site and consist of gently rolling, relatively level terrain.

The predominant vegetation type on-site is Diegan coastal sage scrub, which covers approximately 257 acres and can be found on most of the western, southern, and northern portions of the site. San Diego Gas and Electric maintains a 200 foot wide power line easement in the northeastern panhandle area, adjacent to the northeasterly boundary.

#### Description of the Project

The East County Square SPA is intended as a commercial and residential development that blends with existing environmental resources and respects the concerns of the Lakeside community. The SPA will provide a commercial shopping area with small retail shops and a number of large free-standing commercial buildings, a maximum of 200 single-family dwelling units clustered in three residential areas, and approximately 240 acres of natural and restored open space. The SPA Designation is applied over the entire acreage, with an overall density not to exceed 0.53 dwelling units per acre.

#### Implementation

Because of the proposed land use and the unique characteristics of the site, the project will be implemented by a Specific Plan. The Specific Plan will ensure a site design that preserves and enhances the significant physical, biological, and archaeological features of the site.

Development of the East County SPA shall be in accordance with all County goals, objectives, and policies, including the County General Plan, Lakeside Community Plan, and the Lakeside Design Guidelines. There are a number of discretionary permits that must be obtained to implement the orderly development

of this project. These include a Specific Plan, Zone Reclassification, Tentative Map(s), Major Use Permit and Site Plan(s).

The following policies and criteria are made requirements of the East County Square SPA:

1. Development within the East County Square SPA shall be limited to a commercial shopping center, single-family residential, and open space.
2. Development of the commercial center shall include the processing of a Major Use Permit for a planned commercial development.
3. The Specific Plan shall include a phasing plan that described the timing, location, and phasing of the proposed development.
4. The open space area shall be identified in the Specific Plan as a biological preserve to protect sensitive habitat and biological resources, such as Coastal sage scrub vegetation and the California gnatcatcher.
5. The Specific Plan shall include a regional and/or local riding and hiking trail.

#### Commercial Development Policies

1. Exterior lighting shall be placed and shielded to avoid conflicts with adjacent residential areas, adjacent natural open space areas, and the Mt. Laguna and Palomar Observatories.
2. The Specific Plan shall incorporate varying building heights, architectural diversity, and landscaping and shall include architectural and landscaping performance standards that are in accordance with the Lakeside Design Guidelines.

#### Residential Development Policies

1. The overall density shall not exceed 0.53 dwelling units per acre over the entire 377 acres.
2. No residential lot shall be less than 10,000 square feet net.
3. Residential dwellings shall be limited to single-family, detached, one dwelling unit per lot.
4. No residential development pad or graded area shall be allowed to encroach into the biological open space area.

#### Conservation/Environmental Policies

1. Approximately 240 acres of the SPA shall be placed in separate lots and shall be rezoned to the S80 (Open Space) Use Regulation.
2. Proposed open space lots shall be protected through permanent open space easements granted to the County of San Diego. Ownership of open space lots shall be transferred to an appropriate conservation agency as approved by the County of San Diego.

RIVERWAY SPECIFIC PLAN/UPPER SAN DIEGO RIVER IMPROVEMENT PROJECT SPA (0.99)

The RiverWay Specific Planning Area, through adoption of the RiverWay Specific Plan, will implement the Redevelopment Goals by allowing the following land uses:

1. Mixture of residential uses with an overall density not to exceed 0.99 dwellings units/acre.
2. Public facilities, including but not limited to flood control structures and other required improvements to the San Diego River Channel.
3. Open space and recreational uses that are found to be compatible with the environmental resources identified in the required environmental review.
4. Commercial and industrial uses that contribute to the economic viability of the redevelopment project and conform to Lakeside Design Guidelines.

The RiverWay Specific Plan shall include design criteria directed at meeting the objectives of the Redevelopment and Community Plans. The RiverWay Specific Plan shall also address the transition of existing land use to those envisioned/allowed by the Redevelopment Plan.

