The County of San Diego

Planning Commission Hearing Report

Date:	May 8, 2026	**Case/File No.:**	Quail Ridge Condominiums / PDS2025-TM-5663 PDS2025-ER-25-14-014
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	**Project:**	Tentative Map for Condominium Purposes
Time:	9:00 a.m.	**Location:**	9201, 9203, 9205 and 9207 Pinkard Lane, El Cajon, CA 92021
Agenda Item:	#1	**General Plan:**	Village Residential (VR-4.3)
Appeal Status:	Appealable to the Board of Supervisors	**Zoning:**	Variable Family Residential (RV)
Applicant/Owner:	Joel Waymire, Polaris Development Consultants / Pinkerton Lane Estates LLC	**Community:**	Lakeside Community Plan Area
Environmental:	CEQA § 15301(k) Division of permitted multi-family residences into common ownership where no physical changes occur	**APNs:**	398-330-18-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Tentative Map (TM) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made, and staff recommends approval of the TM, with the conditions included in the attached Resolution (Attachment B).

The Quail Ridge Condominium project includes a request for a Tentative Map to convert 16 apartments on a single parcel into condominiums. The units include three bedrooms and are approximately 1,900 square feet. The apartments were approved with a Site Plan Permit (Record ID: PDS2019-STP-19-012) and are currently under construction in accordance with an approved Grading Permit (Record ID: PDS2020-LDGRMJ-30305). The apartments consist of four buildings with four units in each building

with attached garages and 22 guest parking spaces. The project site, approximately 3.96 acres, is located on Pinkard Lane in the Lakeside Community Planning area, within unincorporated San Diego County.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the TM Resolution (Attachment B). The Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the proposed project, which is a Tentative Map (TM) for a condominium subdivision, and determine if the required findings can be made and, if so, take the following actions:

1. Adopt the Environmental findings included in Attachment D, which include a finding that the proposed project is exempt from environmental review under a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines §15301(k).

2. Adopt the Resolution of Approval of Tentative Map PDS2025-TM-5663, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).

C. PROJECT BACKGROUND

In 1987, the County of San Diego Board of Supervisors approved a Zone Reclassification on the Project site in order to allow multi-family building types through a “D” Special Area Designator Ordinance. The “D” Special Area Designator includes criteria for development of the property through the processing of a Site Plan Permit. On September 8, 2021, a Site Plan Permit was approved by the Director of Planning & Development Services authorizing development of the Project site with 16 multi-family dwelling units. A Certificate of Compliance (Record ID: PDS2021-CC-21-0078) was processed along with the Site Plan Permit to merge three parcels into one parcel.

After approval of the Site Plan, a Major Grading Permit (Record ID: PDS2020-LDGRMJ-30305) was approved in 2025 to begin construction on the Project site. Grading activities have been conducted throughout processing of the TM. Grading for the site includes approximately 46,862 cubic yards of excavation, 7,110 cubic yards of fill and 39,752 cubic yards of export. The grading will result in building pads suitable for the construction of four future residential buildings with four units in each building, a new private driveway with two parking areas, multiple common areas and pocket parks. A Building Permit (Record ID: PDS2025-CMASPC-000018) application was submitted toward the end of 2025 and is in review.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located on an approximately 3.96-acre property within the Lakeside Community Planning Area (Figures 1 and 2). Interstate 8 (I-8) is less than 500 feet southeast of the Project site and Lake Jennings is located approximately half a mile north of the Project site. The Project site is primarily surrounded by residential development. Properties immediately adjacent to the Project site are a mix of multi-family units that are similarly sized to the Project as well as single-family residences. The Project site is currently being graded and is vacant. Access to the site will be provided by an on-site road that ultimately connects to Pinkard Lane, a County-maintained road (Figures 1 and 2).

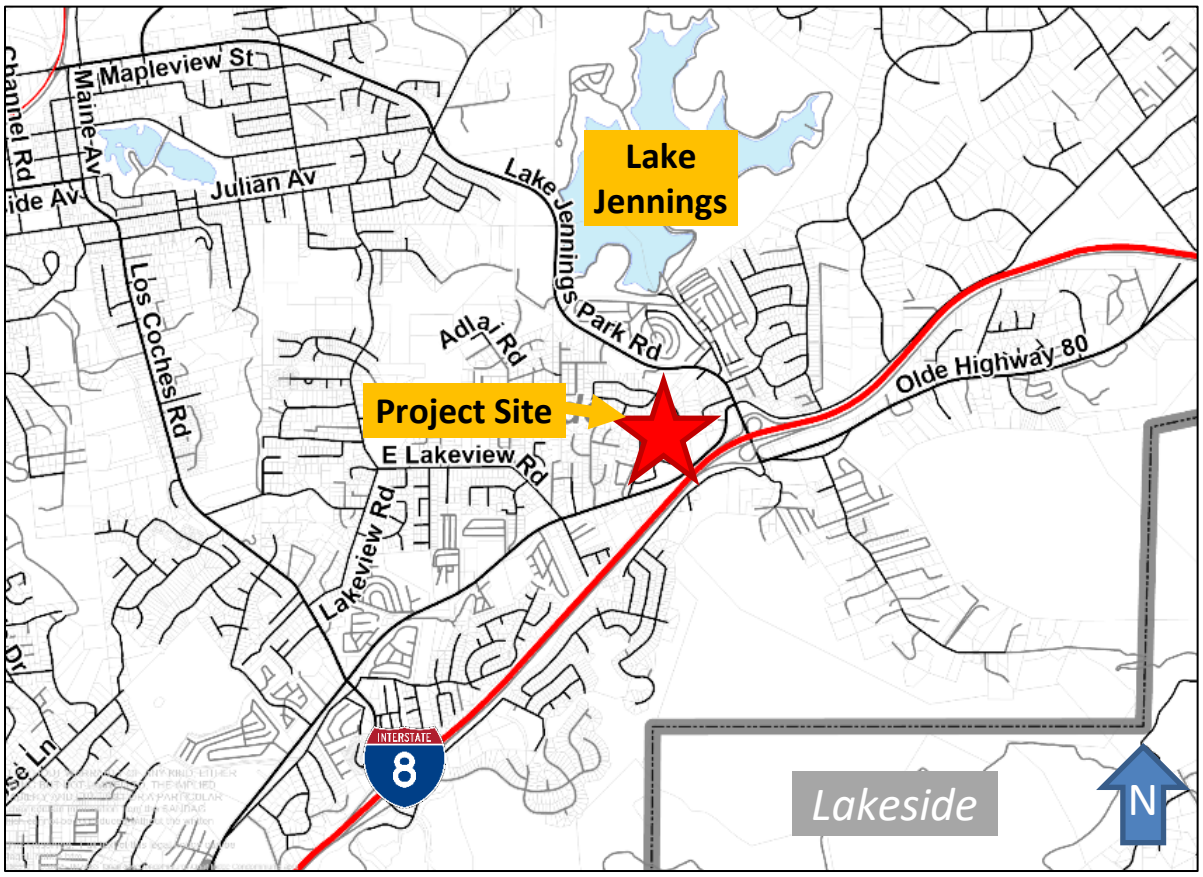

Figure 1: Vicinity Map

The General Plan Regional Category for the site is Village, and the General Plan Land Use Designation is Village Residential (VR-4.3) The Village Residential Land Use Designation is intended for a variety of dense residential housing types including multi-family development. The Zoning Use Regulation for the site is Variable Family Residential (RV). The site is subject to a "D" Special Area Designator which required design criteria for development of the property. The "D" Special Area Designator consist of 1.) 25-foot interior and rear yard setbacks as well as fencing and landscaping around the perimeter of the property and 2.) No building may contain more than 10 dwelling units. All uses associated with the Project are permitted within the RV Zoning Use Regulation and a previously approved Site Plan permit was prepared and approved in accordance with the "D" Special Area Designator requirements.

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-4.3)	RS	Pinkard Lane, Tiffany Park Place, Ashley View Place	Residential
East	Village Residential (VR-4.3) Public/Semi-Public Facilities	RS	Pinkard Way	Residential, Fire Station
South	Village Residential (VR-4.3) Village Residential (VR-15)	RS, RV, C37	Interstate 8 Business	Residential, Commercial
West	Village Residential (VR-4.3)	RS	Pinkard Lane, Briette Lane	Residential

Figure 2: Vicinity Map (Closer Extent)

E. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a Tentative Map (TM) for 16 residential condominium of units (Project). The Project site is located on Pinkard Lane in the Lakeside Community Planning Area. The residential development has an approved grading permit and is currently under construction. The Project includes converting 16 apartments, permitted under a Site Plan Permit (Record ID: PDS2019-STP-19-012), that have not been constructed. The site is approved for 22 guest parking spaces and two-car garage spaces per unit, totaling 54 parking spaces. Access is provided by a driveway from Pinkard Lane. Fire service is provided by the Lakeside Fire Protection District. The site has imported water from the Helix Water District and sewer service is provided by the San Diego County Sanitation District.

Please refer to Attachment A – Planning Documentation, to view the Tentative Map. The permitted Landscape Plan is noted below (Figure 4), along with the Site Plan elevations of the condominium buildings (Figure 5).

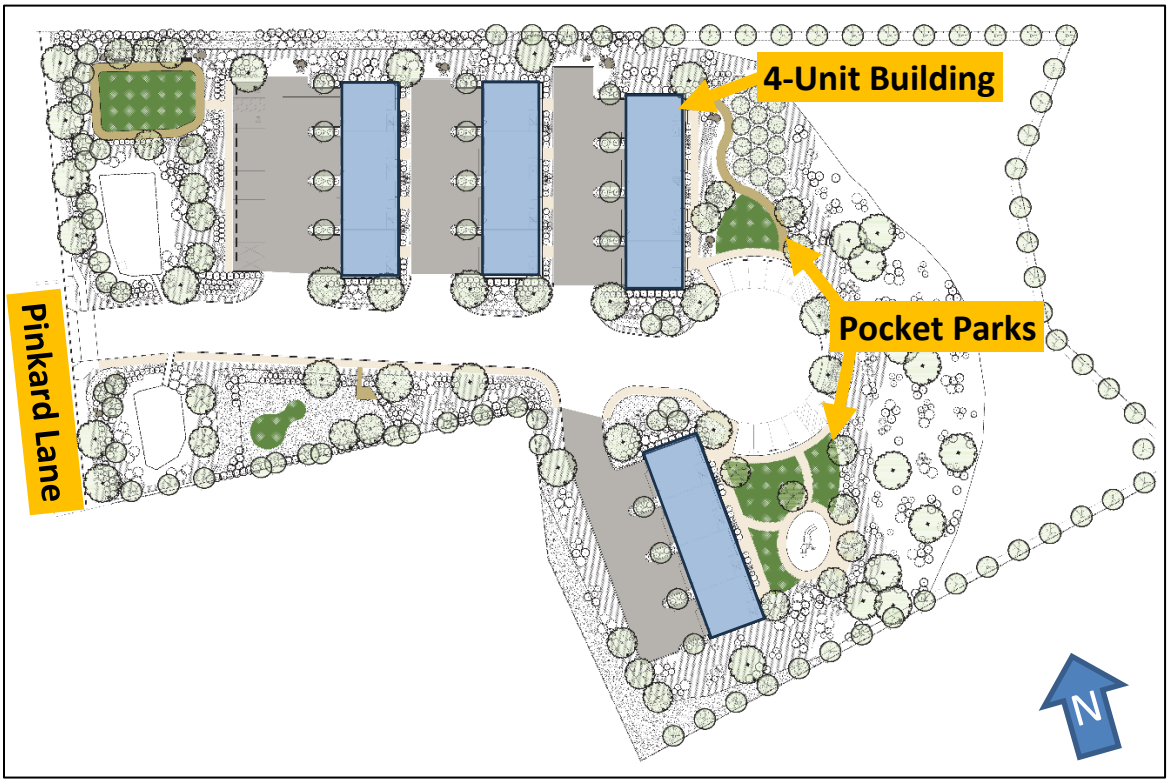

Figure 4: Project Layout

Figure 5: Project Elevations

F. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Lakeside Community Plan, the County Subdivision Ordinance, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.

1. Key Requirements for Requested Actions

a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?

b. Does the project comply with the policies set forth under the Lakeside Community Plan?

c. Is the proposed project consistent with the County's Zoning Ordinance?

d. Is the proposed project consistent with the Subdivision Ordinance?

e. Is the project consistent with other applicable County regulations?

f. Does the project comply with California Environmental Quality Act (CEQA)?

2. Analysis

Density, Community Compatibility

The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-4.3), 4.3 dwelling units per acre. The number of base units permitted is 16 units. The purpose of the TM is to create a condominium lot to allow for the conversion of the 16 apartment units into condominium units. As part of the approved residential development, the Site Plan Permit approved two stories with a basement garage, within the over overall height limit of 35 feet. The project proposes no physical changes and would be consistent with existing community character as it is located in an area characterized by similar residential uses. Additionally, no new units are proposed as part of the TM.

3. General Plan Consistency

The site is subject to the Village General Plan Regional Category and Village Residential Land Use Designation (VR-4.3). The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
LU-1.9 - Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site-specific characteristics render such densities infeasible.	The site is subject to the Village Residential General Plan Land Use Designation which authorizes a maximum density of 4.3 dwelling units per acre. The project site is 3.96 gross acres and the 16 units are consistent with the allowable density of the site.
LU-3.1 - Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles. **H-1.6 - Land for All Housing Types Provided in Villages.** Provide opportunities for a variety of housing types, including small-lot single-family, duplex, triplex, and other multi-family building types in Villages.	The approved 16-unit apartment complex is located within the Village area of Lakeside Community Planning area. The proposed condominium units would increase the variety of owner-occupied housing in the area.
H-1.3 - Housing near Public Services. Maximize housing in areas served by transportation networks, in close proximity to job centers, and where public services and infrastructure are available. **S-3.4 - Service Availability.** Plan for development where fire and emergency services are available or planned.	The proposed development is adjacent to Interstate 8 and near a Lakeside Fire Station in an area surrounded by residential development. Service availability forms have been provided by the water, sewer, fire, and local school districts demonstrating adequate availability of public services.

General Plan Policy	Explanation of Project Conformance
COS-4.2 – Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	As part of the approved Major Grading Permit for the original project for the apartment complex a Landscape Plan was submitted and approved. The project is in compliance with the County's Landscaping Ordinance. Over 100 trees and shrubs are included along with the appropriate irrigation.
COS-21.1 - Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.	The approved Site Plan Permit included common areas with a play structure, picnic tables, and grill to serve the residents of the development.
Goal S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The proposed Project has been reviewed by the Lakeside Fire Protection District and has been approved for the processing of the TM as the site has adequate service availability.
LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County's LID Handbook.	The Project has incorporated required stormwater management features in accordance with the County's Low Impact Development (LID) Handbook. Additionally, the Project includes structural BMPs such as bioretention basins to address treatment of stormwater for the Project.
LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	The Project obtains water service from the Helix Water District for the operations of the Project, who has agreed to provide service to the Project. The Project will not rely on groundwater or deplete groundwater resources in the area.

4. Community Plan Consistency

The Proposed Project is consistent with the following relevant Lakeside Community Plan goals, policies, and actions as described in Table F-2.

Table F-2: Community Plan Conformance

Lakeside Community Plan Policy	Explanation of Project Conformance
Land Use 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.	The scope of the project has been reviewed and approved by the Lakeside Community Planning Group. The project is a condominium conversion of 16-apartment units. The approved residential units provide a varied housing type for the Lakeside community.
Land Use 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	The Project site has all the necessary public utilities and will obtain water service from the Helix Water District and sewer services from the San Diego County Sanitation District and is in close proximity to Interstate 8 Business Road and Interstate 8, a major road, highway with nearby commercial areas.
Land Use 6 - Require all multiple-family dwellings and all mobile home parks to submit landscape plans that provide adequate overall landscaping and screen parking spaces from public view.	As part of the approved Major Grading Permit for the original project for the apartment complex a Landscaping Plan was submitted an approved. The project is in compliance with the County's Landscaping Ordinance. The Project includes the parking behind a stormwater basin and common open space area, with landscaping, and the remainder parking at the rear of the property, situated between two buildings, screening the parking from public view.

5. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the Variable Family Residential (RV) zone with the incorporation of conditions of approval (Table F-3).

