



# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
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PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

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

## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

December 24, 2014

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services, will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following projects. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on the World Wide Web at [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html), at the Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and at the public library listed below. Comments on the Notice of Preparation document must be sent to the PDS address listed above and should reference the project number and name.

**LAKE JENNINGS MARKETPLACE, PDS2014-GPA-14-005, PDS2014-REZ-14-004, PDS2014-TM-5590, PDS2014-STP-14-019, LOG NO. PDS2014-ER-14-14-013.** The application consists of five discretionary permit applications: A General Plan Amendment to change the existing Residential Land Use Designation from Village Residential (VR15) to General Commercial (C-1); a Rezone to reclassify the existing use regulation from Urban Residential (RU 15) to General Commercial (C36); a Tentative Map and Site Plan to subdivide the project site and demonstrate compliance with the Lakeside Design Guidelines; and a Boundary Adjustment to convey a small portion of the northeast corner of the site to an adjacent offsite property. The applicant proposes the development of a commercial shopping center project on an approximately 13 acre site that would include six new buildings totaling 76,100 square feet, a gasoline station, and parking for 389 vehicles. The draft tentative map proposes to subdivide the site into eight lots. Lots 1 through 6 would contain the proposed commercial development and Lot 7 would contain an open space easement for Southern Riparian Forest habitat along Los Coches Creek and its associated wetland buffer. The project site is located on the south side of Olde Highway 80 between Ridge Hill Road and Rios Canyon Road in the Lakeside Community Planning Group area in the unincorporated area of San Diego County. Comments on this Notice of Preparation document must be received no later than **January 23, 2015 at 4:00 p.m.** (a 30 day public review period). This Notice of Preparation can also be reviewed at the L Library, located at 9839 Vine Street, Lakeside, CA 92040. For additional information, please contact Marcus Lubich at (858) 505-6473 or by e-mail at [marcus.lubich@sdcounty.ca.gov](mailto:marcus.lubich@sdcounty.ca.gov).



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## NOTICE OF PREPARATION DOCUMENTATION

**DATE:** December 24, 2014

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

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

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

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

**PROJECT DESCRIPTION:**

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

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

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

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

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

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

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

**PROJECT LOCATION:**

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

**PROBABLE ENVIRONMENTAL EFFECTS:**

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

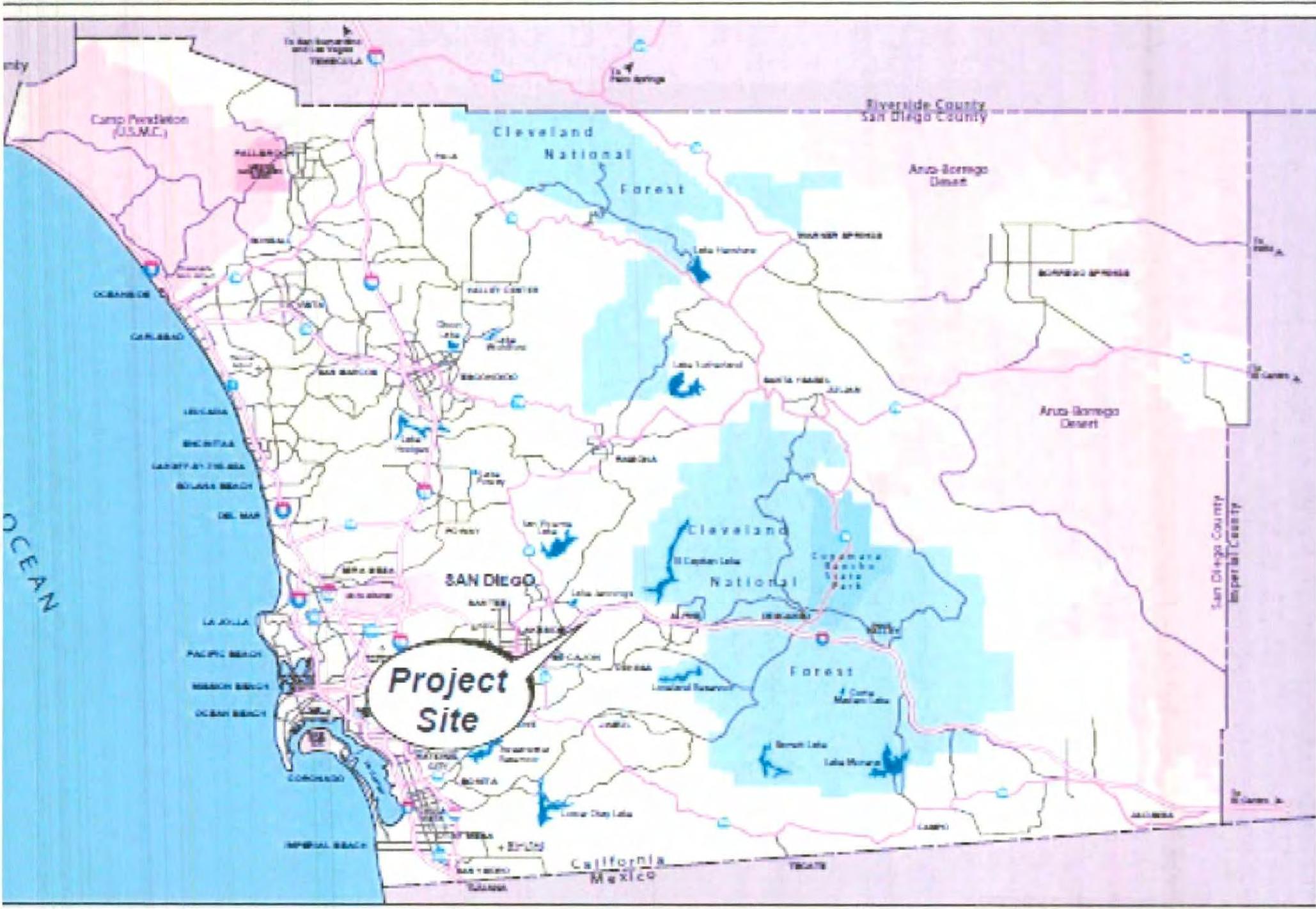
The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