3. HOUSING

SEE COUNTYWIDE HOUSING ELEMENT AND LAND USE ELEMENT.

4. CIRCULATION

GOAL

MEET THE PRESENT AND FUTURE NEED FOR MOVING PEOPLE AND GOODS WITH A BALANCED TRANSPORTATION SYSTEM THAT PERPETUATES LAKESIDE'S RURAL ATMOSPHERE.

FINDINGS

Interregional access is provided to Lakeside, from the south via Interstate 8; and, from the west and north via Highway 67. Interstate 8 is a limited access freeway, serving Lakeside at the following interchanges:

- Second Street/Winter Gardens Boulevard;
- Greenfield Drive;
- Los Coches Road/Camino Canada; and
- Lake Jennings Park Road.

Highway 67 is a limited access freeway, serving Lakeside at the following interchanges:

- Riverford; and
- Wintergardens.

Northbound Highway 67 ceases to be a freeway at Mapleview and north of the San Diego River it becomes a two-lane local road.

The major roads within the community plan area consist of the following:

- Interstate 8 – east to west in southernmost part of community
- Business 8 and Olde Highway 80 – frontage roads to Interstate 8
- Highway 67 – runs north from Interstate 8 on the west side of the community through Bostonia/Pepper Drive area, turns east to the center of Lakeside then north on to Ramona
- Los Coches Road – main thoroughfare from Interstate 8 north to downtown Lakeside
- Woodside Ave – from Santee city limits parallel to highway 67 east to town center
- Wintergardens Blvd – main thoroughfare from highway 67 south to El Cajon

As the community continues to develop, existing roads will need to be widened and improved and new roads will need to be constructed. The Mobility Element network is designed to carry the major volume of traffic, and will have adequate capacity to handle the increase in traffic expected to be generated under the current Land Use Plan. Roads that would operate at a LOS of E or F with build-

out of the Land Use Map are identified in the County General Plan Mobility Element. If, however, the Land Use Plan continues to be revised through the General Plan Amendment process, the cumulative increase in traffic can overburden the system. Also, a complete local street system is needed to augment this network. The Mobility Element road network map is provided in the General Plan Appendix as Figure M-A-10, along with an accompanying matrix, which describes more specific information on the road designation / improvement, along with any special circumstances.

There are a number of existing and potential circulation problems that are dealt with through changes identified on the General Plan Mobility Element Map. Other problems are short-term traffic cooperation problems that are not part of the General Plan but which are handled by the Department of Public Works (DPW) on a case-by-case basis.

Areas which need to be monitored because of existing or potential circulation problems are as follows:

- Maine Avenue - This is one of two existing commercial streets in the Town Center. The width of this road is limited due to existing structures built on the right-of-way line.
- Downtown Truck Bypass Route - The 1980 Lakeside Town Center Study identified the need for a circulation scheme to keep traffic out of the congested older commercial portions of town.
- Future development in the area southeast of Interstate 8 could pose a circulation problem because of the rugged terrain separating it from Interstate 8.
- Upper San Diego River Improvement Project - This area will experience tremendous development in the future. Improvements in Mobility Element roads and a new local internal road system will be needed to serve this development.
- Route 67/Mapleview/Main area - The freeway portion of Route 67 ends here at an intersection which causes some congestion. It is a problem that will worsen as traffic volume increases. A solution to this would be for CALTRANS to extend the freeway north to the river and build a grade separated interchange at Mapleview.

Pedestrian and bicycle movement should be fully integrated with the major collector street system. Pathways for both modes of transport should be aligned so that they connect major activity centers. For instance, the appropriate steps should be taken to link uses in and around the townsite with recreational uses planned for the San Diego River floodplain. Design of these pathways should emphasize safety and convenience.