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RV	Yes
Animal Regulation:	Q	N/A
Density:	-	N/A
Lot Size:	10,000 square feet	Yes
Building Type:	K	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	H	Yes
Open Space:	A	Yes
Special Area Regulations:	D	Yes, upon approval of a Site Plan

Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Section 4200 of the Zoning Ordinance describes the requirements for minimum lot size. On this property it is 10,000 square feet.	The proposed project is a one-lot condominium subdivision and is 3.96 acres, which is above the 10,000 square foot minimum.	Yes ☒ No ☐
Section 4300 of the Zoning Ordinance requires the Project to comply with the "K" building type requirements.	The Project meets the building type requirements.	Yes ☒ No ☐
Section 4600 of the Zoning Ordinance requires that the Project meet the "G" height requirement of 35 feet.	The Project meets the height requirement of 35 feet, with 2 stories and a basement for the garages.	Yes ☒ No ☐
Section 4800 of the Zoning Ordinance requires that the Project meet the "H" setback requirements.	The proposed Tentative Map will not result in additional units or construction that would require any changes to the property in accordance with the "H" Setback Designator of the property.	Yes ☒ No ☐
The property has a Special Area Regulations "D" Designator, Ordinance No. 7414, which requires multi-family unit interior side and rear yard setbacks of 25 feet be required together with the provision of fencing landscaped with appropriate shrubbery to provide visual relief of the fence.	The project site is consistent with the Site Plan Permit findings. The "D" Designator, was reviewed, approved and found to be in conformance with those findings. All buildings associated with the project meet the 25-foot interior side yard and rear yard setback requirement outlined in Ordinance No. 7414. The project site contains existing perimeter fences surrounding the project site. The proposed Project will provide landscape screening along the fencing to provide visual relief of the fencing.	Yes ☒ No ☐

6. Subdivision Ordinance and Subdivision Map Act Consistency

The project has been reviewed for compliance with the County of San Diego Subdivision Ordinance (Subdivision Ordinance) and the Subdivision Map Act.

Section 81.105 of the Subdivision Ordinance requires a TM for conversion of five or more units to condominiums. If the project is to be an air space condominium, a one-lot subdivision is required. The Project is an existing 3.96 acre one-lot parcel. The project site has an approved Grading Permit for 16 residential units and grading is almost complete. State law regarding condominium conversion requires the owner to notify current residents at several points in the conversion process. Additionally, the Subdivision Ordinance requires each unit to have potable water supply and fire sprinklers. The TM resolution includes a condition requiring installation of applicable improvements as well as the notifications if the units are rented prior to Final Map issuance.

The project is consistent with the requirements for the conversion of residential property into a condominium project outlined in Section 66427.1 of the Subdivision Map Act. The project includes application materials and conditions of approval necessary to ensure that the project is implemented in a manner consistent with the Subdivision Map Act. If occupancy occurs prior to Final Map issuance, written notification of intention to convert at least 60 days would be required.

a. Each tenant has received 10 days written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available upon request.
c. Each of the tenants of the proposed condominium conversion project have been, or will be, given written notification within 10 days of approval of a final map for the proposed conversion.
d. Each of the tenants of the proposed condominium conversion project have been, or will be, given 180 days written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion.
e. If occupancy occurs prior to Final Map issuance each of the tenants of the proposed condominium conversion project will be given notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant.

7. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA). through the processing of a Categorical Exemption in accordance with Section §15301(k). Section §15301(k) provides an exemption from additional review for projects that involve the division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt.

CEQA Guidelines §15300.2 states that Categorical Exemptions cannot be applied in situations when a project may have possible significant effects because of location, cumulative impact, unusual circumstances, damage to scenic resources of a scenic highway, inclusion on a hazardous waste site, or adverse change to a historical resource. The Project site is subject to an approved Site Plan and Grading Plan for construction of 16 multi-family residential units that are currently under construction.

A Notice of Exemption is on file with Planning & Development Services as Environmental Review Number PDS2025-ER-25-14-014.

8. Applicable County Regulations

Table F-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, sensitive habitat lands, or cultural resources that have not been addressed during the processing of the Site Plan permit that authorized development of the site.
b. County Consolidated Fire Code	The Project has been reviewed and approved by the Lakeside Fire Protection District. The project will implement on-site improvements to the internal access road system in accordance with Lakeside Fire Protection District requirements. Therefore, the project complies with the County Fire Code.
c. Noise Ordinance	The Site Plan includes conditions and design features that ensure construction and operation of the project are compliance with the County Noise Element and Noise Ordinance. Therefore, the project will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Light Pollution Code	The Project would implement outdoor lighting and glare controls which will ensure compliance and the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the proposed Project in compliance with the WPO.
f. Multiple Species Conservation Program (MSCP)	The project is consistent with the MSCP and Biological Mitigation Ordinance as demonstrated in the MSCP Findings dated July 29, 2020 and included in Attachment C.

G. COMMUNITY PLANNING GROUP (CPG) AND DESIGN REVIEW BOARD (DRB)

On June 12, 2019, the Lakeside Design Review Board (DRB) recommended approval of the Site Plan Permit (Record ID: PDS2019-STP-19-012) that authorized construction of units on the project site with a condition to relocate the on-site recreational area by a vote of 6-0-0 (6-Yes, 0-No, 0-Abstain). The Lakeside DRB recommendation was incorporated into the Site Plan Permit design during processing of the original Site Plan Permit. On July 1, 2020, the Lakeside Community Planning Group (CPG) recommended approval of the Site Plan Permit by a vote of 12-0-0-3 (Ayes-12, Noes-0, Abstain-0, Vacant/Absent-3).

On November 5, 2025, the Lakeside CPG recommended approval of the Tentative Map, without conditions, by a vote of 11-0-0-4 (Ayes-11, Noes-0, Abstain-0, Vacant/Absent-4).

The Lakeside CPG and DRB Meeting Minutes can be found in Attachment E – Public Documentation.

H. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 1,000 feet of the project site. Staff received comments from six neighbors regarding general questions about the Project, dust and noise during grading activities, and parking concerns along Pinkard Lane that could block trash cans once the development is constructed and occupied. Staff addressed the neighbors comments stating that the Project includes dust control measures as well as inspections from the Department of Public Works (DPW) Private Development Construction Inspection team during grading activities. Staff also addressed the parking concerns stating that each unit includes a two-car garage in addition to the site having more guest parking spaces on-site beyond the County minimum requirement. Additionally, the commenter has been provided with information that they can coordinate with DPW following construction of the units in order to evaluate if no-parking striping should be added along portions of Pinkard Lane to address blocking of trash cans. Over 270 public notices have been sent out to a radius of 1,000 feet of the project site in advance of the Planning Commission Hearing.

I. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental findings included in Attachment D, which include a finding that the proposed project is exempt from environmental review under a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines §15301(k).
2. Adopt the Resolution of Approval of Tentative Map PDS2025-TM-5663, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).

Report Prepared By:	***Report Approved By:***
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jill.cleveland@sdcounty.ca.gov	vince.nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: Vince Nicoletti

VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B –Tentative Map Resolution TM-5663
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Ownership Disclosure

Attachment A – Planning Documentation

COUNTY OF SAN DIEGO TM-5663

QUAIL RIDGE CONDOMINIUMS

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES. THE MAXIMUM NUMBER OF DWELLING UNITS IS 16.

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING CENTERLINE
- EXISTING CURB
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- EXISTING STRUCTURE
- PROPOSED CURB
- PROPOSED STORM DRAIN
- PROPOSED DAYLIGHT LINE
- PROPOSED CUT SLOPE (2:1 U.O.N.)
- PROPOSED FILL SLOPE (2:1 U.O.N.)
- PROPOSED PCC SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PCC BROW DITCH (D-75B)

UNIT NO.	NO. OF BEDROOMS
1	3
2	3
3	3
4	3
5	3
6	3
7	3
8	3

UNIT NO.	NO. OF BEDROOMS
9	3
10	3
11	3
12	3
13	3
14	3
15	3
16	3

TOTAL NUMBER OF 3-BEDROOM UNITS: 16

TOTAL NUMBER OF UNITS: 16

EASEMENTS

1. AN EASEMENT TO SDG&E FOR PUBLIC UTILITIES, INGRESS & EGRESS PER DOC. REC. FEBRUARY 8, 1926 IN BOOK 1169, PAGE 176, OF DEEDS. THE ROUTE OF SAID EASEMENT CANNOT BE DETERMINED FROM SAID INSTRUMENT AND IS THEREFORE NOT PLOTTED HEREON.
2. AN EASEMENT TO THE HELIX WATER DISTRICT FOR PIPELINE & INCIDENTAL PURPOSES PER DOC. REC. FEBRUARY 27, 1929 IN BOOK 1603, PAGE 64, OF DEEDS, AND RE-RECORDED ON FEBRUARY 27, 1929 IN BOOK 1594, PAGE 327 OF DEEDS. THIS EASEMENT TO BE QUITCLAIMED DURING FINAL MAPPING.
3. AN EASEMENT TO THE LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE & APPURTENANCES PER DOC. REC. SEPTEMBER 22, 1960 AS FILE NO. 190784, O.R.
4. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT TO THE COUNTY OF SAN DIEGO FOR A PUBLIC HIGHWAY PER DOC. REC. NOVEMBER 19, 1987 AS FILE NO. 87-647858, O.R. I.O.D. WAS ACCEPTED PER DOC. REC. MAY 15, 2002 AS FILE NO. 2002-0517314, O.R.
5. AN EASEMENT TO A PRIVATE PARTY FOR RIGHT-OF-WAY PER DOC. REC. APRIL 23, 2019 AS FILE NO. 2019-0147086, O.R.
6. AN EASEMENT TO THE HELIX WATER DISTRICT FOR UNDERGROUND WATER PIPELINES PER DOC. REC. FEBRUARY 3, 2022 AS FILE NO. 2022-0053517, O.R.

ASSESSOR'S PARCEL NUMBER: 398-330-18

LEGAL DESCRIPTION: A PORTION OF LOT 1 OF BLOCK 46, TRACT 'S' OF THE RANCHO EL CAJON SUBDIVISION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

GROSS/NET ACREAGE: 3.96ac GROSS; 3.77ac NET

TOTAL NUMBER OF LOTS PROPOSED: 1

MINIMUM LOT SIZE: 3.77 ACRES

EXISTING/PROPOSED ZONING

USE REGULATIONS		RV
ANIMAL REGULATIONS		Q
DEVELOPMENT REGULATIONS	DENSITY	–
	LOT SIZE	10,000sf
	BLDG. TYPE	K
	MAX. FLOOR AREA	–
	FLOOR AREA RATIO	–
	HEIGHT	G
	COVERAGE	–
	SETBACK	H
	OPEN SPACE	A
SPECIAL AREA REGULATIONS		D

GENERAL PLAN REGIONAL CATEGORY: VILLAGE

GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL VR-4.3

COMMUNITY PLAN: LAKESIDE

SPECIAL ASSESSMENT ACT STATEMENT: NO PROCEEDINGS PROPOSED.

PARK LAND DEDICATION STATEMENT: PARK FEES IN LIEU OF PARK LAND DEDICATION ARE PROPOSED.

STREET LIGHTS: STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.

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

SEWER DISTRICT: SAN DIEGO COUNTY SANITATION DISTRICT

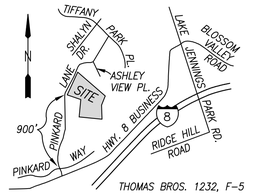
WATER DISTRICT: HELIX WATER DISTRICT

FIRE DISTRICT: LAKESIDE FIRE PROTECTION DISTRICT

SCHOOL DISTRICTS: CAJON VALLEY UNION ELEMENTARY DISTRICT
GROSSMONT UNION HIGH SCHOOL DISTRICT

STREET LIGHT DISTRICT: COUNTY SERVICE AREA

GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC



THOMAS BROS. 1232, F-5

VICINITY MAP

NO SCALE

1"=30'

0 30 60 90

JANUARY 26, 2026

OWNER/SUBDIVIDER

PINKERTON LANE ESTATES, LLC
10735 PROSPECT AVENUE
SANTEE, CA 92071
PHONE: (619) 921-8895

James M Snyder 1/29/26

JAMES SNYDER DATE

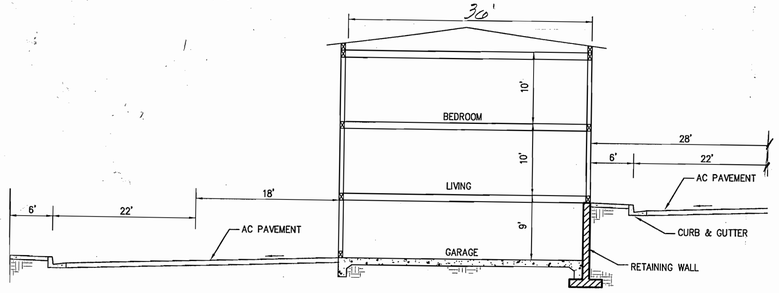
ENGINEER OF WORK

POLARIS DEVELOPMENT CONSULTANTS, INC.
2514 JAMACHA ROAD, SUITE 502-31
EL CAJON, CA 92019
PHONE: (619) 248-2932

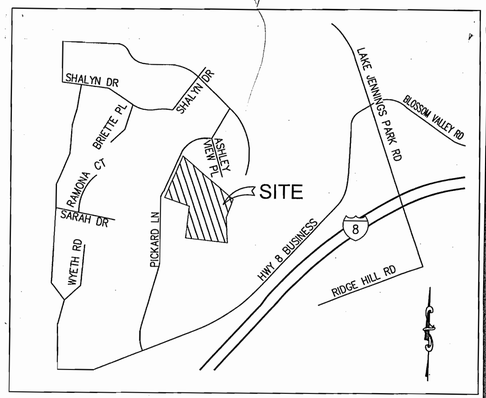
1/26/26

JOEL A. WAYMIRE, R.C.E. 56258 DATE

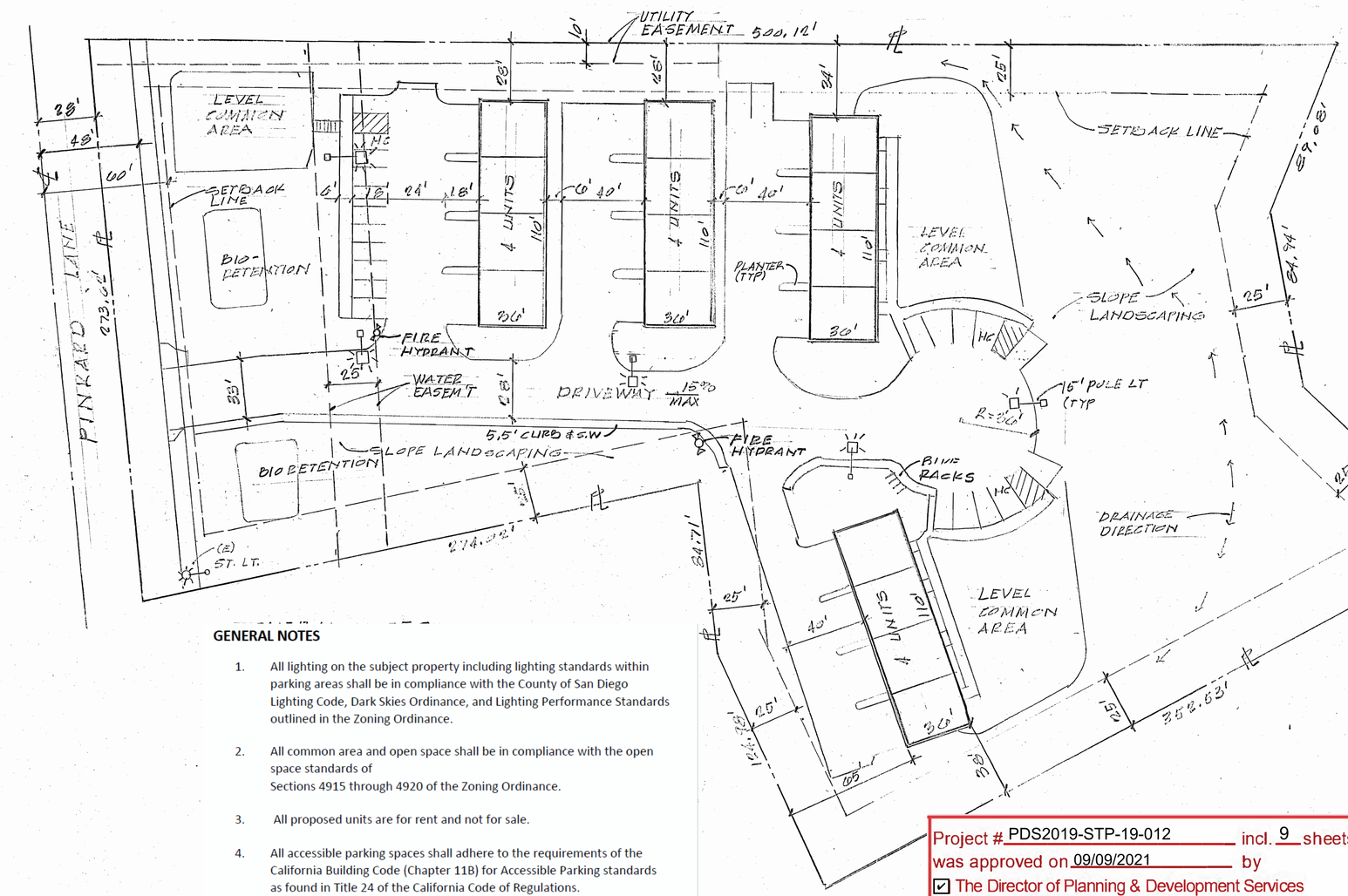
Planning • Engineering • Mapping
POLARIS
Development Consultants, Inc.
2514 Jamacha Road, Suite 502-31 • El Cajon, CA 92019 • 619-248-2932



SECTION "D"
TYPICAL BUILDING CROSS SECTION
SCALE: 1" = 10'



VICINITY MAP
NOT TO SCALE



0 15 30 60 90
GRAPHIC SCALE: 1" = 30'

PROJECT DATA

UNITS
16-3 BEDROOM

PARKING
32 GARAGES @ 10'x20' MIN
20 GUEST SPACES @ 9'x18'
3 HANDICAPED SPACES @ 17'x18'
55 SPACES TOTAL

SITE ADDRESS:
PINKARD LANE
LAKESIDE, CA 92040

LEGAL DESCRIPTION:
PORTION OF LOT 1 OF BLOCK 46 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, TOGETHER WITH A PORTION OF THE ROAD ADJOINING SAID LOT 1.