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

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

**Attachments:**

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



**REGIONAL SITE LOCATION**

SDC PDS RCVD 10-14-14

**TM5590**





EAST ELEVATION

SOUTH COAST DEVELOPMENT  
PO BOX 1053  
SOLANA BEACH, CA 92075  
858.720.6675

## LAKE JENNINGS MARKET PLACE

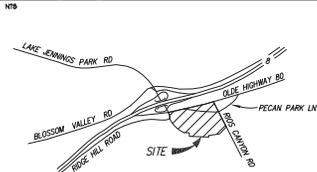
LAKESIDE, CALIFORNIA

Smith Consulting Architects  
13289 Evening Creek Drive South  
Suite 125  
San Diego, CA 92128  
(858) 793-4777  
(858) 793-4787 Fax  
(760) 797-1377 Palm Desert  
www.sca.com



11/19/2014 2nd Submittal

### Vicinity Map



### Drawing Index

- TS-1 COVER SHEET
- AS-1 CONCEPTUAL SITE PLAN
- L-1 LANDSCAPE CONCEPTUAL SITE PLAN
- C-1 TENTATIVE CIVIL MAP
- C-2 PRELIMINARY GRADING PLAN
- C-3 PRELIMINARY GRADING PLAN CROSS SECTION
- PH-1 PRELIMINARY PHOTOMETRIC STUDY SITE PLAN
- PH-2 PRELIMINARY LIGHT FIXTURE INFORMATION
- A-1 BUILDING PLANS AND ELEVATIONS
- A-2 BUILDING PLANS AND ELEVATIONS
- A-3 SIGN PROGRAM SHEETS 1-9
- A-4 SIGN PROGRAM SHEETS 10-18

### Project Description

THE PROPOSED PROJECT IS A COMMERCIAL SHOPPING CENTER LOCATED ON AN EXISTING VACATED SITE. WORK TO BE DONE INCLUDING IMPROVING INFRASTRUCTURE SUCH AS RESUR ROAD IMPROVEMENTS AND UTILITIES, THE VACATION OF AN EXISTING PAVED ROAD, AND DEDICATION OF A BIOLOGICAL OPEN SPACE ELEMENT ON AN APPROXIMATELY 5.06 ACRE SITE.

### Project Data

APPLICANT / OWNER:	SOUTH COAST DEVELOPMENT PO BOX 1053 SOLANA BEACH, CALIFORNIA 92075 PHONE: (858) 720-6675 CONTACT: KETH GREGORY/JAM HALL	PROJECT LOCATION:	OLDE HIGHWAY RD + LAKE JENNINGS PARK ROAD, COUNTY OF SAN DIEGO, CALIFORNIA 92081
ARCHITECT:	SMITH CONSULTING ARCHITECTS 13289 EVENING CREEK DRIVE SOUTH, SUITE 125 SAN DIEGO, CALIFORNIA 92128 PHONE: (858) 793-4777 CONTACT: PETE BUBBET / NORRAN BARRETT	EXISTING LAND USE:	VACANT UNDEVELOPED LAND
CIVIL:	STUART ENGINEERING 730 METROPOLITAN DRIVE, SUITE 300 SAN DIEGO, CALIFORNIA 92109-4409 PHONE: (619) 794-1850 CONTACT: BRIAN PEACE / NOLAN HEBELMAN	PROPOSED USE:	RETAIL
LANDSCAPE ARCHITECT:	JPELA, INC. 4405 HANCOCK AVENUE, SUITE 201 INDIAN CA, CALIFORNIA 92044 PHONE: (760) 478-0044 CONTACT: JAMES BENEDETTI	PARKING:	SEE SUPPLY ON SHEET AS
		BUILDING AREA / USE:	SEE SUPPLY ON SHEET AS
		TRAFFIC:	SEE TRAFFIC SUPPLY IN APPLICATION
		PROJECT AREA:	SEE PROJECT AREA SUPPLY IN APPLICATION

LAKE JENNINGS MARKET PLACE  
Olde Highway 80 & Lake Jennings Park Road  
County of San Diego, California