## POLICIES AND RECOMMENDATIONS

1. Provide a local streets system that facilitates movement within the community, while not detracting from the rural atmosphere. (P)
2. Promote traffic safety in the design of roads, regulation of traffic and parking, and traffic law enforcement and education. (DPW)
3. Enhance Lakeside's beauty and community identity by preserving existing street trees and planting additional trees, where feasible. (Pp)
4. Reduce the need for dependence on automobiles for transportation by supporting reasonable efforts to provide efficient public transportation. (P)
5. Discourage development along rural collector roads until or unless they are built to proper County standards. (Pp)
6. Locate major roads and prime arterials where they will bypass rather than divide residential neighborhoods. (P)
7. Include facilities in the circulation system for nonmotorized transportation, including equestrian trails, bicycle paths, and hiking trails, and set aside specific areas for motorized off-road vehicles. (DPW)
8. Provide a bicycle and pedestrian path on the Bicycle Transportation Plan with an alignment over or under State Route 67 to link the Central Lakeside area with the recreational and open space activities planned in the San Diego River floodplain. (P)
9. Design roads to enhance scenic areas and use existing land contours. (DPW)
10. Discourage visual pollution along all public roadways by creating and periodically reviewing sign, landscaping, architecture, and utility standards in the Zoning Ordinance. (Z)
11. Determine the best way to promptly complete a permanent bridge for Ashwood Street over the San Diego River, and grade separations for Mapleview and Willow Streets with Highway 67. (DPW)
12. Provide for roadside and median landscaping using drought-resistant plants requiring a minimum of maintenance. (Pp)
13. Buffer major thoroughfares with vegetation and/or earth barriers to protect adjacent properties and people from undesirable noise, exhaust, and light. (Pp)
14. Minimize access to prime arterials and major roads to encourage their use as throughways by requiring adjacent parcels to take access from side streets where feasible. (Pp)
15. Consider the off-site, as well as the on-site circulation impacts, of new development proposals and require improvements accordingly. (Pp)

## 5. PUBLIC FACILITIES AND SERVICES

### FACILITIES GOAL

PROVIDE ADEQUATE AND EFFICIENT FACILITIES AND SERVICES FOR ALL RESIDENTS OF LAKESIDE THAT ARE APPROPRIATE TO THE COMMUNITY'S RURAL NEEDS.

### FINDINGS

#### Fire Protection

The primary provider of fire protection service in the Lakeside Community Plan Area is the Lakeside Fire Protection District. In 1974, when the Lakeside Plan was first adopted, the District was comprised of two stations manned by 16 professional personnel supplemented by a reserve of volunteers, and it covered an area of 17 square miles.

The Bostonia Fire Protection District is comprised of approximately 480 acres of unincorporated land located between El Cajon and Santee. It is staffed by five full-time employees supplemented by 25 volunteers, and it serves an estimated population of 10,000. The Local Agency Formation Commission (LAFCO) has given the District a "zero sphere of influence", and it is expected that within the next 10-15 years, the area served by the Bostonia FPD will be annexed to the City of El Cajon resulting in its dissolution.

The Pepper Drive CSA #115 and the Ramona Municipal Water District also are responsible for the provision of fire protection in minor portions of the Lakeside Plan Area. The area within the Pepper Drive CSA is expected to be annexed. The Ramona District's area involves mostly undeveloped land in the northern section of the Plan Area.

Fire protection for those parts of the Plan Area not within districts is provided by the California Department of Forestry. Their focus of attention is on the control of wildland fires. As the Lakeside Community continues to grow and densities increase, the service provided by the Department of Forestry should be evaluated. Annexation to appropriate fire districts should take place for growth areas so that only rural areas are serviced by this agency.

#### Water

In 1974, there were six water districts serving the Lakeside Planning Area:

1. Helix Water District;
2. Lakeside Irrigation District;
3. Riverview Water District;
4. Santee County Water District;
5. Rio San Diego Municipal Water District; and
6. Ramona Municipal Water District

The Ramona, Padre Dam and Helix Districts are member agencies of the San Diego County Water Authority (SDCWA). The SDCWA receives its water, via the Metropolitan Water District (MWD), from the Colorado River Aqueduct and the State Water Project, however, availability of water through the MWD may become a problem due to future diversions of water to Arizona. Additional agreements and contracts are currently being sought to make-up the anticipated shortfall. The remaining districts, Lakeside and Riverview, receive water from the Padre Dam District and, consequently, will also be affected by reductions in Colorado River water.