PROJECT AREA:

TOTAL GROSS	3.96 AC
TOTAL NET	3.76 AC

APN:
398-330-11, 12 & 13

OWNER/APPLICANT
MIKE SNYDER
10612 PROSPECT AVENUE
SANTEE, CA 92071
(619) 921-8895

GENERAL NOTES

1. All lighting on the subject property including lighting standards within parking areas shall be in compliance with the County of San Diego Lighting Code, Dark Skies Ordinance, and Lighting Performance Standards outlined in the Zoning Ordinance.
2. All common area and open space shall be in compliance with the open space standards of Sections 4915 through 4920 of the Zoning Ordinance.
3. All proposed units are for rent and not for sale.
4. All accessible parking spaces shall adhere to the requirements of the California Building Code (Chapter 11B) for Accessible Parking standards as found in Title 24 of the California Code of Regulations.
5. All fencing and walls shall be in conformance with sections 6700 through 6708 of the Zoning Ordinance.
6. All pervious and semi-pervious paving materials must be designed to support the imposed loads of fire apparatus (not less than 75,000 lbs).

Project # PDS2019-STP-19-012 incl. 9 sheets
was approved on 09/09/2021 by
☑ The Director of Planning & Development Services
☐ The Zoning Administrator
☐ The San Diego County Planning Commission
☐ The San Diego County Board of Supervisors
By Kathleen A. Flannery Acting Director
Name Title

roy johnson architect
ARCHITECTURE & PLANNING
7530 LA MESA BLVD, SUITE A
(619) 462-2660
FAX (619) 462-0522
LA MESA, CALIFORNIA 91941

QUAIL RIDGE

JOB NO.
DATE 1-21-20
DRAWN BY

REVISIONS

NO.	DATE	DESCRIPTION
△		
△		
△		

LICENSED ARCHITECT ROY S. JOHNSON No. C7742 Exp. 8-31-20 STATE OF CALIFORNIA

SHEET TITLE
PLOT PLAN

SHEET NUMBER
1 of 3

APPROVED
Sep 9, 2021
PLANNING & DEVELOPMENT SERVICES

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

BACK ELEVATION

SCALE: 1/4" = 1'-0"

roy johnson architect
ARCHITECTURE & PLANNING
LA MESA, CALIFORNIA 91941
7830 LA MESA BLVD., SUITE A
(619) 462-8660
FAX (619) 462-0522

QUAIL RIDGE

JOB NO.
DATE 1.21.20
DRAWN BY

REVISIONS

NO.	DATE	DESCRIPTION
△		
△		
△		

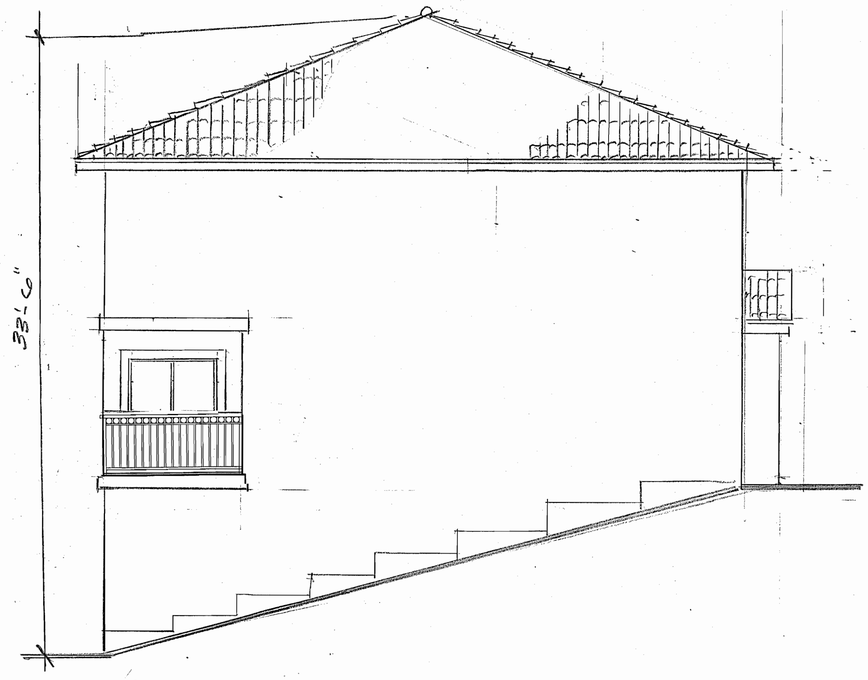
LICENSED ARCHITECT ROY S. JOHNSON No. C7742 Ren. 8-31-21 STATE OF CALIFORNIA

SHEET TITLE
ELEVATIONS

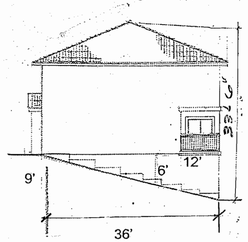
SHEET NUMBER
2 OF 3

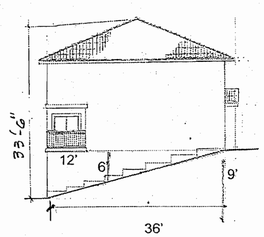
P1041

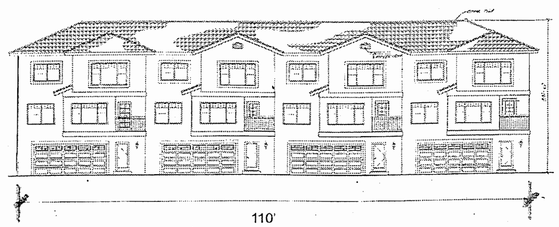
APPROVED
Sep 9, 2021
PLANNING & DEVELOPMENT SERVICES

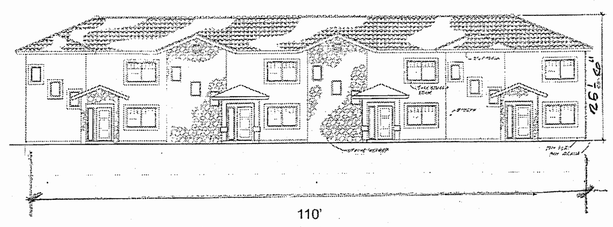


END ELEVATION
1/4"=1'-0"









Perimeter: 110'+110'+36'+36' = 292'

Perimeter where floor above is 6' above adjacent grade is 110+12+12=134'

134 <292/2 (146) Therefore, garage is not a story

BUILDING HEIGHT EXHIBIT

roy johnson architect
ARCHITECTURE & PLANNING
7830 LA MESA BLVD., SUITE A
LA MESA, CALIFORNIA 91941
PHONE (619) 466-0660
FAX (619) 462-0622

QUAIL RIDGE

JOB NO.
DATE 1-21-20
DRAWN BY

REVISIONS

NO.	DATE	DESCRIPTION
△		
△		
△		

LICENSED ARCHITECT ROY S. JOHNSON No. C7742 Ren. 8-31-21 STATE OF CALIFORNIA

SHEET TITLE
ELEVATIONS & BUILDING HEIGHT

SHEET NUMBER
3 of 3

PLANT LIST

ABBR	SIZE	SCIENTIFIC NAME	COMMON NAME
LARGE TREES			
LIQ. P.A.	36" BOX	LIQUIDAMBAR STYRACIFLUA 'PALO ALTO'	SWEET GUM
QUE. VIR.	36" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
ULM. PAR.	24" BOX	ULMUS PARVIFOLIA	CHINESE ELM
COLUMNAR TREES			
CUP. SEM.	24" BOX	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	ITALIAN CYPRESS
ELA. L.E.	24" BOX	ELAEOCARPUS DECIPIENS 'MONPROUD' (COLUMN)	LITTLE EMPEROR JAPANESE BLUEBERRY TREE
ORCHARD TREES			
TBD	24" BOX	TO BE SELECTED	
MEDIUM ACCENT TREES			
HET. ARB.	15 GAL.	HETEROMELES ARBUITIFOLIA	TOYON
OLE. EUR.	36" BOX	OLEA EUROPAEA 'WILSONII' (MULTI)	FRUITLESS OLIVE
PRU. K.V.	24" BOX	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
UPRIGHT SHRUBS			
HET. ARB.	5 GAL.	HETEROMELES ARBUTIFOLIA	TOYON
LEU. FRU.	5 GAL.	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS RANGER
LIG. TEX.	5 GAL.	LIGUSTRUM JAPONICUM 'TEXANUM' (COLUMN FORM)	TEXAS PRIVET
PHO. FRA.	15 GAL	PHOTINIA FRASERI 'RED ROBIN'	RED ROBIN PHOTINIA
PRU. CAR.	15 GAL.	PRUNUS CAROLINIANA 'BRIGHT AND TIGHT'	BRIGHT AND TIGHT CAROLINA LAUREL
WES. FRU.	5 GAL.	WESTRINGIA FRUTICOSA	COAST ROSEMARY
MEDIUM FLOWERING SHRUBS			
CAL. L.J.	5 GAL.	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH
LAN. N.G.	5 GAL.	LANTANA 'NEW GOLD'	GOLDEN SPREADING LANTANA
PIT. C.C.	5 GAL.	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO
PIT. T.V.	5 GAL.	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE
PLU. R.C.	5 GAL.	PLUMBAGO 'ROYAL CAPE'	ROYAL CAPE PLUMBAGO

ABBR	SIZE	SCIENTIFIC NAME	COMMON NAME
PYR. S.C.	5 GAL.	PYRACANTHA SANTA CRUZ	RED BERRIED FIRETHORN
RHA. SPR.	5 GAL.	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORN
RHA. U.M.	15 GAL.	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN
SAL. CLE.	5 GAL.	SALVIA CLEVELANDII	CLEVELAND SAGE
ACCENTS			
AGA. AME.	5 GAL.	AGAVE AMERICANA	CENTURY PLANT
AGA. ATT.	5 GAL.	AGAVE ATTENUATA	FOX TAIL AGAVE
AGA. B.F.	5 GAL.	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE
AGA. ANG.	5 GAL.	AGAVE ANGUSTIFOLIA 'MARGINIATA'	VARIEGATED CARIBBEAN AGAVE
AGA. DES.	5 GAL.	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE
ALO. STR.	1 GAL.	ALOE STRIATA	CORAL ALOE
BUL. FRU.	1 GAL.	BULBINE FRUTESCENS	STALKED BULBINE
DAS. WHE.	5 GAL.	DASYLIRION WHEELERI	DESERT SPOON
DIA. T.V.	1 GAL.	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY
DIE. BIC.	1 GAL.	DIETES BICOLOR	BICOLOR AFRICAN IRIS
HES. PAR.	5 GAL.	HESPERALOE PARVIFLORA	RED YUCCA
LOM. LON.	1 GAL.	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
MUH. RIG.	1 GAL.	MUHLENBERGIA RIGENS	DEER GRASS
PEN. RUB.	1 GAL.	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS
PHO. ATR.	5 GAL.	PHORMIUM 'TENAX 'ATROPURPUREUM'	GIANT BRONZE NEW ZEALAND FLAX
PHO. M.C.	5 GAL.	PHORMIUM 'MAORI CHEIF'	MAORI CHEIF NEW ZEALAND FLAX
GROUNDCOVERS			
CRUSHED ROCK, TO BE SELECTED			
HYRDOSEED MIX (SEE CHART AT RIGHT)			
BAC. PIL.	1 GAL.	BACCHARIS PILULARIS PIGEON POINT	DWARF COYOTE BRUSH
CAR. G.C.	1 GAL.	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM
LON. HAL.	1 GAL.	LONICERA HALLIANA	HONEYSUCKLE
MYO. PAR.	1 GAL.	MYOPORUM PARVIFOLIUM	MYOPORUM
ROS. O.P.	1 GAL.	ROSMARINUS OFFICINALIS PROSTRATUS	PROSTRATE ROSEMARY
SEN. MAN.	FLATS	SENECIO MANDRALISCAE	BLUE CHALK STICKS
BIO RETENTION PLANTS			
CAR. DIV.	1 GAL.	CAREX DIVULSA	BERKELEY SEDGE
CHO. TEC.	1 GAL.	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH
JUN. PAT.	1 GAL.	JUNCUS PATENS	CALIFORNIA GRAY RUSH

LANDSCAPE CONCEPT PLAN

SCALE 1"-20'-0"

A

0 10' 20' 40'

LANDSCAPE MAINTENANCE RESPONSIBILITY:
THE OWNER SHALL BE RESPONSIBLE FOR ALL ON-GOING LANDSCAPE MAINTENANCE IN THE PRIVATE PROPERTY AND PUBLIC RIGHT-OF-WAY, INCLUDING THE ORCHARD, SLOPES, BIOFILTRATION BASINS, AND OPEN USABLE SPACES

IRRIGATION NOTE:
ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A WEATHER BASED IRRIGATION SYSTEM AND COMPLY WITH THE COUNTY'S LANDSCAPE WATER CONSERVATION REGULATIONS IN TITLE 8, DIVISION 6, CHAPTER 7

HYDRO SEED CHAPARRAL SAGE SCRUB MIX

USE THIS MIX WHEN NATIVE CHAPARRAL SCRUB RESTORATION IS DESIRED. IT IS A BLEND OF GRASSES, FLOWERS AND SHRUBS FOR REVEGETATION OF SOIL AND SLOPES WITH PLANT TYPES THAT BELONG HERE. THERE IS A QUICK START GRASS TO PROTECT SOIL AND ALLOW SLOWER PERENNIALS TO PROVIDE THEIR PERMANENT COVER IN THE YEARS TO COME. DESIGNED AS A NON-IRRIGATED MIX, IRRIGATION WILL FOSTER ESTABLISHMENT AND PROLONG THE BLOOMING PERIOD.

SPECIES	COMMON NAME	BULK #'S/ACRE	MIN % PLS*
ACMISPON GLABER	DEERWEED	6.00	81
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	2.00	18
ENCELIA FARINOSA	BRITTLEBUSH	2.00	30
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	8.00	10
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	2.00	83
FESTUCA MICROSTACHYS	SMALL FESCUE	8.00	90
HESPEROYUCCA WHIPPLEI	OUR LORD'S CANDLE	0.50	79
LASTHENIA CALIFORNICA	DWARF GOLDFIELDS	1.00	68
LUPINUS BICOLOR	BICOLOR LUPINE	2.00	83
MIMULUS AURANTIACUS	MONKEYFLOWER	0.50	3
PHACELIA CILIATA	GREAT VALLEY PHACELIA	2.00	90
SALVIA APIANA	WHITE SAGE	2.00	35
SALVIA MELLIFERA	BLACK SAGE	2.00	60
STIPA PULCHRA	PURPLE NEEDLE GRASS	4.00	73
TRIFOLIUM WILLDENOVII	TOMCAT CLOVER	2.00	88
		44.00	

* MIN % PLS (PURE LIVE SEED) = SEED PURITY X GERMINATION RATE
SEEDING RATE: 44 LBS PER ACRE

APPROVED
Sep 9, 2021
PLANNING & DEVELOPMENT SERVICES

sotelo LANDSCAPE ARCHITECTS
2643 4th Avenue
San Diego CA 92103
phone 619.544.1977
angelina@asotelo.com
www.asotelo.com

LICENSED LANDSCAPE ARCHITECT
ANGELINA SOTELO 6025
Signature 12.31.21
Renewal Date 02.04.20
Date
STATE OF CALIFORNIA

QUAIL RIDGE
PINKARD LN.
LAKESIDE CA

SUBMIT. TO CLIENT	XX.XX.XX

LANDSCAPE CONCEPT PLAN

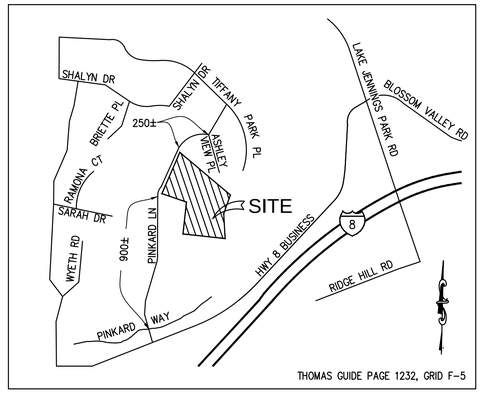
SHEET
L1.0

ALL IDEAS, DESIGN, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF SOTELO LANDSCAPE ARCHITECTS, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR THE USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SOTELO LANDSCAPE ARCHITECTS.