### Issue Dates

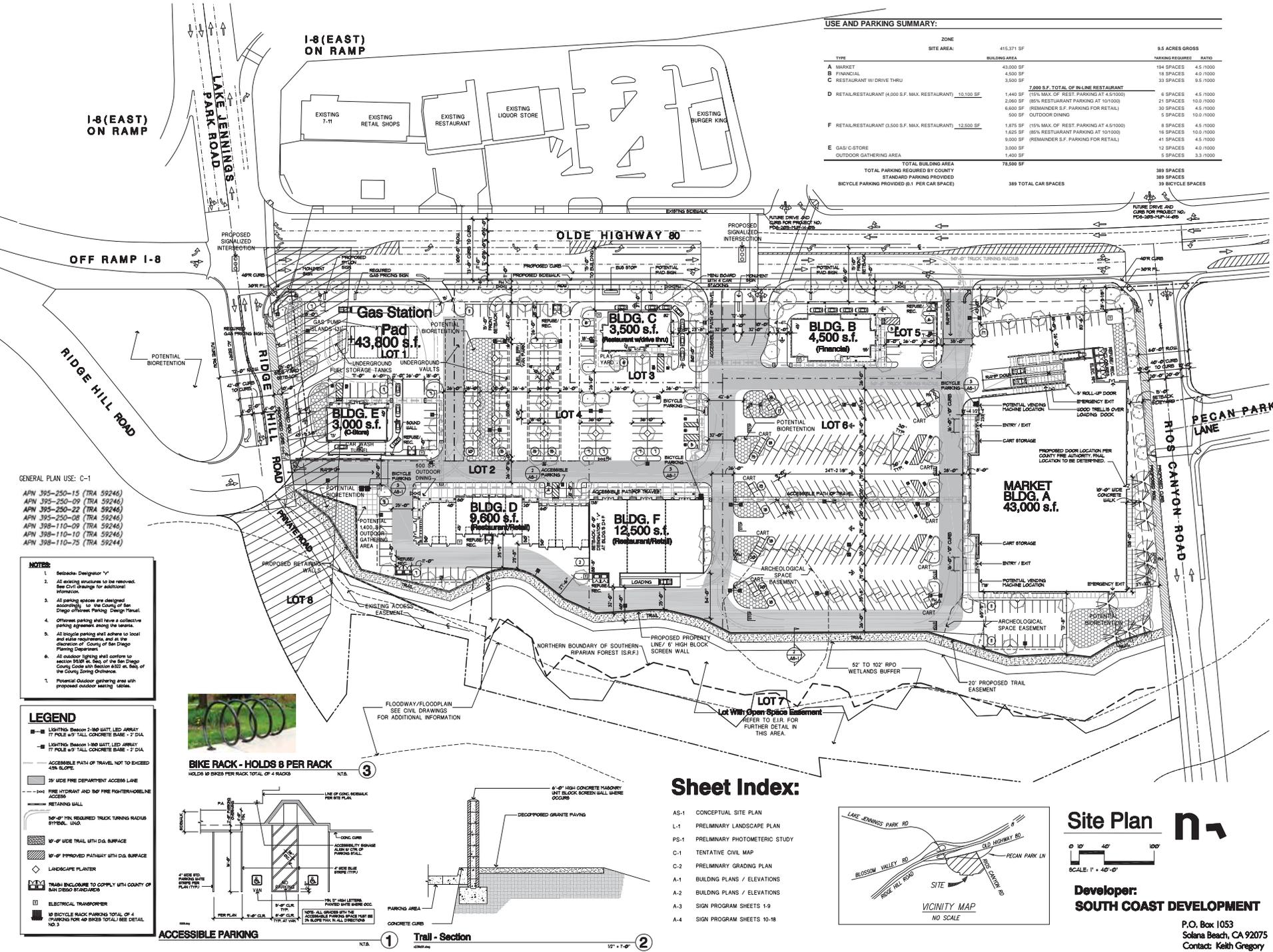
Planning Dept.	07/17/2014
Planning Dept.	11/19/2014
Plan Check	-
BIS Set	-
Permit Set	-
Construction Set	-
Drawing Date	11/19/2014
Check By	NB
Drawn By	NB
Scale	as noted
Job Number	12080,501
Sheet Number	

**LAKE JENNINGS MARKET PLACE**  
Olde Highway 80 & Lake Jennings Park Road  
County of San Diego, California

Issue Dates  
Planning Dept. 07/17/2014  
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Plan Check  
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Drawing Date 11/19/2014  
Check By NB  
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Scale as noted  
Job Number 12080,501  
Sheet Number

**USE AND PARKING SUMMARY:**

TYPE	ZONE	SITE AREA	BUILDING AREA	MARKING REQUIRE	RATIO
A MARKET		43,000 SF	43,000 SF	194 SPACES	4.5/1000
B FINANCIAL		4,500 SF	4,500 SF	18 SPACES	4.0/1000
C RESTAURANT W/ DRIVE THRU		3,500 SF	3,500 SF	33 SPACES	9.5/1000
D RETAIL RESTAURANT (4,000 S.F. MAX. RESTAURANT)		10,100 SF	7,000 S.F. TOTAL OF IN-LINE RESTAURANT	6 SPACES	4.5/1000
			1,440 SF (15% MAX. OF REST. PARKING AT 4.0/1000)	21 SPACES	10.0/1000
			2,060 SF (85% RESTAURANT PARKING AT 10/1000)	30 SPACES	4.5/1000
			6,000 SF (REMAINDER S.F. PARKING FOR RETAIL)	5 SPACES	10.0/1000
			500 SF OUTDOOR DINING		
E RETAIL RESTAURANT (3,500 S.F. MAX. RESTAURANT)		12,500 SF	1,875 SF (15% MAX. OF REST. PARKING AT 4.5/1000)	8 SPACES	4.5/1000
			1,625 SF (85% RESTAURANT PARKING AT 10/1000)	16 SPACES	10.0/1000
			9,000 SF (REMAINDER S.F. PARKING FOR RETAIL)	41 SPACES	4.5/1000
F GAS C-STORE		3,000 SF	3,000 SF	12 SPACES	4.0/1000
G OUTDOOR GATHERING AREA		1,400 SF	1,400 SF	5 SPACES	3.3/1000
<b>TOTAL BUILDING AREA</b>				<b>389 SPACES</b>	
TOTAL PARKING REQUIRED BY COUNTY STANDARD PARKING PROVIDED				389 SPACES	
BIKE PARKING PROVIDED (0.1 PER CAR SPACE)				389 TOTAL CAR SPACES	39 BICYCLE SPACES



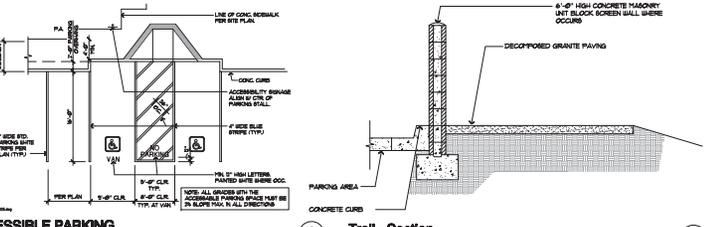
GENERAL PLAN USE: C-1  
APN 395-250-15 (TRA 59246)  
APN 395-250-09 (TRA 59246)  
APN 395-250-22 (TRA 59246)  
APN 395-250-08 (TRA 59246)  
APN 398-110-09 (TRA 59246)  
APN 398-110-10 (TRA 59246)  
APN 398-110-75 (TRA 59244)

- NOTES:**
1. Antenna Designator "A"
  2. All existing structures to be removed. See Civil Drawings for additional information.
  3. All parking spaces are designed according to the County of San Diego Off-street Parking Design Manual.
  4. Off-street parking shall have a collective parking agreement with the local and state governments, and at the discretion of County of San Diego Planning Department.
  5. All outdoor lighting shall conform to section 93.06 et. seq. of the San Diego County Code with Section 88.01 et. seq. of the County Zoning Ordinance.
  6. Potential outdoor gathering area with proposed outdoor seating tables.