The Ramona District is currently constructing a reservoir, which will significantly expand its storage capability.

The Lakeside District has annexed the area of High Meadow Ranch into its service area.

### Sewers

All three of the agencies providing service to the Lakeside Plan Area depend upon the City of San Diego's Metropolitan Sewerage System. It is possible for these agencies to purchase rights to the unused capacity of other member jurisdictions in order to expand their service. For instance, the Lakeside District recently purchased capacity rights to provide service to the High Meadow Ranch property. The Metro System has recently applied to have its treatment process reduced from what are currently secondary levels down to primary levels. Approval of this would significantly increase the capacity available to the member agencies.

In addition to the Lakeside and Padre Dam Districts, the Wintergardens Sewer Maintenance District provides service to the Plan area. It is not anticipating any need to increase capacity in the near future, but should the need arise it can purchase rights through the Metro System.

### POLICIES AND RECOMMENDATIONS

1. Equitably distribute both the costs and benefits of public facilities. (GEN)
2. Minimize the cost of the capital improvements required to serve new developments. (GEN)
3. Promote water reclamation as part of the long range solution to sanitation problems and also as a source of water for irrigation and recreational purposes. (GEN)
4. Improve fire and police protection. (GEN)
5. Improve trauma, ambulance, and emergency medical care services. (GEN)
6. Maximize the efficiency and effectiveness of local agencies serving Lakeside. (GEN)
7. Avoid the use of property taxes for financing water and sewer systems. (GEN)

8. Coordinate the extension of public services with expansion of the Village Regional Category. (P)
9. Encourage concentration of civic uses in the civic center complex area in the Lindo Lake Park area through Public and Semi-Public Land Use Designations and Zoning. (GEN)
10. Protect the public health and safety by requiring public agencies and utilities to adhere to air, water, noise, and visual pollution standards. (GEN)
11. Require public agencies to landscape all of their facilities. (Pp)
12. Projects shall not be approved if it is necessary to extend sewer lines into areas that can adequately handle sanitation problems through individual septic systems. (Pp)
13. Sewer trunk extensions, treatment plants, and development served by these facilities shall not be approved if it is found that such development will have an adverse impact on the environment. (Pp)
14. Require aesthetic improvement of necessary above ground transformers and meters, and require landscaping and beautification of all utility plant facilities. (Pp)

## 6. CONSERVATION

### ENVIRONMENTAL GOAL

PROVIDE A DESIRABLE, HEALTHY, AND COMFORTABLE ENVIRONMENT FOR LIVING, WHILE PRESERVING LAKESIDE'S RURAL ATMOSPHERE AND UNIQUE RESOURCES.

### FINDINGS

The resource conservation areas for the Lakeside community are identified in Appendix "A".

The Lakeside Citizen's Planning Group has compiled a list of fourteen important historic sites. These include:

- Castle House, the first residence built in the Lakeside townsite, still stands alongside the old Presbyterian Church, which is the oldest public building in Lakeside.
- The Foster Ranch area, the terminal end of the road to Julian, is rich in historic value but contains few of the original structures.
- A house at Palm Row on Lakeside Avenue is one of the few left from the "Big Ranch Era". Other significant sites from this period include: the Julian Ames Ranch located on the Los Coches Rancho and the Flinn Springs Ranch and Cemetery Built around 1860.
- Historic transportation facilities include the Lakeside Train Depot built by Spreckles; and the Mussey Grade Stage Station, which is possibly the last existing structure associated with the stageline west of Warner's Ranch.
- The Lakeside School building (now used as a warehouse) located on Woodside Avenue.