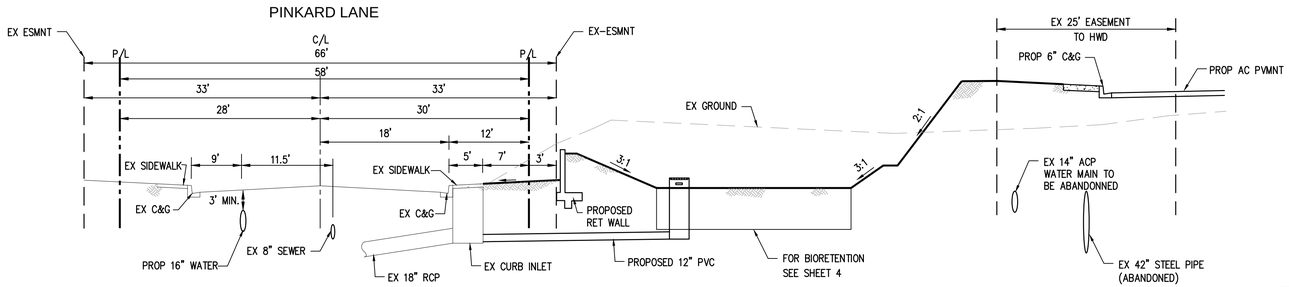
APPROVED
Sep 9, 2021
PLANNING & DEVELOPMENT SERVICES

QUAIL RIDGE

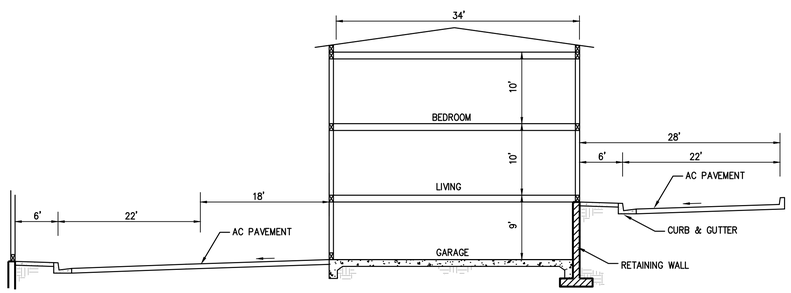
PDS2019-STP-19-012



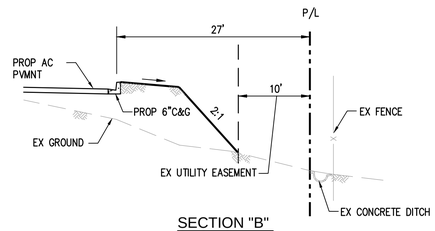
VICINITY MAP
NOT TO SCALE



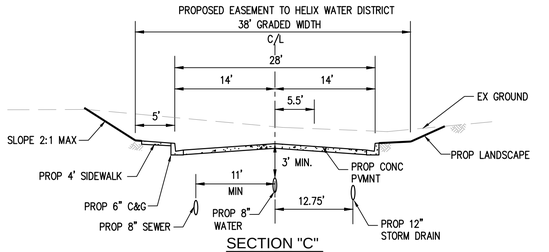
SECTION "A"
NOT TO SCALE



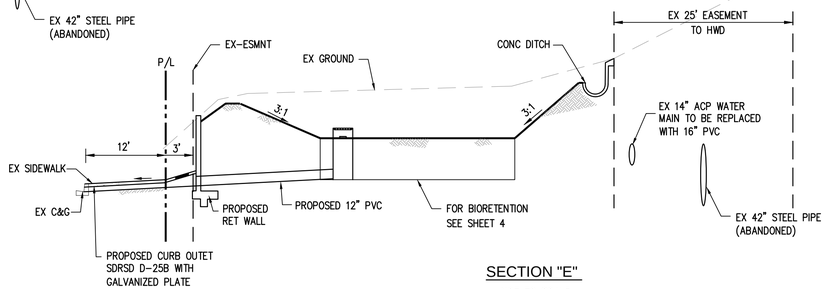
SECTION "D"
TYPICAL BUILDING CROSS SECTION
SCALE: 1" = 10'



SECTION "B"
NOT TO SCALE



SECTION "C"
PRIVATE ROAD
NOT TO SCALE



SECTION "E"
NOT TO SCALE

GRADING QUANTITIES

GRADED AREA	2.86 [ACRES]	MAX. CUT DEPTH	– [FT]
CUT QUANTITIES	46,862 [CYD]	MAX CUT SLOPE RATIO (2:1MAX)	–
FILL QUANTITIES	7,110 [CYD]	MAX. FILL DEPTH	– [FT]
EXPORT	39,752 [CYD]	MAX FILL SLOPE RATIO (2:1MAX)	–

THIS PROJECT PROPOSES TO EXPORT 39,752 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT. EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, COMPACTION, SATTLEMENT, ETC. CONTRACTOR SHOULD VERIFY QUANTITIES PRIOR TO BIDDING.

PRELIMINARY GRADING NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL 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 SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

LEGEND

ITEM	SYMBOL
INDICATES PROPERTY BOUNDARY	
ASPHALT SURFACE	
CONCRETE SURFACE	
CURB OUTLET (SDRSD D-25B)	
STORM DRAIN PIPE	
STORM DRAIN CATCH BASIN	
WATER SERVICE	W
SEWER LATERAL	S
FIRE HYDRANT ASSEMBLY	
SEWER MANHOLE	
SEWER MAIN (SIZE PER PLAN)	
WATER MAIN (SIZE PER PLAN)	W W
STORM DRAIN CURB INLET	
SLOPES 2:1	
BIORETENTION	
PAVERS	
CONTOUR	600
DRIVEWAY PER SDRSD G-14A/B	
SPOT ELEVATION	20.32TC 19.98FL

SITE ADDRESS:

PINKARD LANE
LAKESIDE, CA 92040

LEGAL DESCRIPTION:

PORTION OF LOT 1 OF BLOCK 46 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, TOGETHER WITH A PORTION OF THE ROAD ADJOINING SAID LOT 1.

PROJECT AREA:

TOTAL GROSS	172,731 SF–3.965 AC
TOTAL NET	163,827 SF–3.760 AC

APN:

398-330-11, 12 & 13

BENCH MARK:

CITY OF EL CAJON BENCH MARK NO. 493
ELEVATION: 786.743
DESCRIPTION: STD. BRASS CAP T/C IN FRONT OF 1779 & 1767 ELDON CT.

SOURCE OF TOPOGRAPHY:

FIELD SURVEY BY:
K & S ENGINEERING, INC
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO CA 92108
DATED September 22, 2014

AERIAL TOPOGRAPHY BY
MERCATOR ASSOCIATES INC.
1896 CHAPPARAL DRIVE
VISTA CA 92081
760.599.7390
760.599.7395
DATED SEPTEMBER 24, 2014

OWNER/APPLICANT

PINKERTON LANE ESTATES, LLC
MIKE SNYDER
10612 PROSPECT AVENUE
SANTEE, CA 92071
(619) 921-8895

PREPARED BY:

K & S ENGINEERING, INC
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO CA 92108
HOSSEIN ZOMORRODI RCE 43235
(619) 296-5565 EXT 120

SHEET INDEX:

TITLE SHEET, CROSS SECTIONS AND DETAILS	1
EXISTING TOPOGRAPHY/EASEMENT PLOT	2
CONCEPTUAL GRADING PLAN	3
BMP PLAN	4

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO	4
1	DEPARTMENT OF PUBLIC WORKS	SHEETS

TITLE SHEET FOR:

QUAIL RIDGE

CALIFORNIA COORDINATE INDEX 246–1803 (NAD27)

APPROVED
DIRECTOR OF PUBLIC WORKS
BY: RICHARD E. CROMPTON

ENGINEER OF WORK
HOSSEIN ZOMORRODI R.C.E. 43235 DATE

PDS2019-STP-19-012
RECORD ID

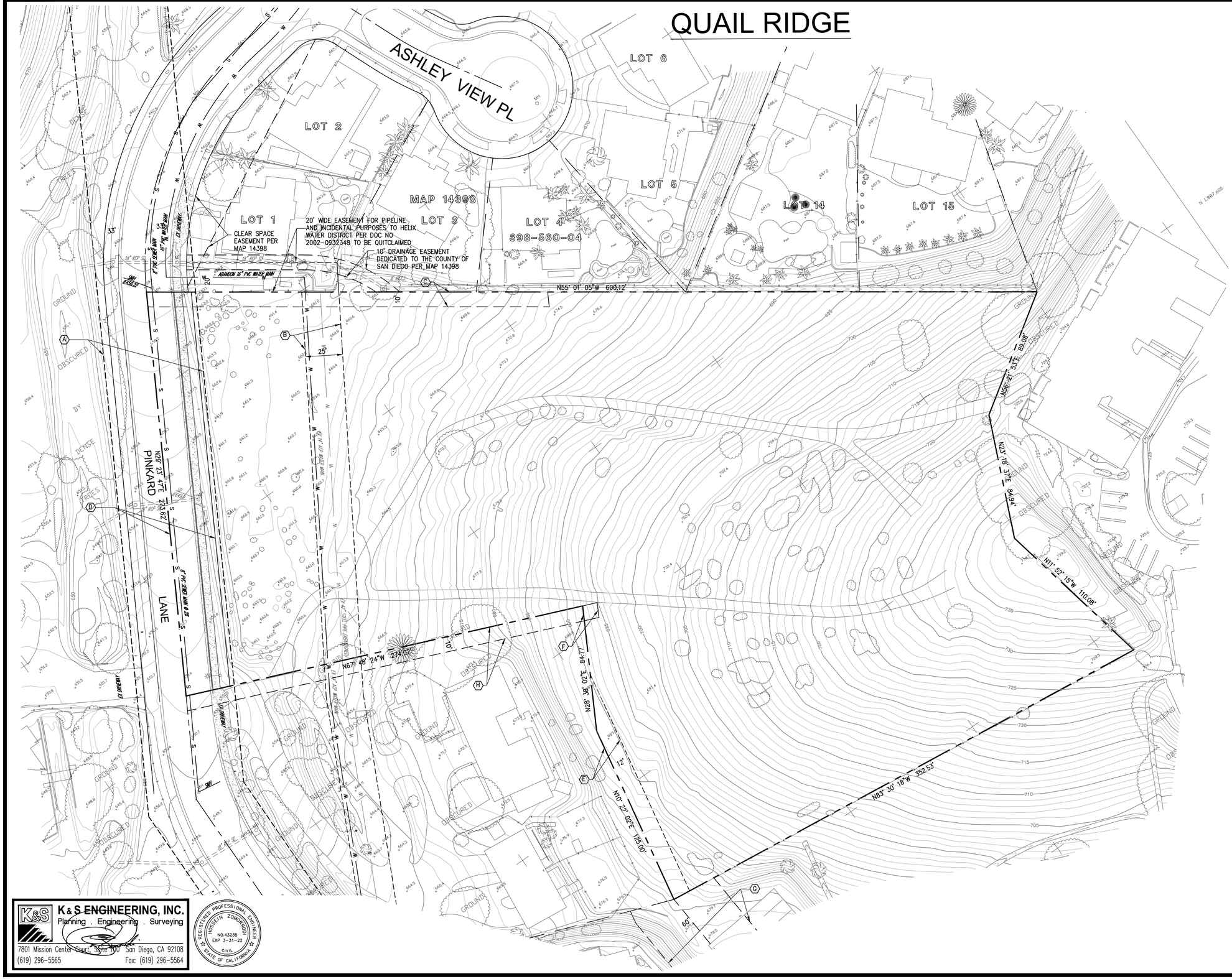
K&S ENGINEERING, INC.
Planning . Engineering . Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

REGISTERED PROFESSIONAL ENGINEER
HOSSEIN ZOMORRODI
NO. 43235
EXP 3-31-22
CIVIL
STATE OF CALIFORNIA

RMB
June 01, 2020

HWD RMB 20058

QUAIL RIDGE



EASEMENT NOTES:

FOR COVENANTS, CONDITIONS, RESTRICTIONS, LIENS, AGREEMENTS, PERMITS AND/OR ENCUMBRANCES, OTHER THAN THE EASEMENT DATA SHOWN HEREON, REFER TO CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT (PTR) NO. 00106125-993-SD2-CFU DATED 02/06/2020

PLOTTABLE EASEMENTS:

- (A) ITEM # 2 — 66' WIDE RIGHT OF THE PUBLIC WITHIN THE AREA COMMONLY KNOWN AS RS 805. SEE ROS 14759
- (B) ITEM # 5 — 25' WIDE EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES TO HELIX WATER DISTRICT PER BK 1603, PG 64, DEEDS.
- (C) ITEM # 7 — 10' WIDE EASEMENT FOR SEWER PIPE LINES TO LAKESIDE SANITATION DISTRICT PER DOC. NO 190784 REC 9-22-60
- (D) ITEM # 8 — 30' WIDE EASEMENT FOR PUBLIC HIGHWAY PER DOC 87-647858 REC 11-19-1987
- (E) ITEM #20 — 12' WIDE PRIVATE EASEMENT TO PASCHEN PER DOC 2019-0147086 REC 4/23/19

NON PLOTTABLE EASEMENTS:

THE FOLLOWING EASEMENT EFFECTS THE SUBJECT PROPERTY, HOWEVER THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

ITEM # 3,11&16 — SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED 02/08/1926, IN BOOK 1169, PAGE 176 OF DEEDS.

EASEMENTS FOR THE BENEFIT OF THE SUBJECT LAND:

- (F) 10' WIDE EASEMENT FOR UTILITY PURPOSES & APPURTENANCES, INGRESS & EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES LISTED AS PARCEL 4 UNDER PARCEL B OF PTR (NELY 10' OF NWLY 10').
- (G) 60' WIDE EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 60.00 FOOT IN WIDTH OVER LOT 1, BLOCK 46 OF SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, ACCORDING TO MAP RECORDED IN BOOK 170, PAGE 71 OF DEEDS LISTED AS PARCEL 2 UNDER PARCELS A, B & C OF PTR.
- (H) 10' WIDE EASEMENT FOR UTILITY PURPOSES & APPURTENANCES, INGRESS & EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES LISTED AS PARCEL 5 UNDER PARCEL B & PARCEL 3 UNDER PARCEL C OF PTR.

APPROVED
Sep 9, 2021
PLANNING & DEVELOPMENT SERVICES

0 15 30 60 90
GRAPHIC SCALE: 1" = 30'

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Planning . Engineering . Surveying
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(619) 296-5565 Fax: (619) 296-5564

REGISTERED PROFESSIONAL ENGINEER — HOSSEIN ZOMORRODI — NO. 43235 — EXP 3-31-22 — CIVIL — STATE OF CALIFORNIA

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	4 SHEETS
2		

EXISTING TOPOGRAPHY FOR:
QUAIL RIDGE
CALIFORNIA COORDINATE INDEX 246-1803 (NAD27)

APPROVED
DIRECTOR OF PUBLIC WORKS
BY: RICHARD E. CROMPTON

ENGINEER OF WORK
HOSSEIN ZOMORRODI R.C.E. 43235 DATE

PDS2019-STP-19-012
RECORD ID

RMB
June 01, 2020

HWD RMB 20058

QUAIL RIDGE

ASHLEY VIEW PL

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 14 | LOT 15

MAP 14398

398-560-04

CLEAR SPACE EASEMENT PER MAP 14398

20' WIDE EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES TO HELIX WATER DISTRICT PER DOC NO. 2002-0932348 TO BE QUITCLAIMED

10' DRAINAGE EASEMENT DEDICATED TO THE COUNTY OF SAN DIEGO PER MAP 14398

ABANDON 16" PVC WATER MAIN

N55° 01' 05"W 600.12'

COMMON AREA PAD 661.0

PINKARD LANE

PROP SMH 653.76RIM 646.58 IE

PROPOSED 16" PVC WATER

28' DWY

20' @6%

CL 28' DWY

R3D G-14 A/B

16" PVC WATER

8" PVC SEWER

6" PVC SEWER

8"PVC WATER MAIN

12" HDP STORM DRAIN

8" PVC SEWER MAIN @ 2%

BIORETENTION 654.80FG 651.80BOT 1,600SF

BIORETENTION 654.80FG 651.80BOT 1,100SF

BIKE PKG

PAD 693.0

PAD 694.0

PROPOSED EASEMENT TO HELIX WATER DISTRICT

REPLACE PORTION OF THE EXISTING 14" ACP WATER MAIN WITH 16" PVC

N67° 48' 24"W 274.02'

N28° 36' 32"E 3.20'

N10° 22' 02"E 125.00'

N63° 30' 18"W 352.53'

N11° 52' 15"W 110.08'

N23° 18' 37"E 84.94'

N66° 21' 51"E 89.08'

N29° 23' 47"E 273.62'

SEE DETAIL "A"

EX DRIVEWAY

ABANDON EX 14" ACP WATER MAIN

REPLACE EX 14" ACP WITH 16"PVC

EX 42" STEEL PIPE (ABANDONED)

25' HWD ESMNT

END NEW 16" PVC WATER

CONNECT TO EX 14"ACP 16"X14" REDUCER 14"COUPLING

0 15 30 60 90

GRAPHIC SCALE: 1" = 30'