- LEGEND**
- Lighting: Beacon 3-WATT LED ARRAY 17 POLE 8" TALL CONCRETE BASE - 2" DIA.
  - Lighting: Beacon 1-WATT LED ARRAY 17 POLE 8" TALL CONCRETE BASE - 2" DIA.
  - ACCESSIBLE PATH OF TRAVEL NOT TO EXCEED 4.5% SLOPE.
  - 25' WIDE FIRE DEPARTMENT ACCESS LANE.
  - 15" HIGH HYDRANT AND 8" FIRE FIGHTER-HOSELINE ACCESS RETAINING WALL.
  - 50'-0" MIN. REQUIRED TRUCK TURNING RADIUS BY TRUCK.
  - 10'-0" WIDE TRAIL WITH D.G. SURFACE.
  - 10'-0" IMPROVED PATHWAY WITH D.G. SURFACE.
  - LANDSCAPE PLANTER.
  - TRASH ENCLOSURE TO COMPLY WITH COUNTY OF SAN DIEGO REGULATIONS.
  - ELECTRICAL TRANSFORMER.
  - 10 BICYCLE RACK PARKING TOTAL OF 4 PARKING FOR 40 BIKES TOTAL SEE DETAIL NO. 3.

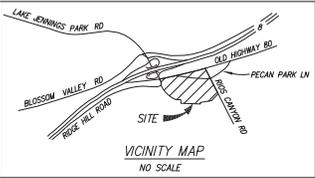


**BIKE RACK - HOLDS 8 PER RACK**  
HOLDS 10 BIKES PER RACK TOTAL OF 4 RACKS



**Sheet Index:**

- AS-1 CONCEPTUAL SITE PLAN
- L-1 PRELIMINARY LANDSCAPE PLAN
- PS-1 PRELIMINARY PHOTOMETRIC STUDY
- C-1 TENTATIVE CIVIL MAP
- C-2 PRELIMINARY GRADING PLAN
- A-1 BUILDING PLANS / ELEVATIONS
- A-2 BUILDING PLANS / ELEVATIONS
- A-3 SIGN PROGRAM SHEETS 1-9
- A-4 SIGN PROGRAM SHEETS 10-18



**Site Plan**



**Developer:**  
**SOUTH COAST DEVELOPMENT**

P.O. Box 1053  
Solana Beach, CA 92075  
Contact: Keith Gregory  
(858) 720-6675 Phone  
(858) 720-8225 Fax

# TENTATIVE MAP FOR: COUNTY OF SAN DIEGO TRACT 5590



**ZONING**

APN 395-250-8, 15 & 22 APN 395-110-8, 12 & 25	EXISTING	PROPOSED
USE REGULATIONS	RU-13	C-36
NEIGHBORHOOD RECS	A	D
Density	12.6	-
Building Type	S	T
Maximum Floor Area	-	-
Floor Area Ratio	-	-
Height	D	C
Lot Coverage	J	V
Setback	J	V
Open Space	-	-
SPECIAL AREA RECS	B	B
COMMUNITY PLAN	LAKESIDE	LAKESIDE
TECH. PLAN DESIGNATION	1A	1A
REGIONAL CATEGORY	CUDA	CUDA

**GENERAL PLAN - PROPOSED:**  
GENERAL COMMERCIAL (G-1)

**SUBDIVIDER:**  
SOUTH COAST DEVELOPMENT, LLC  
P.O. BOX 1053  
OCEAN BEACH, CA 92075  
(619) 425-8475  
DATE: 11/14/14

**ENGINEER:**  
STUART ENGINEERING  
2525 METROPOLITAN DRIVE, SUITE 308  
SAN DIEGO, CA 92108  
(619) 290-1010  
DATE: 11-14-14



**NOTES:**  
TOTAL GROSS ACREAGE: 13.10 ACRES  
TOTAL NET ACREAGE: 12.21 ACRES  
TOTAL NUMBER OF LOTS: 8  
MINIMUM LOT SIZE: 8  
ALL STREETS ARE PUBLIC  
ALL EXISTING STRUCTURES ARE TO BE REMOVED

**PARCEL MAP FILING:**  
SENTATIVE MAP OF PROPOSED PARCELS, MAP SUBMITTED FOR APPROVAL PURSUANT TO SECTION 54600(1) OF THE SUBDIVISION MAP ACT, BECAUSE THE TRACT OF LAND ZONED FOR INDUSTRIAL OR COMMERCIAL DEVELOPMENT, EACH LOT WILL HAVE ACCESS TO A PUBLIC STREET OR HIGHWAY AND THE ALLOTMENT AND WITH HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS.

**PROPERTY OWNERS:**  
SOUTH COAST DEVELOPMENT, LLC  
P.O. BOX 1053  
OCEAN BEACH, CA 92075  
(619) 425-8475  
DATE: 11/14/14

**LEGEND**

BOUNDARY	---
LOT LINE	---
CONTRIBUTING EASEMENT	---
FLOODPLAIN/FLOODWAY	---
EXIST. WATER	---
EXIST. SEWER	---
EXIST. GAS	---
EXIST. STORM DRAIN	---
EXIST. OVERHEAD ELECTRIC	---

**STREET LIGHTS:**  
THE SUBDIVIDER WILL COMPLY WITH THE COUNTY STANDARDS FOR THE INSTALLATION OF STREET LIGHTS.

**SOLAR NOTE:**  
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION.

**DISTRICTS:**  
SAND COUNTY SANITATION DISTRICT  
PACIFIC BEACH MUNICIPAL WATER DISTRICT  
LAKEVIEW FIRE DEPARTMENT  
GROSSMONT UNION HIGH SCHOOL DISTRICT  
EAGLE VALLEY ELEMENTARY SCHOOLS DISTRICT