### POLICIES AND RECOMMENDATIONS

1. Encourage types and patterns of development that minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding, and severe hillside cutting and scarring. (P)
2. Preserve the best natural features of the area in their natural state and avoid the creation of a totally urbanized landscape. (Pp)
3. Protect groundwater supplies from pollution and depletion through enforcement of the County Groundwater Ordinance
4. Ensure that land uses within or adjacent to recreational, natural preserve, agricultural, or industrial areas are compatible with those areas. (P,R)
5. Identify and apply the Scenic Area (S) Special Area Designator to sites where significant natural landmarks are located. (P)
6. Identify and apply the Historic District Preservation Area (H) Special Area Designator to sites and structures that are historically significant. (P)

7. Minimize visual pollution by creating and periodically reviewing sign, landscaping, architecture, and utility standards. (P)
8. Require the isolation of roadside properties from major roads and prime arterials with buffer zones of vegetation or earth barriers to protect adjacent areas from pollutants such as noise, exhaust, and light. (Pp)
9. Encourage the preservation of mature trees on public and private property, and require equitable replacement of those removed. (Pp)
10. As a condition of any future discretionary permit, including but not limited to Site Plan review, Tentative Maps, Tentative Parcel Maps, Major or Minor Use Permits, etc., for projects proposed in the RiverWay Specific Plan Area as shown on Figure 1-4 of the Upper San Diego River Improvement Project Final Environmental Impact Report (EIR) (Log No. 98-10-014), the feasible mitigation measures identified in the EIR shall be implemented where applicable.

### FLOODPLAIN GOAL

ENHANCE THE FLOODPLAINS AS AN ENVIRONMENTAL, RECREATIONAL AND ECONOMIC ASSET TO LAKESIDE.

### FINDINGS

The appropriate utilization of floodplains is of primary interest to the citizens of Lakeside. The section of the Upper San Diego River from Santee to El Monte Park is utilized for a variety of activities including: crop raising, dairy farming, commerce, and industry. The prevailing use involves the extraction of sand for construction. Studies have proven that the sand resources of this portion of the San Diego River are substantial, however, problems can arise if extraction is not conducted in an orderly and controlled manner. Issues involving extractive uses include:

- Protection of the groundwater supply;
- Disturbance of the natural flood drainage system;
- Aesthetic nuisance caused by the presence of a noxious industry in the community; and
- Rehabilitation of depleted mines.

### POLICIES AND RECOMMENDATIONS

1. Improve natural drainage channels when it is necessary to protect life and property. (DPW)
2. Encourage the utilization of the floodplains outside for recreation, open space, agriculture, and planned extraction of natural resources. (Pp)
3. Avoid the need for artificial drainage structures; utilize natural channels and streambeds, and recharge groundwater supplies with run-off and drainage. (PP)

4. Review technical data and on-site situations on a regular basis to note any changes in the status of the floodplain. (DPW)
5. Design the use of floodways where public access is available so that all modes of recreational transportation will have an opportunity to enjoy this space. (DPW)
6. Construct flood control works to adequately protect existing urban development, utilizing natural appearing banks as much as possible. (DPW)

#### 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.

#### FINDINGS

Sand mining in the Upper San Diego River is a long-standing activity and the major industry in the Lakeside Planning Area. Additional resources also exist, particularly, sand in San Vicente Creek; and "Poway Conglomerate" located in the areas surrounding the heavy industrial designations in the northern section of the community. While there are currently no plans for excavating these sites, further studies may indicate a need to tap these important resources.