DETAIL "A"

SCALE: 1"=20'

SPECIAL NOTES

1.- PROPOSED PAVERS SHALL SUPPORT 75,000 LBS FIRE APPARATUS

EASEMENT NOTES

SEE SHEET 2

APPROVED
Sep 9, 2021
PLANNING & DEVELOPMENT SERVICES

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
3		4

CONCEPTUAL GRADING PLAN FOR:

QUAIL RIDGE

CALIFORNIA COORDINATE INDEX 246-1803 (NAD27)

APPROVED
DIRECTOR OF PUBLIC WORKS
BY: RICHARD E. CROMPTON

ENGINEER OF WORK
HOSSEIN ZOMORRODI R.C.E. 43235 DATE

PDS2019-STP-19-012
RECORD ID

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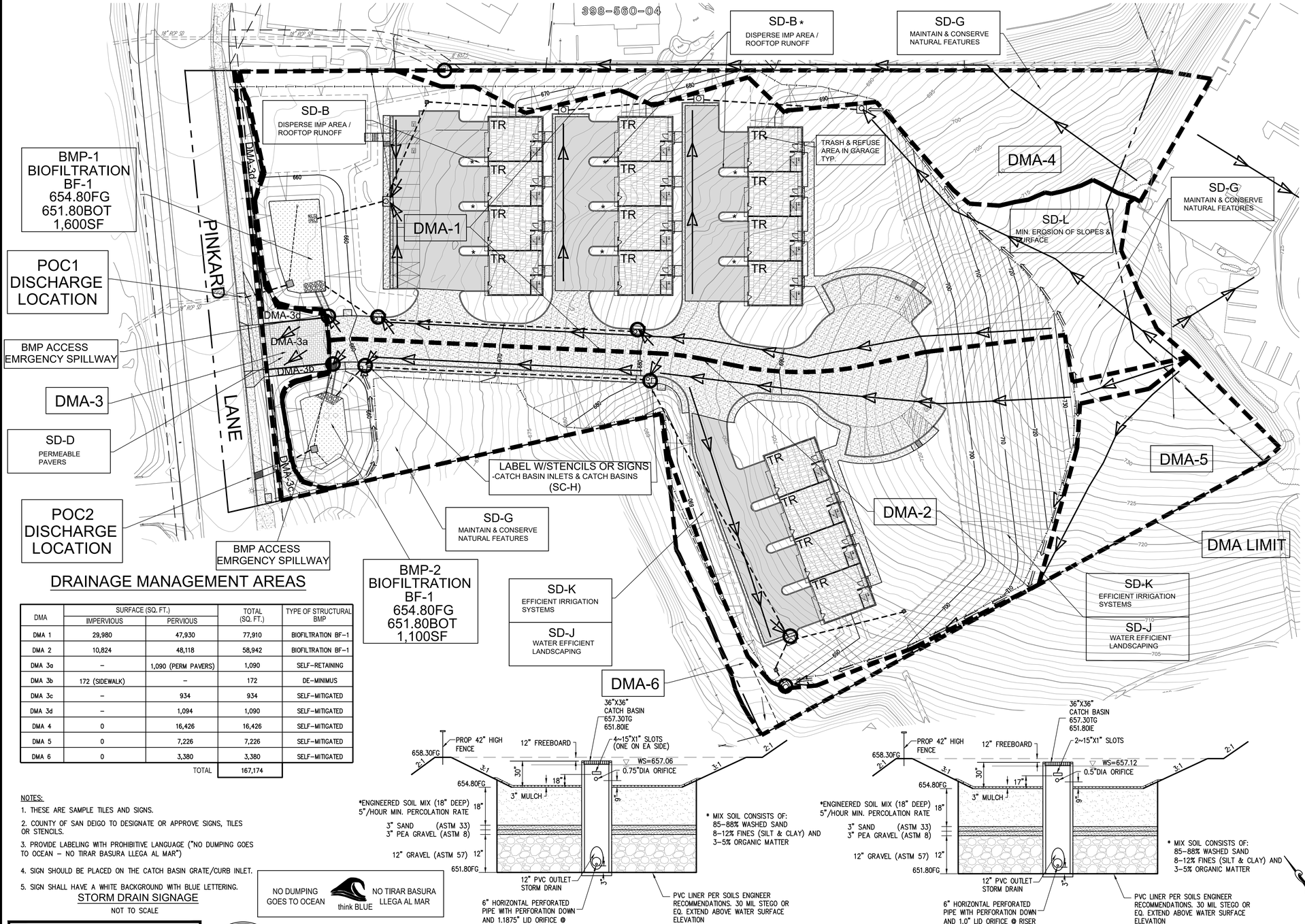
Planning . Engineering . Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

REGISTERED PROFESSIONAL ENGINEER HOSSEIN ZOMORRODI NO. 43235 EXP 3-31-22 CIVIL STATE OF CALIFORNIA

RMB
June 01, 2020

HWD RMB 20058

QUAIL RIDGE



DRAINAGE MANAGEMENT AREAS

DMA	SURFACE (SQ. FT.)		TOTAL (SQ. FT.)	TYPE OF STRUCTURAL BMP
	IMPERVIOUS	PERVIOUS		
DMA 1	29,980	47,930	77,910	BIOFILTRATION BF-1
DMA 2	10,824	48,118	58,942	BIOFILTRATION BF-1
DMA 3a	–	1,090 (PERM PAVERS)	1,090	SELF-RETAINING
DMA 3b	172 (SIDEWALK)	–	172	DE-MINIMUS
DMA 3c	–	934	934	SELF-MITIGATED
DMA 3d	–	1,094	1,090	SELF-MITIGATED
DMA 4	0	16,426	16,426	SELF-MITIGATED
DMA 5	0	7,226	7,226	SELF-MITIGATED
DMA 6	0	3,380	3,380	SELF-MITIGATED
		TOTAL	167,174	

NOTES:

1. THESE ARE SAMPLE TILES AND SIGNS.
2. COUNTY OF SAN DEIGO TO DESIGNATE OR APPROVE SIGNS, TILES OR STENCILS.
3. PROVIDE LABELING WITH PROHIBITIVE LANGUAGE ("NO DUMPING GOES TO OCEAN – NO TIRAR BASURA LLEGA AL MAR")
4. SIGN SHOULD BE PLACED ON THE CATCH BASIN GRATE/CURB INLET.
5. SIGN SHALL HAVE A WHITE BACKGROUND WITH BLUE LETTERING.

STORM DRAIN SIGNAGE

NOT TO SCALE

NO DUMPING GOES TO OCEAN — think BLUE — NO TIRAR BASURA LLEGA AL MAR

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REGISTERED PROFESSIONAL ENGINEER
HOSSEIN ZOMORODI
NO. 43235
EXP 3-31-22
CIVIL
STATE OF CALIFORNIA

BMP-1 - 1,600 SF
BF-1 BIOFILTRATION FACILITY DETAIL
(NO INFILTRATION)

NOT TO SCALE

BMP-2 - 1,100 SF
BF-1 BIOFILTRATION FACILITY DETAIL
(NO INFILTRATION)

NOT TO SCALE

GRAPHIC SCALE: 1" = 30'

LEGEND:

ITEM	SYMBOL
DRAINAGE MANAGEMENT AREA	
BIORETENTION	
ROOF	
CONCRETE	
ASPHALT	
PAVERS	
LABEL WITH STENCILS OR SIGN	TR
TRASH & REFUSE AREA	
DIRECTION OF FLOW	

APPROVED
Sep 9, 2021
PLANNING & DEVELOPMENT SERVICES

PROJECT INFORMATION

PROJECT NAME: QUAIL RIDGE
PROJECT ADDRESS: PINKARD LN ADJACENT TO 9181 PINKARD LN
APN: 398-330-11, 12 & 13

PROJECT APPLICANT

NAME: MIKE SNYDER
COMPANY: PINKERTON LANE ESTATES, LLC
ADDRESS:10612 PROSPECT AVENUE SANTEE, CA 92071
TELEPHONE:(619) 921-8895

BMP CATEGORY/TYPE

BIOFILTRATION BMP (BF-1)
(NO INFILTRATION WITH LINER)

PLANTING NOTES:

NATIVE PLANTS RESILIENT TO VARIABLE FLOW, TOLERANT TO SUMMER DROUGHT AND SATURATED SOIL CONDITIONS. IE: THINGRASS, YERBA MANZA, MARSH BACCAHRIS, CALIFORNIA FIELD SEDGE, SAN DIEGO SEDGE, RUSTY SEDGE, SALT GRASS, MEXICAN RUSH, CALIFORNIA GREY RUSH, CANYON PRINCE WILD RYE, NEVIN'S BARBERRY, DEERGRASS AND LOW BULLRUSH, FULLY VEGETATE BOTTOM OF BASIN.

GROUNDWATER

THERES IS NO GROUND WATER ONSITE PER GAMA TRACKER.

WDID NO:

TBD

HYDROLOGIC SOIL GROUP

SOIL TYPE C PER THE NRCS WEB SOILS

PRIORITY CLASSIFICATION

PRIORITY DEVELOPMENT PROJECT (PDP)

PROJECT WATERSHED

SAN DIEGO, LOWER SAN DIEGO 907.14

TOTAL DISTURBED AREA

124,595 SF

EXISTING IMPERVIOUS AREA

0 SF

CREATED OR REPLACE IMPERVIOUS AREA

40,976 SF

CRITICAL COARSE SEDIMENT YIELD AREA:

THERES IS NO CCSYA ON SITE

IMPERVIOUS/PERVIOUS TABLE

	IMPERVIOUS AREA (SQ.FT.)	PERVIOUS AREA (SQ.FT.)	TOTAL (SQ.FT.)
EXISTING	0	167,174	167,174
PROPOSED	40,976	126,218	167,714

PRIVATE CONTRACT

SHEET 4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	4 SHEETS

BEST MANAGEMENT PLAN FOR:

QUAIL RIDGE

CALIFORNIA COORDINATE INDEX 246-1803 (NAD27)

APPROVED
DIRECTOR OF PUBLIC WORKS
BY: RICHARD E. CROMPTON

ENGINEER OF WORK
HOSSEIN ZOMORRODI R.C.E 43235 DATE

PDS2019-STP-19-012
RECORD ID

June 01, 2020 RMB

HWD RMB 20058

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SLOPE	COLOR	AREA	%TOTAL
0–15%		56,277 S.F.	33%
15–25%		107,370 S.F.	61%
25–50%		9,006 S.F.	5%
50–100%		78 S.F.	1%
TOTAL		172,731 S.F.	100%

0 15 30 60 90
SCALE: 1"=30'

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(619) 296-5565 Fax: (619) 296-5564

REGISTERED PROFESSIONAL ENGINEER
MOSES N. ZOMOROD
NO. 43235
EXP. 3-31-20
CIVIL
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO
SLOPE ANALYSIS EXHIBIT FOR:
PINKERD LANE

K&S ENGINEERING 7801 MISSION CENTER CT., SUITE 200 SAN DIEGO, CA 92108 (619) 296-5565

Quail Ridge Condominiums

PDS2025-TM-5663

Vicinity

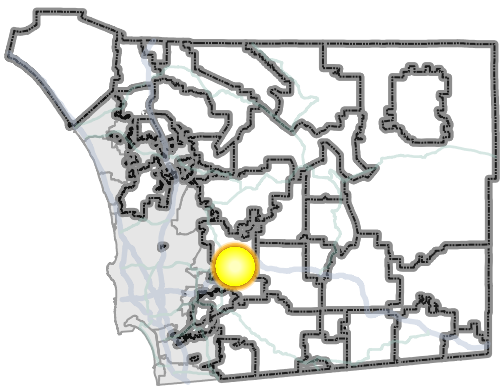
Lakeside
Community Plan Area

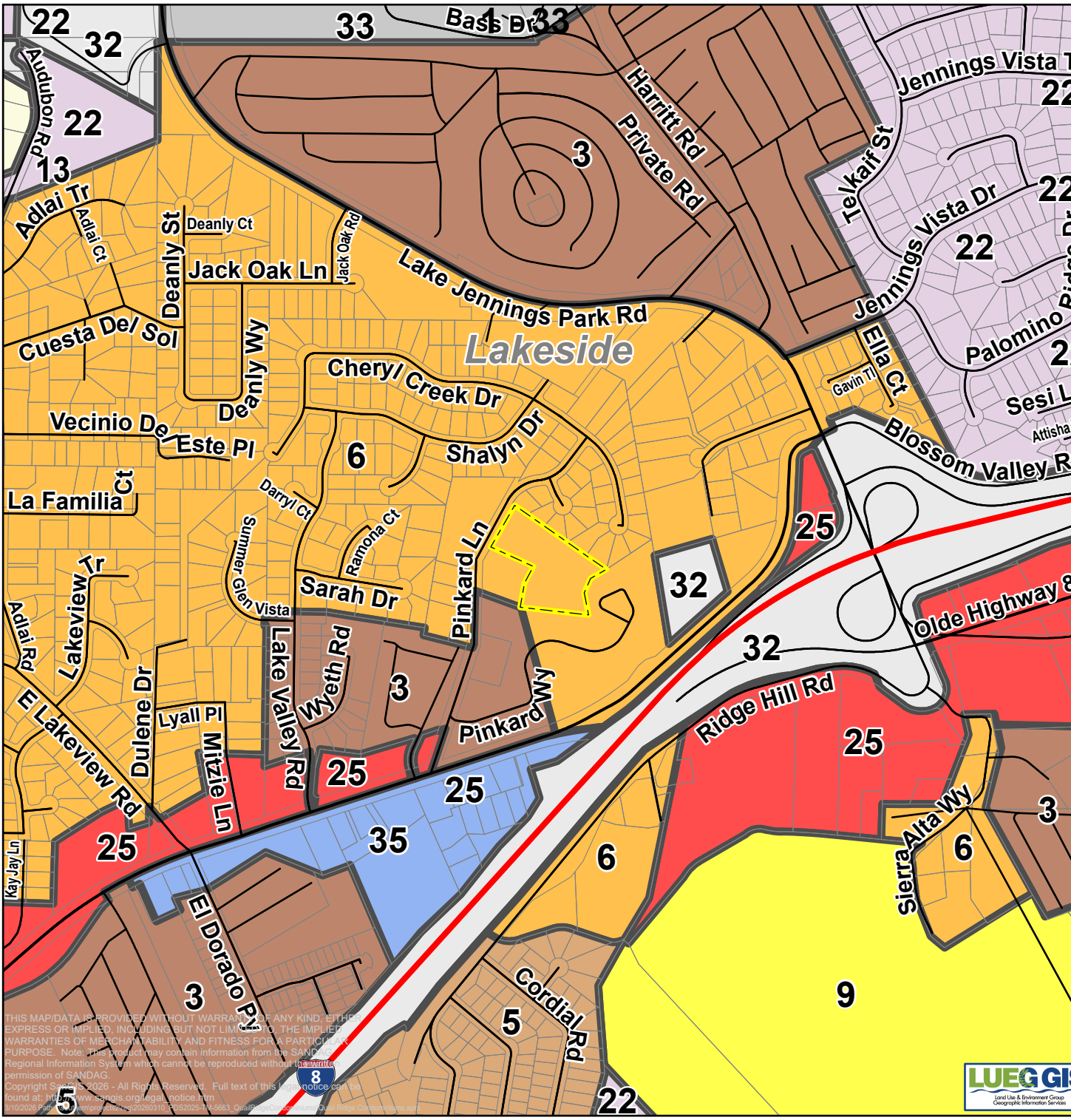
Roads
Site
Parcels
Incorporated
CPA

N

0 0.2 0.4
Miles

1:32,500





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3/10/2026 P:\Pds\emp\projects\20260310_PDS2025-TM-5663_QuailRidgeCondominiums\Quail Ridge Condominiums.aprx