**PARK LAND:**  
THE SUBDIVIDER WILL COMPLY WITH THE PARK LAND DECISION ORDINANCE BY THE PAYMENT OF FEES.

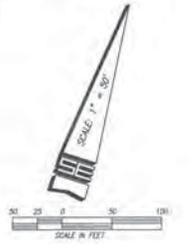
**SPECIAL ASSESSMENT:**  
THE SUBDIVIDER WILL NOT REQUEST FOR PERMISSION FROM THE BOARD OF SUPERVISORS TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

**LEGAL DESCRIPTION:**  
A PORTION OF LOTS 4E, 4F & 4G, BE THE SUBDIVISION OF THE "L" TRACT OF THE RANCHO EL CAJON, ACCORDING TO MAP THEREON IN BOOK 170, PAGE 71 OF DEEDS RECORDS OF SAN DIEGO COUNTY, TOGETHER WITH THAT PORTION OF EL MONTE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREON IN BOOK 119A, PAGE 81 OF THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 26, 1908, AND ALSO A PORTION OF LOT 4G IN THE SUBDIVISION OF THE "L" TRACT OF THE RANCHO EL CAJON, ACCORDING TO MAP THEREON IN BOOK 170, PAGE 71 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER, AND ALSO A PORTION OF PECAN PARK LANE.

**ABBREVIATIONS:**

AP	APPLICANT
PP	POWER POLE
PC	POST HOLE
SP	SQUARE FOOT
AC	ACRES
CONC	CONCRETE
DR	DRAINAGE
HW	HANDHOLE
ASMT	ASSESSMENT
PRV	PRIVATE
DP	DRAINAGE
PI	POINT
DR	DRAINAGE
CP	CORNER
CL	CORNER
EL	ELEVATION
SD	SUBDIVISION
MAN	MANHOLE
ADP	ASBESTOS CEMENT PIPE
TP	TELEPHONE POLE