#### POLICIES AND RECOMMENDATIONS

1. Permit only controlled extraction operations that have a minimal adverse impact on the environment. (Pp)
2. Extract sand and gravel in a way that minimizes any harm or disturbance to adjacent residents and properties. (Pp)
3. Minimize dust, noise, traffic, unsightly views, accumulations of water, steep slopes, and safety and health hazards resulting from sand and gravel extraction. (Pp)
4. Recognize that extraction of sand and gravel is a long-term process. Allow extraction only on a controlled, coordinated basis, and provide for the rehabilitation of worked out areas. (Pp)
5. Consider a system of recreational lakes outside of the floodway that could be created by extractive operations. (GEN)
6. Protect areas designated in the plan for sand, gravel, and rock excavation from scattered and incompatible urban intrusion by applying Extractive Use Regulations to such areas. (P)
7. Plan the eventual rezone and reuse of the land containing this resource for agriculture, husbandry, recreation, open space, and as "made land" above the floodplain suitable for industry, commerce, or housing through reclamation plans. (P)

## 7. RECREATION

### GOAL

PROVIDE A WIDE VARIETY OF RECREATIONAL ACTIVITIES AND FACILITIES THAT WILL MEET THE NEEDS AND ENRICH THE LIVES OF ALL THE RESIDENTS OF LAKESIDE.

### FINDINGS

Parks are for people. Parks and recreation facilities meet an important human need for active recreation, quiet relaxation, and other leisure activities. Certain events taking place within the fabric of society are increasing the demand for recreational facilities. Factors such as the increase in the average life span; increases in spendable income, and more early retirements are resulting in more leisure time for society as a whole. Providing adequate parkland is only one of many ways to reach Lakeside's recreational goal.

The citizens of Lakeside are interested in developing the floodplain for water oriented recreation. Such concerns are currently being addressed by San Diego River Project.

Neighborhood parks serve the immediate recreational needs of community sub-areas. It is intended that these sites will be adjacent to, if not part of, existing school sites, wherever possible.

A system of riding and hiking trails is included as part of the Community Trails Master Plan. The earlier history of Lakeside as a rural community has left a legacy of horseback riding and hiking. The intent is to provide a system that is physically and functionally integrated with other major transport facilities, and integrated with the Bicycle, Pedestrian, and Trail Facilities section of the County General Plan Mobility Element. The San Diego, San Vicente, and Los Coches floodplains have been designated as prime locations for trail alignments because of the open space nature of the floodplain uses.

The integrity of the park experience should be considered as development occurs around a park. Conversely, a park can impact surrounding land uses by increasing noise and traffic; but also, it can positively influence factors, such as views, neighborhood identity, and property values.

By applying the "D" Designator to parcels of land around the County parks in the Lakeside Community Plan Area, development proposals can be reviewed for their impacts upon the parks. Application of this designator will assure that the development of the park and the surrounding area will occur in a manner that best serves the needs and maintains the integrity of both.

The provisions of the "D" designator will permit the careful evaluation of site design in relation to factors such as: visual aesthetics; grading and drainage; noise, smoke, dust and fumes; and fire hazard, and emergency and disaster assistance. These factors should be of concern not only to an individual



establishing a residence, but also to an organization establishing a place of work. Through such evaluation, landscape elements of the park can be blended with those of the surrounding land uses. The resulting continuity of landscape will promote land use compatibility and reinforce the identity of the locale whether it involves parks of neighborhood, community, rural, or wildland character.

### POLICIES AND RECOMMENDATIONS

1. Maintain a high level of recreational programs and services appropriate to Lakeside to obtain maximum benefit from parks and recreational facilities. (DPR)
2. Encourage development of limited Visitor-Serving commercial uses, as well as public uses in recreational facilities. (DPR)
3. Encourage the connection of public stables and equestrian facilities by trails to parks, open spaces, and other points of interest in the Trails System, whenever possible. (DPW)
4. Minimize conflicts between trail users and adjacent properties. (DPW)
5. Ensure public safety in all Lakeside parks through vigorous law enforcement. (GEN)
6. Include facilities for a full range of recreational and leisure time activities, such as community recreation centers, swimming pools, areas for meeting rooms for community groups, and natural, undeveloped areas. (DPR)
7. Encourage cooperation with adjoining community planning committees and with public agencies in coordinating park planning and operation. (DPR)
8. Maximize recreational use of public lands and facilities. Develop and operate parks in conjunction with schools, wherever possible. (DPR)
9. Strive to provide acreage for local recreational areas at the level of 15 acres per 1,000 in population; a goal of the San Diego County General Plan Conservation and Open Space Element. At least one third of the park system's area should be devoted to neighborhood and other close-at-hand recreational facilities, and the remainder used for facilities serving all of Lakeside, such as community parks, community recreation centers, trails, nature preserves, lakes, and camping areas. (DPR)
10. Strive to establish small neighborhood parks or other facilities within a convenient walking distance for all residents of the urban area of Lakeside. Maximize recreational use of public lands and facilities, such as schools for neighborhood use. (DPR)
11. Provide separate areas for the use of off-road vehicles. Analyze both public and private lands for appropriate off-road vehicle park areas, and encourage private landowners of suitable off-road vehicle terrain to apply for an off-road vehicle path facility. (DPW)