Quail Ridge Condominiums

PDS2025-TM-5663

General Plan

Lakeside Community Plan Area

- Roads
- Site
- Parcels
- CPA

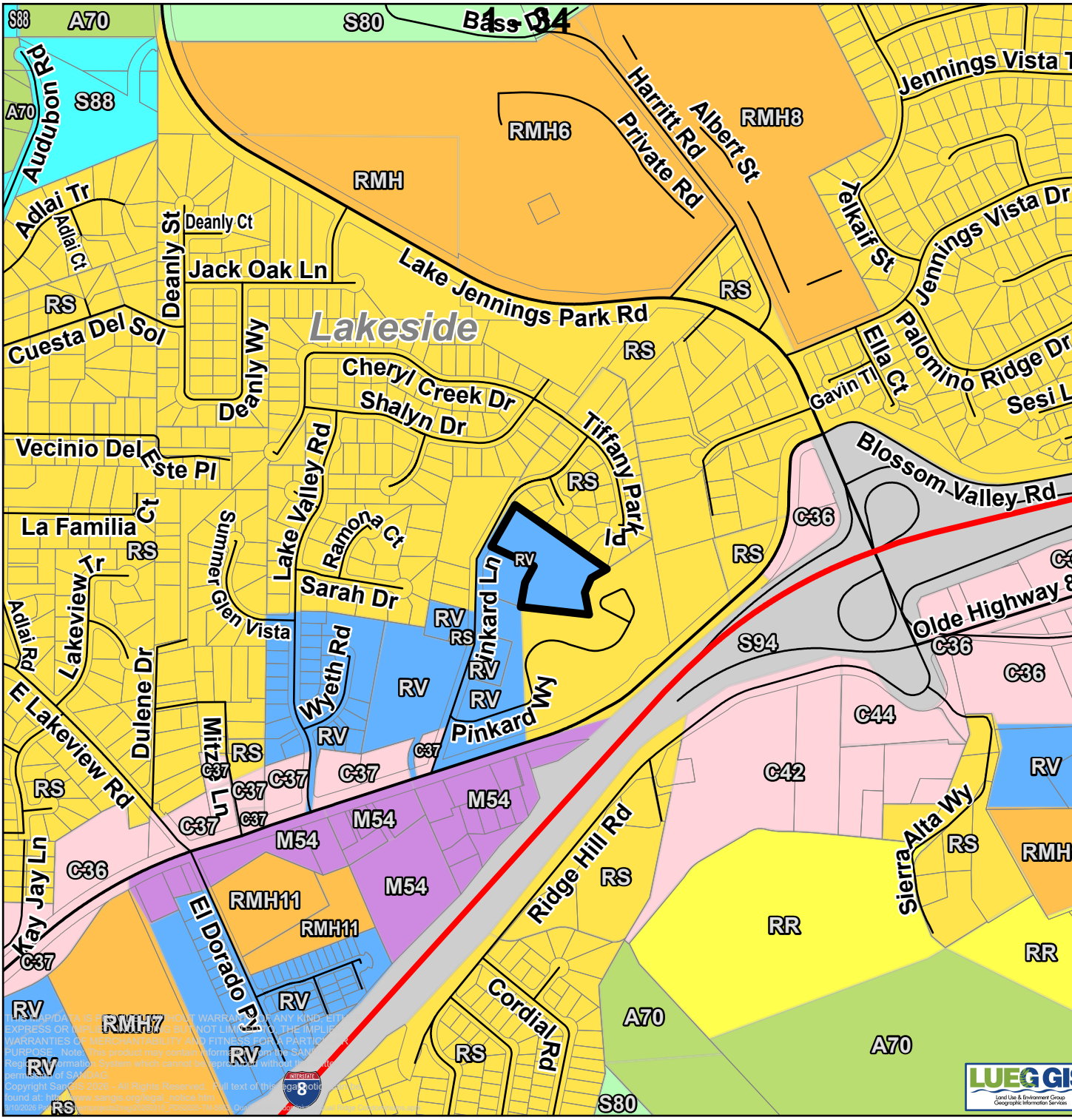
General Plan

- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (9) Semi-Rural Residential (SR-1)
- (13) Semi-Rural Residential (SR-4)
- (22) Specific Plan Area
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (35) Medium Impact Industrial

N

0 295 5

Feet



Quail Ridge Condominiums
PDS2025-TM-5663

Zoning

Lakeside
Community Plan Area

- Roads
- Site
- Parcels
- CPA

Zoning

- (A) Agriculture
- (C##) Commercial and Office
- (M##) Industrial
- (S80) Open Space
- (RS) Residential - Single
- (RMH) Residential Mobile Hor
- (RV) Residential - Variable
- (RR) Rural Residential
- (S88) Specific Plan
- (S##) Transportation and Utilit

N 0 295 5
Feet

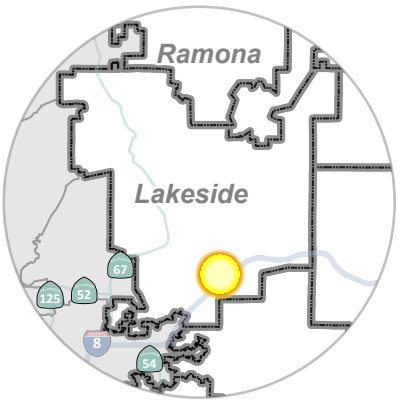
Quail Ridge Condominiums

PDS2025-TM-5663

Aerial

Lakeside
Community Plan Area

Roads
Site
CPA



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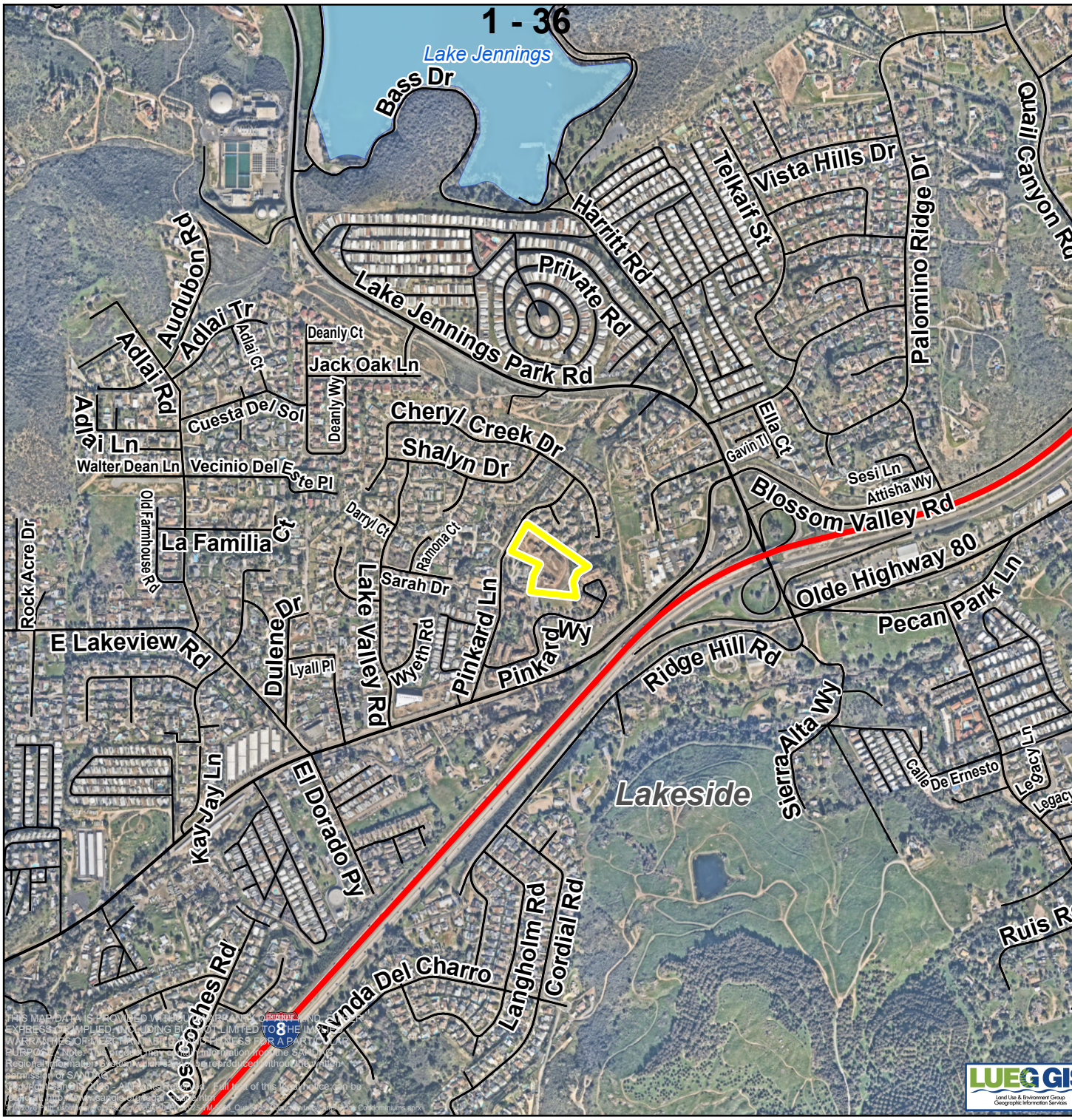
Feet



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LUEG GIS
Land Use & Environment Group
Geographic Information Services

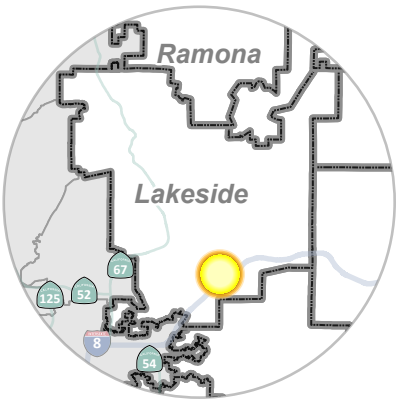
Quail Ridge Condominiums

PDS2025-TM-5663

Aerial

Lakeside
Community Plan Area

Roads
Site
CPA



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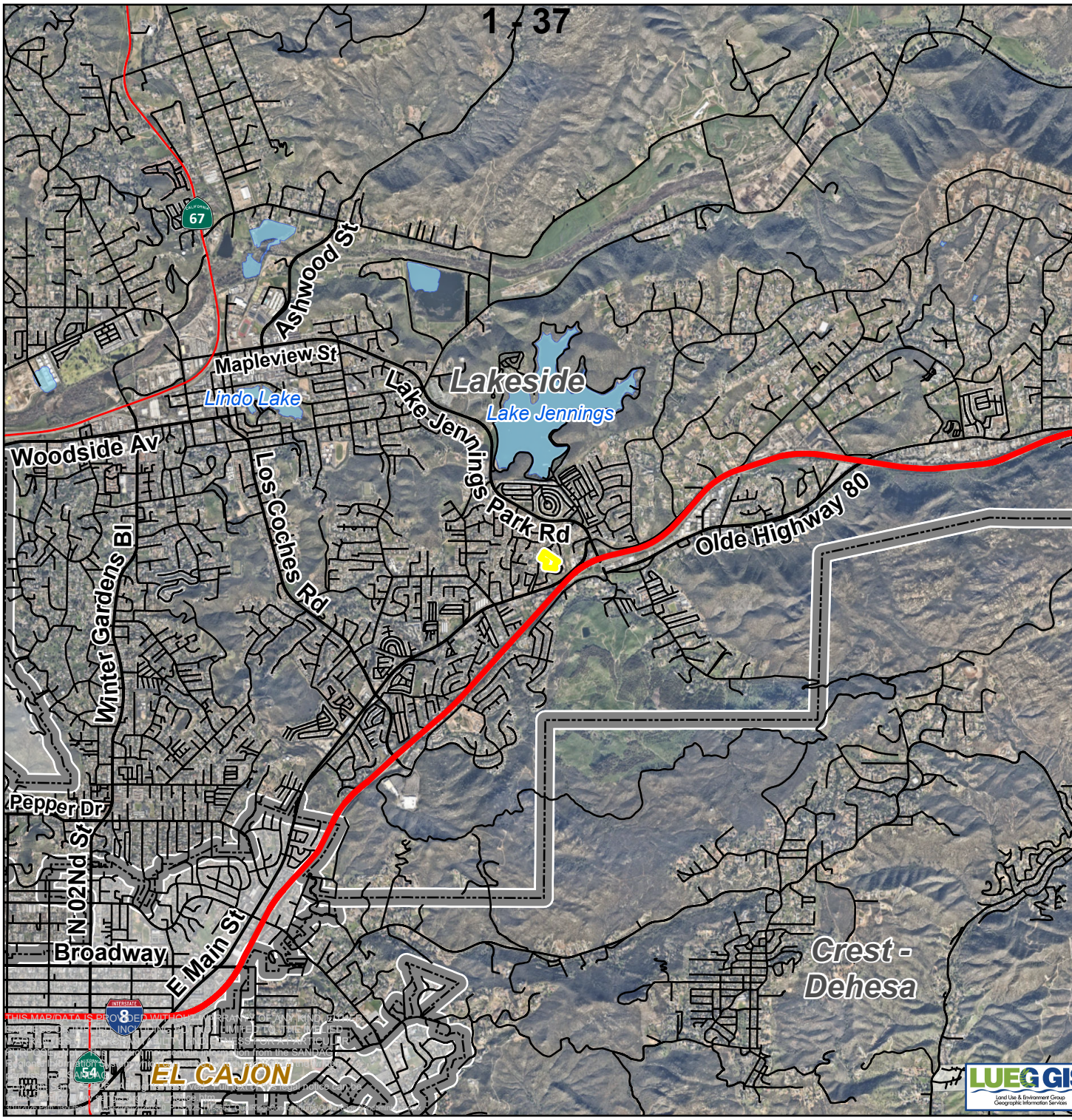
Feet



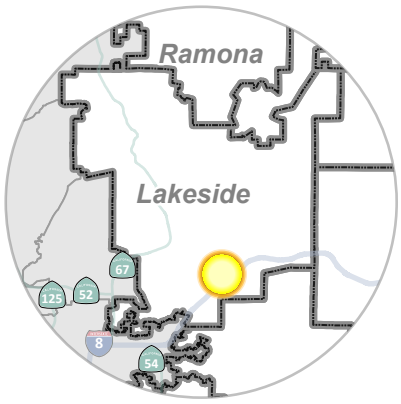
Quail Ridge Condominiums

PDS2025-TM-5663

Aerial

Lakeside Community Plan Area

- Roads
- Site
- Tribal Lands
- Incorporated
- CPA



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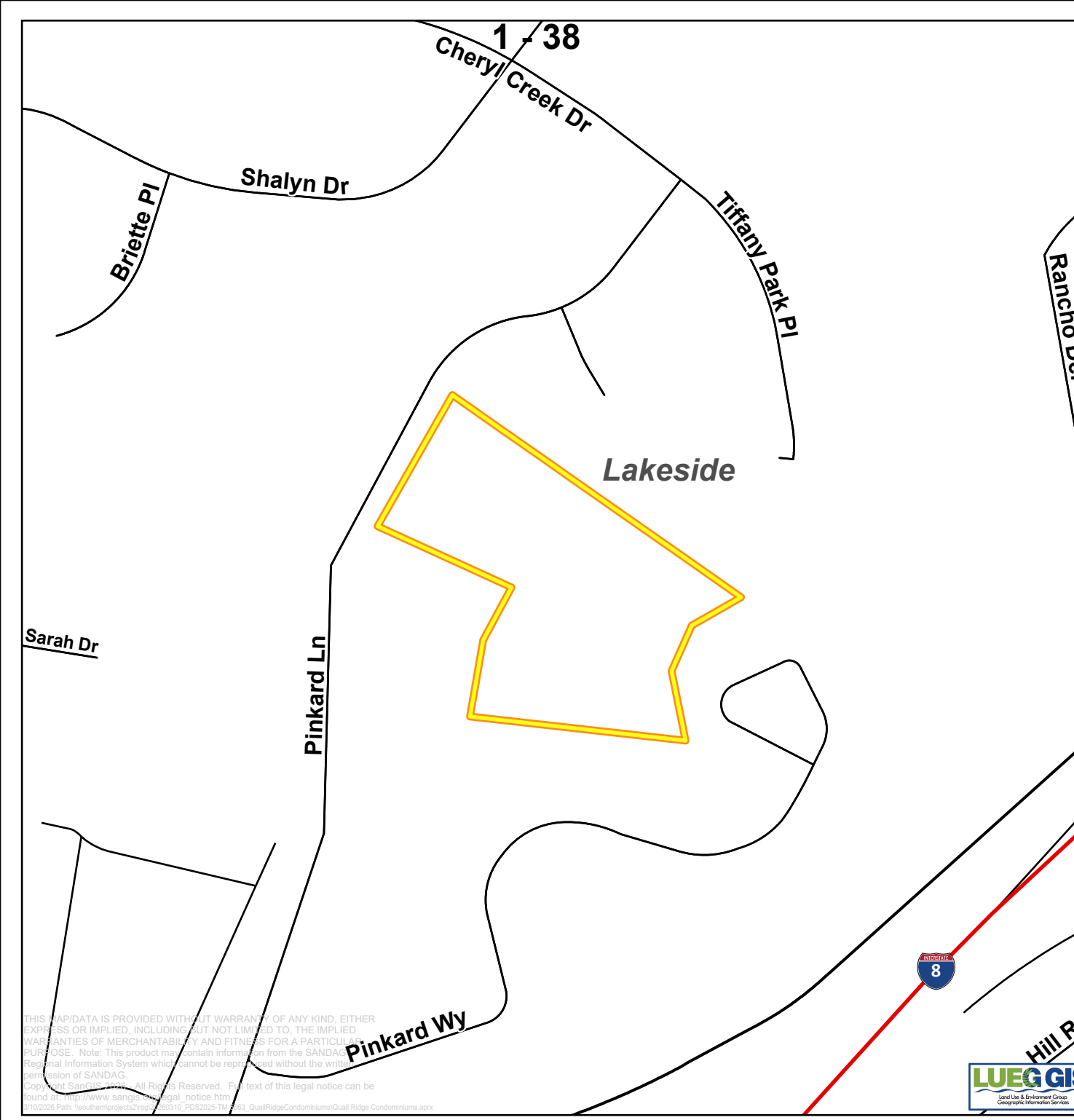