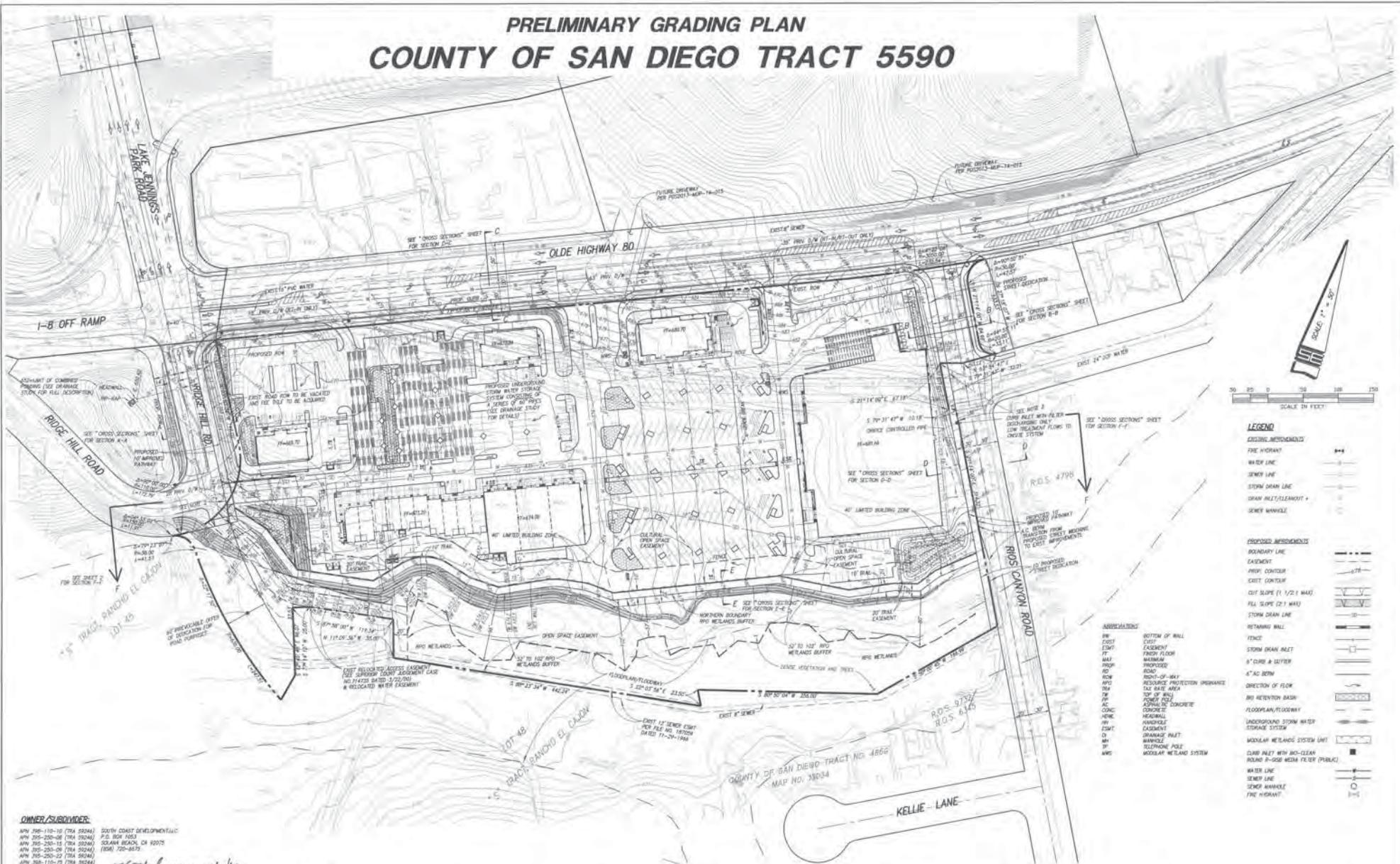
**RELOCATED ACCESS EASEMENT DETAIL**  
NO SCALE



**STUART ENGINEERING**  
2525 METROPOLITAN DRIVE, SUITE 308  
SAN DIEGO, CA 92108 (619) 290-1010

REV. 11-14-14	DATE
REV. 10-26-14	DATE
DATE: 11-14-14	DATE
DATE: 11-14-14	DATE

# PRELIMINARY GRADING PLAN COUNTY OF SAN DIEGO TRACT 5590



LEGEND	
<b>EXISTING MEASUREMENTS</b>	
---	PIPE HYDRANT
---	WATER LINE
---	SEWER LINE
---	STORM DRAIN LINE
---	GRASS WALKWAY
---	SEWER MANHOLE
<b>PROPOSED MEASUREMENTS</b>	
---	BOUNDARY LINE
---	EASEMENT
---	PROFF. CONTIGUOUS
---	EXIST. CONTIGUOUS
---	CUT SLOPE 1:1 (2:1 MAX)
---	FILL SLOPE 2:1 (2:1 MAX)
---	STORM DRAIN
---	RETAINING WALL
---	FENCE
---	STORM DRAIN ALLEY
---	6" CURB & GUTTER
---	4" AC BERM
---	DIRECTION OF FLOW
---	80% RETENTION BASIN
---	FLOODPLAIN/FLOODWAY
---	UNDERGROUND STORM WATER STORAGE SYSTEM
---	WETLAND RETENTION SYSTEM UNIT
---	CLEAR ALLEY WITH 30" CLEAR
---	WALKWAY (W/GRASS W/FLY (PUBLIC))
---	WATER LINE
---	SEWER LINE
---	SEWER MANHOLE
---	PIPE HYDRANT

ABBREVIATIONS	
BM	BOTTOM OF WALL
CL	CURT
CLM	EASEMENT
FF	FRESH FLOOR
MA	MANHOLE
PROP	PROPOSED
RD	ROAD
ROW	RIGHT-OF-WAY
SP	SPREAD PROTECTION PREFERENCE
TA	TAX RATE AREA
TOP OF WALL	TOP OF WALL
AC	ASPHALT CONCRETE
CONC	CONCRETE
HW	HANDHOLE
FL	FLOOR FINISH
Q	GRADE ADJUSTMENT
D	DRAINAGE ALLEY
MH	MANHOLE
SP	SEWER PIPE
MWS	MODULAR WETLAND SYSTEM

**OWNER/SUBMITTER:**  
 COUNTY COAST DEVELOPMENT LLC  
 P.O. BOX 1053  
 SOLANA BEACH, CA 92075  
 (949) 706-6678  
 Keith Gregory 11/14/14  
 KEITH GREGORY DATE

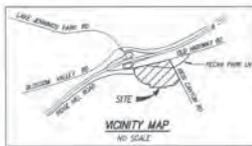
**ENGINEER:**  
 STUART ENGINEERING  
 7520 METROPOLITAN DRIVE, SUITE 300  
 SAN DIEGO, CA 92121  
 (619) 591-1033  
 11-14-14 DATE



**BENCHMARK**  
 THE BENCHMARK FOR THIS SURVEY IS: COUNTY OF SAN DIEGO CONTROL MONUMENT "POST OFFICE PROPERTY" A 1" IRON PIPE WITH BRASS DISC STAMPED "511 1190" SET ALONG SLY SIDE OF OLD HWY 80 1/4" - 150 FEET SLY FROM INTERSECTION WITH HOVE VILL ROAD AS SHOWN ON R.O.S. 11/14/14 DATE

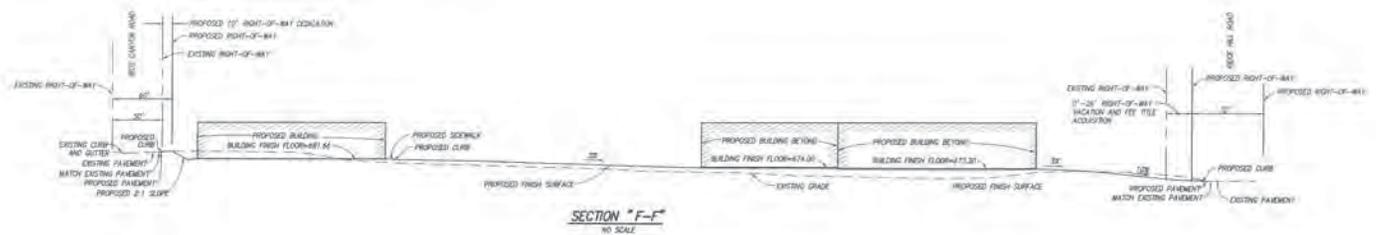
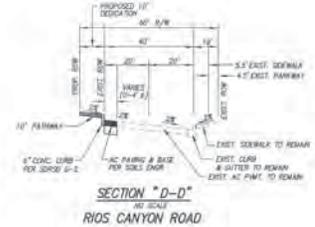
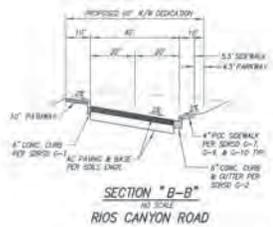
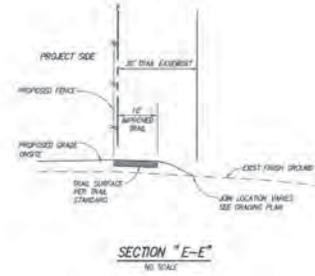
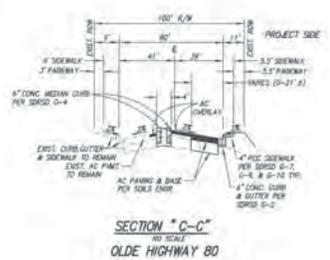
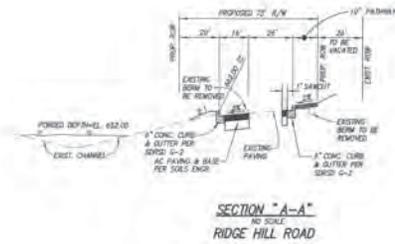
**NOTES:**  
 1. THIS PLAN IS PROVIDED TO ALLOW FOR FILL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING DOWN HILL, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.  
 2. AT ALL PARALLEL/CROSSING OF CONCRETE SURFACES A STEEP BROOM FINISH SHALL BE USED.  
 3. PRIVATE IMPROVEMENTS WITHIN PARALLEL/CROSSING SHALL BE PROHIBITED.  
 4. ALL EXISTING STRUCTURES WITHIN PROJECT SITE SHALL BE REACHED.