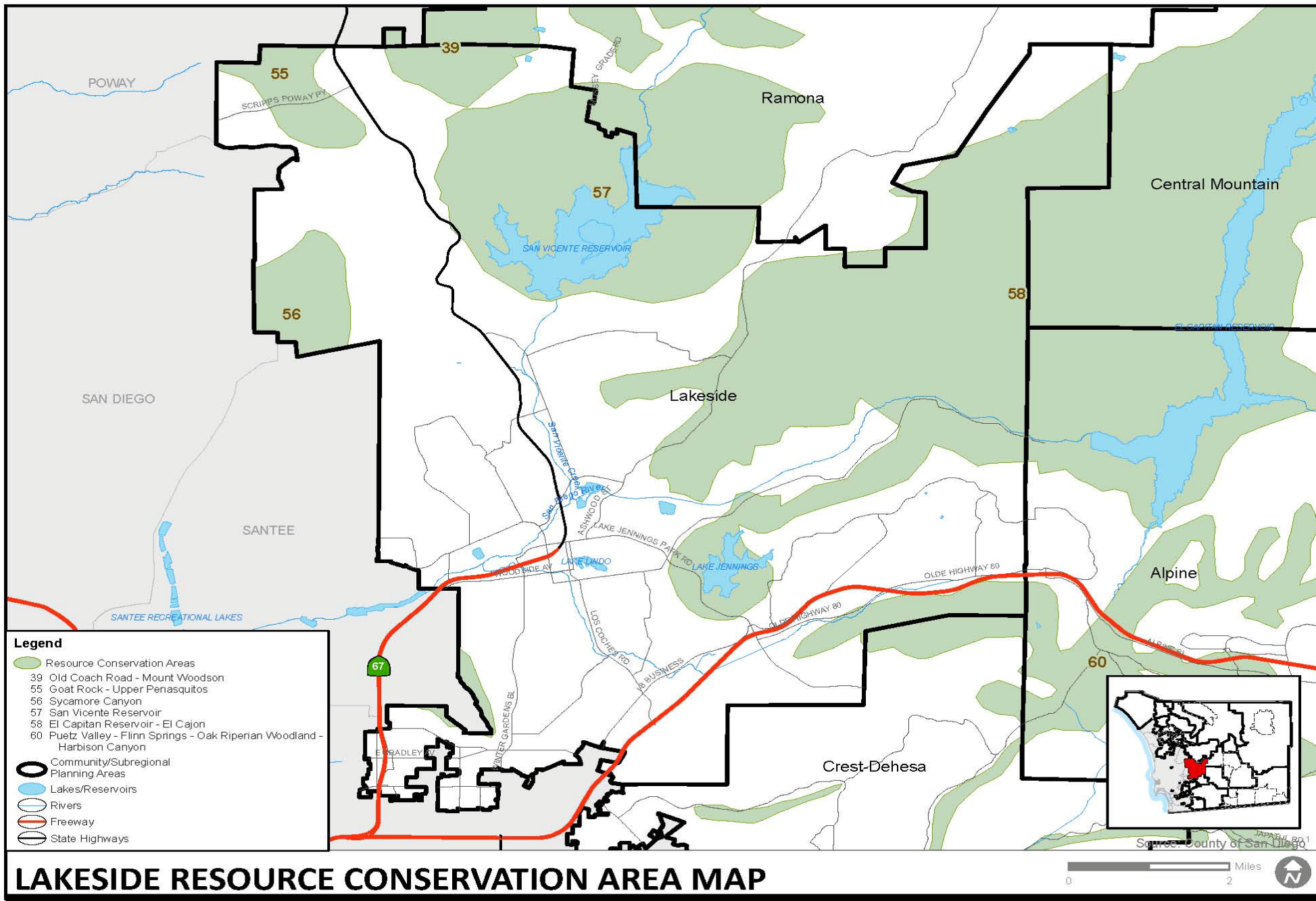
12. Minimize costs of a trails system by utilizing floodplains, drainage channels, public lands, and major utility right-of-ways, wherever legally possible. (DPW)
13. Ensure proper location, adequate size, and lower costs by acquiring park sites in advance of need. (DPR)
14. Utilize any funding sources available to finance recreational facilities and services for all socio-economic groups, but avoid any dependence on property taxes. (DPR)
15. Promote a system of trails for horseback riding, bicycling, and hiking, for both transportation and recreation. (DPW)
16. Where appropriate, require trail easement dedication.
17. Apply the "D" Designator regulation to parcels surrounding County parks to ensure that adjacent development is compatible with the design and function of the park. Factors to be considered when evaluating development under the provisions of this designator are: a) Visual; b) Grading and Drainage; c) Noise, smoke, dust and fumes; and d) Fire hazard, emergency and disaster assistance.
18. Park development should provide a transition from the active recreational areas to the surrounding private properties in order to minimize possible adverse impacts.