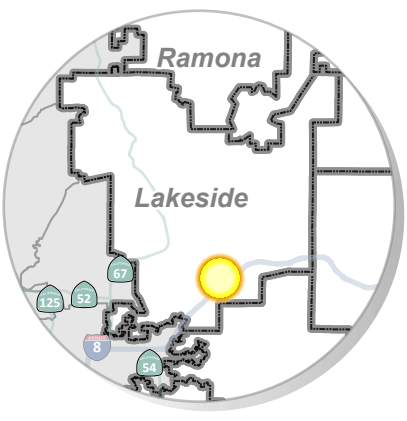
Quail Ridge Condominiums

PDS2025-TM-5663

Site Location

Lakeside
Community Plan Area

Roads
Site
CPA



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0 125 25

Feet

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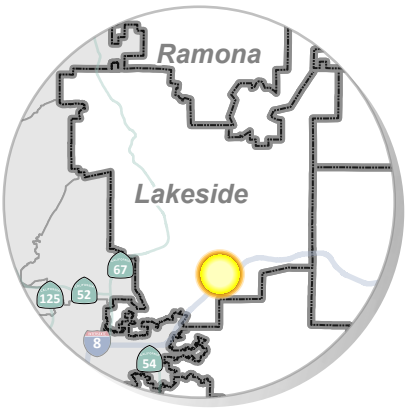
Quail Ridge Condominiums
PDS2025-TM-5663

Site Location

Lakeside
Community Plan Area

Roads
Site
CPA



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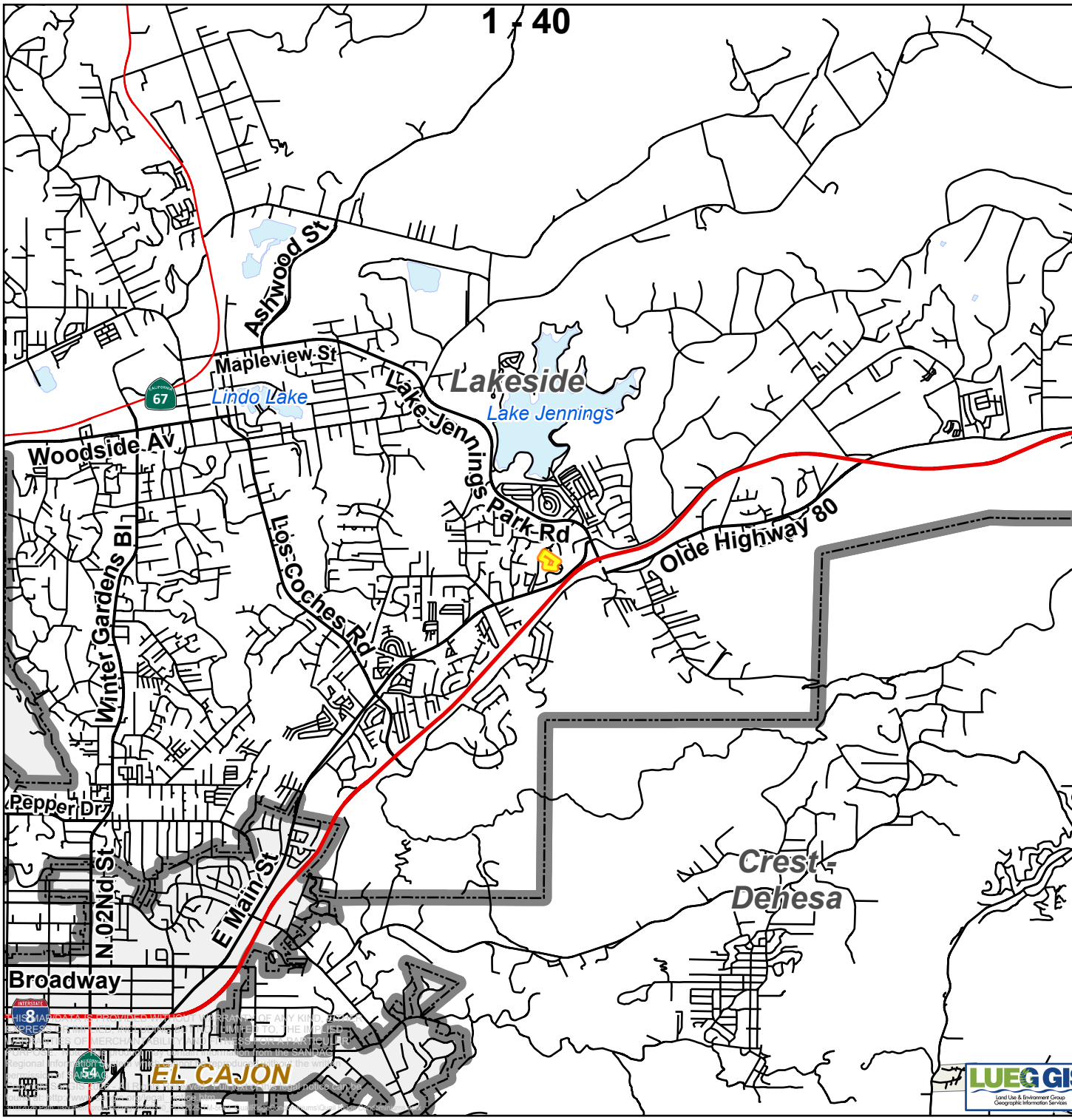


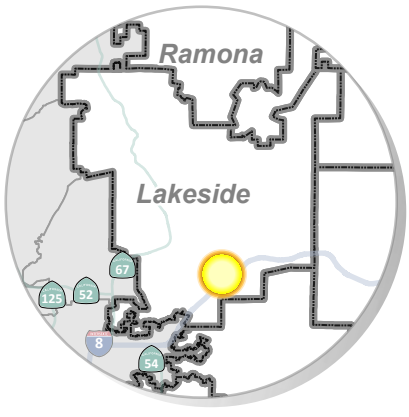
Quail Ridge Condominiums

PDS2025-TM-5663

Site Location

Lakeside
Community Plan Area

- Roads
- Site
- Tribal Lands
- Incorporated
- CPA



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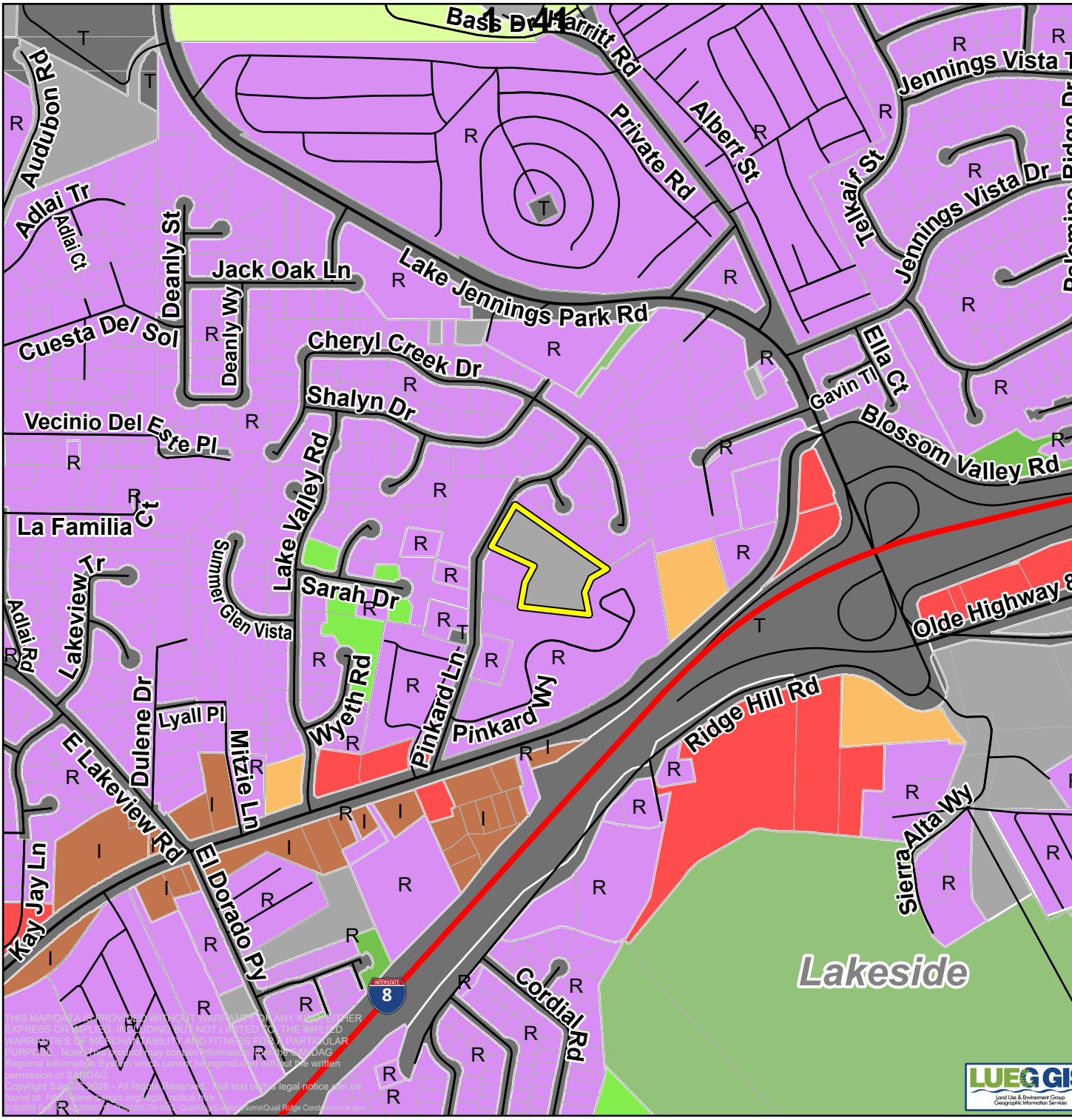


Quail Ridge Condominiums

PDS2025-TM-5663

Land Use

Lakeside
Community Plan Area

- Roads
- Site
- Parcels
- CPA

Land Use

- Agriculture
- Commercial
- Industrial
- Open Space Preserve
- Parks and Recreation
- Public/Semi-Public Services
- Residential
- Transportation
- Undevelopable Natural Area
- Vacant and Undeveloped Lar

N 0 295 5
Feet

Attachment B – Tentative Map Resolution TM-5663

Hearing Date: May 8, 2026

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. PDS2025-TM-5663)

WHEREAS, Tentative Map No. PDS2025-TM-5663 proposing the division of property located on Pinkerton Lane and generally described as:

PORTIONS OF LOT I IN BLOCK 46 OF THE SUBDIVISION OF TI-IE "S" TRACT OF THE RANCHO EL CAJON, IN TI-IE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF DEEDS, DESCRIBED A FOLLOWS:

THAT PORTION OF SAID LOT I AS DESCRIBED IN DEEDS RECORDED OCTOBER 22, 2014 AS DOC. NO. 2014-0458918 (HEREINAFTER REFERRED TO AS DD1), MAY 22, 2015 AS DOC. NO. 2015-0263678 (HEREINAFTER REFERRED TO AS DD2), AND MAY 22, 2015 AS DOC. NO. 2015-0263679 (HEREINAFTER REFERRED TO AS DD3), ALL OFFICIAL RECORDS OF SAN DIEGO COUNTY, AS RETRACED ON RECORD OF SURVEY MAP NO. 14759, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SANDIEGO COUNTY, JANUARY 5, 1995, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF DD1; THENCE NORTH 55°09'08" WEST 600.12 FEET TO THE MOST NORTHERLY CORNER OF DD2; THENCE SOUTH 29°15'44" WEST 273.62 FEET TO THE MOST WESTERLY CORNER OF SAID DD2; THENCE SOUTH 67°56'27" EAST 274.02 FEET TO THE MOST SOUTHERLY CORNER OF SAID DD2, SAID POINT ALSO BEING TI-IE MOST NORTHERLY CORNER OF DD3; THENCE SOUTH 28°29'59" WEST 84.77 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID DD3; THENCE SOUTH 10°13'59" WEST 125.00 FEET TO THE SOUTHWEST CORNER OF SAID DD3; THENCE SOUTH 83°38'21" EAST 352.54 FEET TO THE SOUTHEAST CORNER OF SAID DD3; THENCE NORTH 12°00'18" WEST, I 10.09 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID DD3; THENCE NORTH 23°10'34" EAST 84.94 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID DD1; THENCE NORTH 56°13'50" EAST 89.08 FEET TO THE POINT OF BEGINNING.

PARCEL A OF CERTIFICATE OF COMPLIANCE CC-21-0078 FILED IN THE RECORDER’S OFFICE OF THE COUNTY OF SAN DIEGO AS DOC#2021-0859006. (APN: 398-330-18-00)

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on July 22, 2025; and

WHEREAS, on May 8, 2026, the Planning Commission of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Board of Supervisors of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, DETERMINED, AND ORDERED, that based on the findings, said Tentative Map is hereby approved subject to the following conditions:

MAP EXPIRATION: The approval of this Tentative Map Expires Thirty-Six (36) Months after the date of the approval of this Resolution at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A FINAL MAP IS APPROVED BY THE BOARD OF SUPERVISORS AND FILED WITH THE COUNTY RECORDER OF SAN DIEGO COUNTY (AND, WHERE SPECIFICALLY, INDICATED, SHALL ALSO BE COMPLIED WITH PRIOR TO APPROVAL OF ANY PLANS, AND ISSUANCE OF ANY GRADING OR OTHER PERMITS AS SPECIFIED):

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Tentative Subdivision Maps Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Document No. 740858(a) (Attached Herein as Exhibit A), shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are hereby waived:**

(1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019.

(2) Standard Condition 22: Said conditions apply to a septic sewer system. The project proposes a public sewer system.

(3) Standard Condition 24: Said condition applies to projects outside the boundaries of a fire protection agency. This project is within the Lakeside Fire Protection Districts service area.

(4) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

WAIVER(S) AND EXCEPTION(S): This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the County Subdivision Ordinance requirements to permit:

1. **Pinkard Lane** is classified as a non-mobility element Residential Road in the County Road network. The Public Road Standards requires a minimum intersectional sight distance of 300 feet based on the minimum design speed of the road classification of 30 MPH. The Department of Public Works approved a Design Exception Request to reduce the minimum intersectional sight distance criteria looking south (north-bound traffic) to the minimum stopping sight distance based on American Association of State Highway and Transportation Officials (AASHTO) requirements, which is 188 feet, on July 24, 2020. The available intersectional sight distance looking south (north-bound traffic) along **Pinkard Lane** is 212 feet.

2. **Pinkard Lane** is classified as a non-mobility element Residential Road in the County Road network. The Public Road Standards requires a minimum intersectional sight distance of 300 feet based on the minimum design speed of the road classification of 30 MPH. The Department of Public Works approved a Design Exception Request to reduce the minimum intersectional sight distance criteria looking north (south-bound traffic) to the minimum stopping sight distance based on AASHTO requirements, which is 206 feet, on July 24, 2020. The available intersectional sight distance looking north (south-bound traffic) along **Pinkard Lane** is 283 feet.

APPROVAL OF MAP: The conditions shall be complied with either before a Final Map is approved and filed with the County Recorder or where specifically indicated, may be satisfied on the Final Map and shall also be complied with prior to approval of any plans and issuance of any grading or other permits as specified:

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to [PDS, Zoning Counter], which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any Final Map and prior to the approval of any plan and issuance of any permit, all

fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

2. ROADS#1–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance looking south (north-bound traffic) along **Pinkard Lane** from the proposed access road in accordance with the approved Design Exception Request dated July 24, 2020. The available sight distance exceeds the minimum Stopping Sight Distance requirements of _____ as described by AASHTO based on a speed of _____. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance looking north (south-bound traffic) along **Pinkard Lane** from the proposed access road in accordance with the approved Design Exception Request dated July 24, 2020. The available sight distance exceeds the minimum Stopping Sight Distance requirements of _____ as described by AASHTO based on a speed of _____. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

c. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

3. ROADS#2–QUITCLAIM HELIX WATER EASEMENT

INTENT: In order to promote orderly development, the existing Helix Water District easement shall be quitclaimed. **DESCRIPTION OF REQUIREMENT:** The existing private Helix Water District easement, recorded on 02/27/1929 in Book 1594, Page

327 of Deeds shall be quitclaimed. **DOCUMENTATION:** Quitclaim the existing twenty-five-foot (25') wide Helix Water District for pipeline and incidental purposes recorded on 02/27/1929 in Book 1594, Page 327 of Deeds. **TIMING:** Prior to the recordation of the Final Map, this requirement shall be completed. **MONITORING:** The [PDS, LDR] shall review to ensure compliance with this condition.

4. ROADS#3–ONSITE PRIVATE DRIVE AISLE CERTIFICATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Section 81.404, and the requirements of the Lakeside Fire Protection District, the improved quality and the pavement for the onsite access drive aisles shall be certified. **DESCRIPTION OF REQUIREMENT:**

a. The private onsite access drive aisles shall be certified to ensure that it is graded to a minimum width of twenty-eight feet (28') and to a minimum unobstructed improved width of twenty-four feet (24') with asphalt concrete pavement over approved base and is to the satisfaction of the Lakeside Fire Protection District. The private drive aisle shall be improved to meet design standards of San Diego County Standards Conditions for Tentative Subdivision Maps Condition 11.b to the satisfaction of the Director of PDS.

b. The project shall further certify that all onsite access roads have installed a parking prohibition through "NO PARKING FIRE LANE" signs and/or painted red curb to maintain the minimum unobstructed fire access lane.