**GRADING QUANTITIES**  
 CUT = 43,700 C.Y.  
 FILL = 45,900 C.Y.  
 STORM WATER STORAGE = 1,000 C.Y.  
 IMPORT = 500 C.Y.  
 MAX HEIGHT OF CUT SLOPE = 15 FEET @ 1:1 SLOPE MAX  
 MAX HEIGHT OF FILL SLOPE = 11 FEET @ 2:1 SLOPE MAX



<b>STUART ENGINEERING</b> 7520 METROPOLITAN DRIVE, SUITE 300 SAN DIEGO, CA 92121 (619) 591-1033	REV. 11-16-14
	REV. 12-29-14
	REV. 7-9-14
	REV. 03-26-14
REV. 02-13-08	DATE
DATE	DATE
DATE	DATE
DATE	DATE

# PRELIMINARY GRADING PLAN CROSS SECTIONS COUNTY OF SAN DIEGO TRACT 5590



**ENGINEER:**  
STUART ENGINEERING  
3200 METROPOLITAN DRIVE, SUITE 300  
SAN DIEGO, CA 92108  
(619) 296-1010

*Stuart* 11/14/14  
DATE



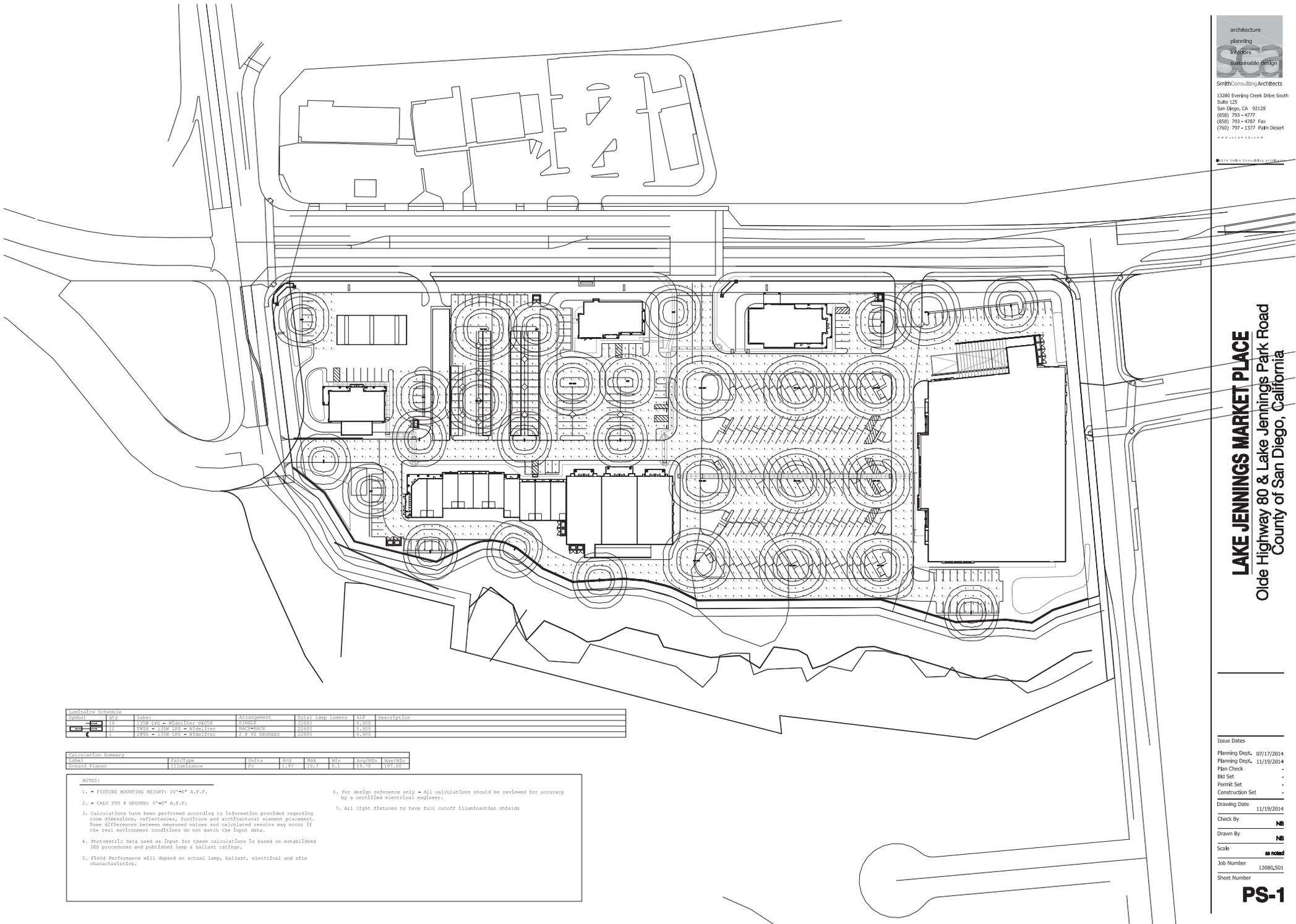
**OWNER/SUBMITTER:**  
SOUTH COAST DEVELOPMENT LLC  
415 SHIP LANE  
SILVER BEACH, CA 92085  
(619) 725-6172

*Karl Kopp* 11/14/14  
DATE

**SE STUART ENGINEERING**  
3200 METROPOLITAN DRIVE, SUITE 300  
SAN DIEGO, CA 92108 (619) 296-1010

REV. 11-14-14	JKH
REV. 10-20-14	JL
REV. 7-9-14	JL
DATE: 11-20-14	SCALE:
DRAWN BY: JL	CHECKED BY: JL
DATE: 11-13-14	

**LAKE JENNINGS MARKET PLACE**  
Olde Highway 80 & Lake Jennings Park Road  
County of San Diego, California



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
16	135W IFS - Wide/Linear 04058	8100C		22600	0.300	
16	135W IFS - Wide/Linear	8000C		22000	0.300	
1	2850 - 135W IFS - Wide/Linear	2 @ 90 DEGREES		22600	0.300	