## Appendix A

### RESOURCE CONSERVATION AREAS FOR LAKESIDE

Figure 4 identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives.

39. Old Coach Road- Mt. Woodson
55. Great Rock – Upper Pensaquitos
57. San Vicente Reservoir - Resources in this area include the San Vicente Reservoir and surrounding steep peaks, and rocky ridges. The vegetation in the area serves as a significant wildlife habitat and contains several rare and endangered plants.
58. El Cajon Mountain - El Capitan Reservoir - This large area contains very steep slopes (the portion in Lakeside about 60 to 70 percent is greater than 50% slope) and isolated rocky peaks and ridges, including some of the largest granitic domes in San Diego County. Vegetation is excellent wildlife habitat with Oak woodlands, Coastal Sage scrub and Mixed and Chamise chaparral. The area contains such rare and endangered plants as the type locality for the threatened Lakeside wild lilac (*Ceanothus syaneus*), the threatened Morena current (*Ribes canthariforme*), the Felt leaf rock mint (*Monardella hypoleuca* ssp. *lanata*) and Adders tongue fern (*Ophioglossum californicum*), the very rare and endemic Dense reed grass (*Calamogrostis densa*) and the rare Ramona cinquefoil (*Horkelia truncata*). The area contains historical and existing golden eagle nest sites.  
  
The rocky peaks, especially El Cajon Mountain, serve as a scenic backdrop for El Cajon as well as the Lakeside region.
56. Sycamore Canyon - Resources in this area include the largest of the three known populations of the endangered Poway mint (*Monardella linoides* ssp. *viminea*), the rare Chocolate lily (*Fritillaria biflora*), and the rare *Haplopappus junceus*. Riparian woodland, steep slopes, and chaparral vegetation in this area serves as an excellent wildlife habitat.
60. Puetz Valley - Resources in this RCA include oak woodland and riparian vegetation in the canyon bottom. This RCA includes a mixture of oak woodlands and steep rocky massive granitic outcrops. Both the woodlands and outcrops serve as valuable wildlife habitat. Extensive populations of the threatened Lakeside wild lilac occur in this area. This area includes a mixture of oak woodlands and steep rocky slopes. Both the woodlands and the outcrops serve as valuable wildlife habitat.



San Diego County General Plan

Figure 4