Calculation Summary							
Label	Calc Type	Units	Min	Max	Avg	Footcandle	Footcandle
Ground Planar	Illuminance	FC	1.37	19.7	0.1	19.7	19.7

- NOTES:
1. - FIXTURE MOUNTING HEIGHT: 20'-0" A.F.F.
  2. - CALC PTS @ GROUND: 0'-0" A.F.F.
  3. Calculations have been performed according to information provided regarding room dimensions, reflectance, furniture and architectural element placement. Some differences between measured values and calculated results may occur if the real environment conditions do not match the input data.
  4. Photometric Data used as input for these calculations is based on established IES procedures and published lamp & ballast ratings.
  5. Field Performance will depend on actual lamp, ballast, electrical and site characteristics.
  6. For design reference only - All calculations should be reviewed for accuracy by a certified electrical engineer.
  7. All light fixtures to have full cutoff illumination shields

Issue Dates

Planning Dept.	07/17/2014
Planning Dept.	11/19/2014
Plan Check	-
BSI Set	-
Permit Set	-
Construction Set	-

Drawing Date: 11/19/2014

Check By	NB
Drawn By	NB
Scale	as noted
Job Number	12060_501
Sheet Number	

**ELA** Environmental Lighting for Architecture, Inc. Ordering Matrix Atlanta 3 - ATS

1. Primary: ATS

2. Size

3. Mounting

4. Options

5. Select

**ELA** Environmental Lighting for Architecture, Inc. Ordering Matrix Atlanta 3 - ATS

1. Luma

2. Color

3. Options

Future Ordering Example: ATSG2PTV100M1Z0F0CT

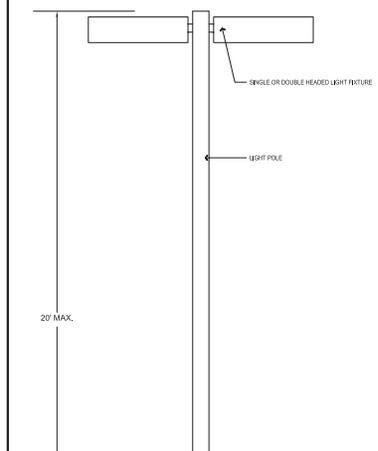
**LUMARK**

XTOR CROSS TOUR LED

Cooper Lighting

**LUMARK**

Cooper Lighting



architecture  
planning  
interiors  
sustainable design

SmithConsulting Architects  
12280 Evering Creek Drive South  
Suite 125  
San Diego, CA 92128  
(858) 793-4777  
(858) 793-4787 Fax  
(760) 797-1377 Palm Desert

• ELA IS A COOPER LIGHTING COMPANY

POTENTIAL PEDESTRIAN LIGHTING

16 BACK OF HOUSE LIGHTING

7

**Model Widelineer**

OUTDOOR

Widelineer

Model  
Widelineer

Technical Specifications

LED

Widelineer

**Widelineer SPECS**

Technical Specifications

LED

Widelineer

**GN1LED13YRACB**

Technical Specifications

LED

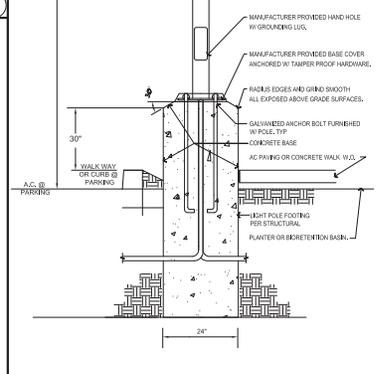
GN1LED13YRACB

**GN1LED13YRACB** - continued

Technical Specifications

LED

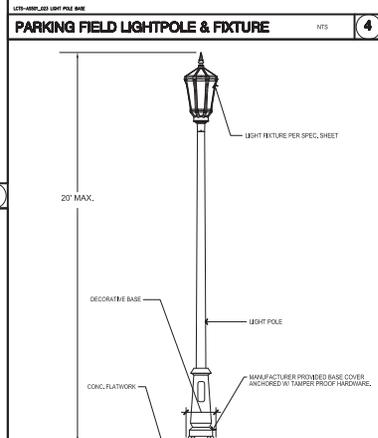
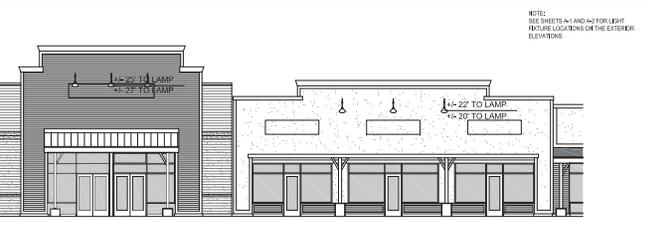
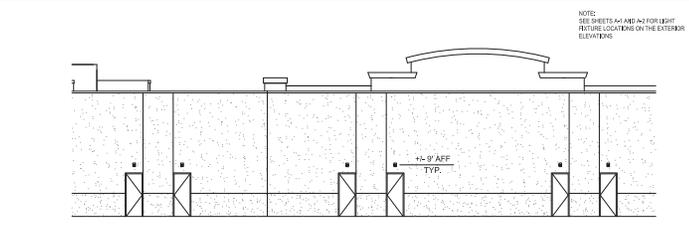
GN1LED13YRACB



PARKING FIELD LIGHTING

19 DECORATIVE BUILDING LIGHTING

9



EXTERIOR WALL PACKS

20 DECORATIVE BUILDING LIGHTING

10 POTENTIAL PEDESTRIAN LIGHTING

Issue Dates

Planning Dept. 07/17/2014

Planning Dept. 11/19/2014

Plan Check

Big Set

Permit Set

Construction Set

Drawing Date 11/19/2014

Check By NB

Drawn By NB

Scale as noted

Job Number 12060,501

Sheet Number

PS-2