DOCUMENTATION: The applicant shall have a Registered Civil Engineer provide a signed statement that the private road, meets the standards of this condition. The engineer shall further certify that the road meets all San Diego County Standard Conditions for Tentative Subdivision Maps (approved June 16, 2000) Condition 11. **TIMING:** Prior to the recordation of the Final Map, the road shall be certified by a register Civil Engineer with the State of California. **MONITORING:** The [PDS, LDR] shall review the certification for consistency with the condition and County Standards.

5. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners' association or other private entity.

b. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The

SWMA shall be signed and notarized by the applicant and deemed complete by the County.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map, the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

6. UTILITIES#3–UTILITY CONCURRENCE LETTERS

INTENT: In order to inform the local public entities and utility companies that the Final Map is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for signature on the Final Map shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters which state that the public entities affected by this project have received a copy of the proposed Final Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the improvement plans and approval of the Final Map, the letters shall be submitted. **MONITORING:** The [PDS, LDR] shall review the signed letters.

7. ROADS#4–ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County Subdivision Ordinance Sec. 81.404 and 81.405, the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. **TIMING:** Prior to recordation of the Final Map, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide receipt of payment for the applicant.

PUBLIC IMPROVEMENTS: *(The following Public Improvements shall be completed before the approval of the Parcel Map, or enter into a secured agreement for their completion).*

8. ROADS#5–PUBLIC ACCESS IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Section 81.404, project access shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the private road connection to **Pinkard Lane**.

a. The project driveway access shall be designed and constructed per standard drawing G-14A or DS-07 to the satisfaction of the Director of Planning & Development Services.

b. The pavement taper from the ultimate right-of-way line to the existing edge of pavement, with asphalt concrete to the satisfaction of the Director of Planning & Development Services.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the San Diego County Standards for Private Roads, the Land Development Improvement Plan Checking Manual, and the Lakeside Fire Protection District requirements. **DOCUMENTATION:** The applicant shall obtain a Construction Permit for any work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section. **TIMING:** The applicant shall either:

c. Obtain approval for a DPW Right of Way Construction Permit and construct a standard driveway apron per San Diego Regional Standard Drawing G-14A or San Diego County Public Works Standard Drawing DS-07 with ADA-complaint pedestrian pathway prior to legalizing the lots.

OR

d. Prior to the recordation of the Final Map, the required agreements and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map pursuant to Subdivision Ordinance Sec. 81.403. The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map.

MONITORING: The [PDS, LDR] shall review the documents provided to ensure compliance with this condition.

9. DRNG#1–PUBLIC DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance County Code Section 81.403 and to comply with the County Flood Damage Prevention Ordinance No. 10091 (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., and the County Resource Protection Ordinance (RPO) No. 9842, drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve, or agree to improve, and provide security to install a Modified RSD-25 Curb Outlet. A galvanized checkered plate cover and frame shall be added to the top of curb outlets for maintenance access to the satisfaction of the Director of DPW. All drainage plan improvements shall be prepared and completed pursuant to the

following ordinances and current standards: San Diego County Drainage Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No. 9842, County Flood Damage Protection Ordinance No. 10091 (Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. No Building permit can receive final approval or occupancy until these improvements are completed. **DOCUMENTATION:** The applicant shall obtain DPW Right of Way Permit(s) to install a curb inlet within the Pinkard Lane County right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284. **TIMING:** The applicant shall either:

a. Obtain approval for DPW Right of Way Permit(s) and install a Modified RSD-25 Curb Outlet within the Pinkard Lane County right of way prior to legalizing the lots.

OR

b. Prior to the recordation of the Final Map, the required agreements and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map pursuant to Subdivision Ordinance Sec. 81.403. The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map.

MONITORING: The [PDS, LDR] shall review the documents provided to ensure compliance with this condition.

10. UTILITIES#4–PUBLIC UTILITY IMPROVEMENTS

INTENT: In order to ensure that the proposed subdivision has the required water and fire protection services, and to comply with County Subdivision Ordinance Sec. 81.404, the services shall be provided to the subdivision. **DESCRIPTION OF REQUIREMENT:** Improve, or agree to improve, the following:

a. Install sixteen-inch (16”) PVC water supply pipe along Pinkard Lane to serve the subdivision in accordance with the standards of the Helix Water District.

b. Install eight-inch (8”) PVC fire water supply pipe to serve the subdivision in accordance with the standards of the Helix Water District within the Pinkard Lane right of way.

c. Plans and specifications for construction of the proposed sewer connection within Pinkard Lane shall be approved by San Diego County Sanitation District (District).

d. Public sewer manhole shall be installed for the proposed 8-inch private sewer main connection(s) within the County public right-of-way on Pinkard Lane.

e. One fire hydrant, together with an adequate water supply, shall be installed in accordance with the specifications of the Lakeside Fire Protection District and San Diego County standards fronting the southeastern corner of the subdivision along Pinkard Lane as shown on Sheet 5 of the grading plans, PDS2020-LDGRMJ-30305. On paved roads, a "blue dot" marker shall be installed in the pavement to indicate the location of the fire hydrant(s).

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

The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. No Building permit can receive final approval or occupancy until these improvements are completed. **DOCUMENTATION:** The applicant shall obtain DPW Right of Way Permit(s) to install water and fire water facilities to serve the project within the Pinkard Lane County right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284. **TIMING:** The applicant shall either:

g. Obtain approval for DPW Right of Way Permit(s) and install water and fire water facilities within the Pinkard Lane County right of way prior to legalizing the lots.

OR

h. Prior to the recordation of the Final Map, the required agreements and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map pursuant to Subdivision Ordinance Sec. 81.403. The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map.

MONITORING: The [PDS, LDR] shall review the documents provided to ensure compliance with this condition.

11. ROADS#6–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7, adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are

considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the recordation of the Final Map, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

GRADING PERMIT: (*Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits*).

12. EASEMENTS#1–EASEMENT CONCURRENCE LETTERS

INTENT: In order to ensure work is constructed within easements through authorization of the public entity or grantee of the easement. **DESCRIPTION OF REQUIREMENT:** A letter of authorization or documentation shall be provided demonstrating that work or construction can occur within applicable easements on the subject property. **DOCUMENTATION:** The applicant shall provide letters of authorization from a grantee of an easement or documentation demonstrating that work or construction can occur within applicable easements on the subject property. The applicant shall submit the documentation to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the improvement plans or grading plan, the documentation shall be submitted. **MONITORING:** The [PDS, LDR] shall review the documentation.

13. DRNG#1–DRAINAGE IMPROVEMENTS

INTENT: In order to provide the required drainage improvements for the project and to comply with the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the County Resource Protection Ordinance (RPO) No. 9842, Community Trails Master Plan and Section 810.105(c) of the Parkland Dedication Ordinance, the drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

a. The proposed Curb Outlet shall be a Modified RSD-25 detail. A galvanized checkered plate cover and frame should be added to the top of curb outlets for maintenance access to the satisfaction of the Director of DPW.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and standards: San Diego County Drainage Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No. 9842, and County Flood Damage Protection Ordinance

(Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. No Building permit can receive final approval or occupancy until these improvements are completed. **DOCUMENTATION:** The applicant shall complete the following:

a. Process and obtain approval of Improvement Plans to improve Pinkard Lane.

b. Provide Secured Agreements in accordance with Section 7613 of the Zoning Ordinance.

c. Pay all applicable inspection fees with [DPW, PDCI].

d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of any plan the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] [DPR, TC, PP] shall review the plans for consistency with this condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

PRIOR TO APPROVAL OF FINAL MAP: (*Following Grading Permit)*

14. PLN#1–CONDO CONVERSION NOTICES:
INTENT: In order to comply with State Public Noticing requirements for Condominium (Condo) Conversions, the residents shall be given proper notice of the proposed condo conversion. **DESCRIPTION OF REQUIREMENT**: Each of the tenants of the proposed condominium shall be given the following notices:

a. 180 days written notice of intention to convert before termination of tenancy due to the conversion or proposed conversion,

b. Notice of an exclusive right to contract for the purchase of their respective units upon the same terms and conditions that such units will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives written notice of his/her intention not to exercise the right; and

c. A 10 days written notification that an application for a public report will be or has been submitted to the Department of Real Estate and that such report will be available on request.

DOCUMENTATION: The applicant shall submit to the [PDS, PCC] a signed statement that states that the required notices were given, or will be given to each resident at the time indicated above. Provide copies of the notices and the statement to the [PDS, PCC] for review and approval. **TIMING**: Prior to the approval of the map, the applicant shall comply with this condition. **MONITORING**: The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition

15. **PLN#2–CONDO COMPLIANCE INSPECTION**: In order to ensure that the proposed condominium conversion complies with current building, plumbing, electrical, mechanical, and fire codes pursuant to the County Subdivision Ordinance SEC 81.110.b.2, a compliance inspection shall be completed by a registered engineer. **DESCRIPTION OF REQUIREMENT**: A building and site compliance survey shall be performed by the applicant's engineer to determine that the buildings and site comply with the following criteria:

a. That all structures on the site are in conformance with the provisions of the Building, Plumbing, Electrical, Mechanical and Fire Codes as they were modified and in effect in San Diego County at the time the structures were constructed. In addition; pursuant to County Subdivision Ordinance SEC 81.110.b.2, the project must install and meet the provisions of said Codes that are currently in effect, as it pertains to the following items: Interior fire sprinklers, smoke detectors, and, railings and guardrails.
b. Provide an individual gas and/or electric metering system for each unit.

Any improvements needed to ensure the building is in compliance with the above will require building permits from PDS. These building permits shall be approved and pass final inspection prior to recordation of the Final Map.

DOCUMENTATION: The applicant shall provide an inspection and certification from a registered professional engineer to the [PDS, PCC] for review and approval. **TIMING**: Prior to the approval of the map, the applicant shall comply with this condition. **MONITORING:** The [PDS CC] shall perform the compliance inspection to ensure that the project's buildings and site comply with this condition. The [PDS, PCC] shall review the building inspection records and any additional evidence for compliance with this condition.

16. **PLN#3–CONDO CONVERSION GENERAL**
INTENT: In order to ensure that the proposed condominium conversion complies with the required Zoning for the Parcel as it relates to the residential density of 16 dwelling units, the following notice shall be placed on the Final Map. **DESCRIPTION OF REQUIREMENT**: A certification by the engineer of record shall

be placed on the Final Map indicating that a maximum of 16 residential units will be constructed. **DOCUMENTATION**: The applicant shall prepare the Final Map with the above referenced statement. **TIMING:** Prior to the approval of the Final Map, the applicant shall comply with this condition. **MONITORING**: The [PDS, PPD] shall verify that the Tentative Map has the required density statement pursuant to this condition.

17. PLN#4–COMMON AREA MAINTENANCE AGREEMENT

INTENT: To ensure that the common areas are maintained, the applicant shall assume responsibility of the common areas. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

a. The permittee and all persons, firms or corporations, owning the property subject to this Tentative Map at the time of the recording and/or owning a condominium interest after the conversion of the 16 unit apartments, their heirs, administrators, executors, successors, and assigns shall operate , maintain and repair all common open space, drainage facilities, private streets and improvements shown on the map primarily for the benefit of the residents of the subject development and shall continue to operate, maintain and repair said open space, drainage facilities, private streets and improvements until such time as the operation and maintenance of said open space, facilities, streets and improvements are assured by some public agency, district, corporation or legal entity approved by the Board of Supervisors.

b. The maintenance and operation of said open space, drainage facilities, private streets and improvements shall be assured by the granting of an undivided interest in said open space, drainage facilities, private streets and improvements to purchasers of each condominium interest in said development and inclusion in the deeds conveying said individual units of provisions, such as covenants running with the land, requiring the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and the creation of legal entity with the right to assess all owners, in the costs of maintenance and operation of said facilities and improvements, or be assured by some other device creating a legal entity capable of maintaining and operating said open space, drainage facilities, private streets and improvements and providing for the participation by the owners of all condominium interests in cost of maintenance and operation of the enforcement of such participation.

DOCUMENTATION: The applicant shall sign the maintenance agreement to the satisfaction of the Director of DPW. **TIMING:** Prior to approval of the map the agreement shall be executed and indicated on the map. **MONITORING**: The [PDS] shall review the executed agreement and the map for compliance with this condition.

18. PLN#5–CONDOMINIUM CONVERSION CERTIFICATE OF COMPLIANCE

INTENT: In order to comply with the County Subdivision Ordinance and Subdivision Map Act, the following requirements shall apply which will provide the applicant the ability to process a Certificate of Compliance in-lieu of Final Map if the following criteria and circumstances are met. **DESCRIPTION OF REQUIREMENT**: The applicant shall have the option to process a Certificate of Compliance in-lieu of a Final Map if all improvements are completed and installed and all units have passed final inspection for building permits including installation of landscaping to the satisfaction of the Director of PDS. The Certificate of Compliance for conversion of existing residential units for condominium units shall include information similar to a Final Map for a condominium subdivision including but not limited to the following items:

a. A certification by the engineer of record shall be placed on the Final Map indicating that a maximum of 16 residential units will be constructed.

b. Any on-site easements.

c. Title Certification with an accompanying title report.

d. Any certification or access of utilities.

e. Any relevant information typically included on a Final Map for the purposes of a Condominium Subdivision.

f. Any relevant information necessary for future processing of a Condominium Plan for the Department of Real Estate or compliance with the Davis-Sterling Act.

DOCUMENTATION: The applicant shall prepare the Certificate of Compliance with the above relevant information if the circumstances are met. This condition would not apply if the applicant intends to process a Final Map. **TIMING:** Prior to the approval of the Final Map or Certificate of Compliance and after completion of improvements and occupancy has been granted for all residential units, the applicant shall comply with this condition. <u>All conditions indicated as “Prior to Recordation of Final Map” must be completed prior to</u>

<u>implementation of this condition as the Certificate of Compliance would be prepared and recorded in-lieu of a Final Map.</u> **MONITORING**: The [PDS, LDR] and [PDS, PPD] shall verify that the Certificate of Compliance has been prepared pursuant to this condition and that the timing of all other requirements for this condition have been completed.

GRADING PLAN NOTES

(Grading Plan Notes from Previous Site Plan STP-19-012)

PRE-CONSTRUCTION MEETING: *(Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

19. BIO#3–RESOURCE AVOIDANCE

INTENT: In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird habitat and 500 feet of raptor habitat during the breeding season of migratory birds and raptors. The breeding season is defined as occurring between February 1 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no general birds or raptors are present in the vicinity of the brushing, clearing or grading as demonstrated by a survey completed no more than 72-hours prior to proposed clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

20. CULT#GR-1–ARCHAELOGICAL MONITORING – PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and

Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[DPW, PDCI]* shall confirm the attendance of the approved Project Archaeologist.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

21. AQ#1–AIR QUALITY FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.

b. Water construction areas between dozer/scraper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.

c. Terminate grading activities in winds in excess of 25 miles per hour (mph).

d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.

e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.

f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.

g. Enforce a 15-mph speed limit on unpaved surfaces.

h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.

i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM_{10}) - efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be

used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [*DPW, PDCI*] shall contact the [*DPLU, PCC*] if the applicant fails to comply with this condition.

22. PALEO#GR-2–PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the County of San Diego Significance and Report Format Guidelines for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the County of San Diego Grading Ordinance Section 87.430, if any significant resources (Fossils) are encountered during grading activities.

a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.

b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the San Diego County Guidelines for Determining Significance for Paleontological Resources.

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [*DPW, PDCI*] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

23. CULT#GR-2–ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.

b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.

2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.

3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.

4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.

5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) “unique” cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.

2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.

3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).

4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.

5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of PDS starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The *[DPW, PDCI]* shall contact the *[PDS, PPD]* if the Project Archeologist or applicant fails to comply with this condition.

24. DPW#2–RECYCLING - GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

A. Identify the project location.

B. Log date that material was transported off the site.

C. Log type of grading or clearing material.

D. Weight of the material or its approximate tonnage or cubic yards.

E. Name of the party transporting the materials.

F. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.

G. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.

H. The Daily Log shall include separate entries for each occurrence of materials reused on-site.

I. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement.

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The *[DPW, PDCI]* shall contact the *[DPW, CO]* if the grading contractor or applicant fails to comply with this condition.

25. NOISE#1–TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].
INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

a. Turn off equipment when not in use.

b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

c. Use equipment with effective mufflers

d. Minimize the use of back up alarm.

e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant fails to comply with this condition.

26. PLN#1–HEIGHT REQUIREMENT (GRADING PLAN)
INTENT: In order to comply with the “G” Height Designator and Story definition of the Zoning Ordinance, the garages of each unit and structure shall be constructed to be defined as a basement and not as a first story as defined by the Zoning Ordinance. **DESCRIPTION OF REQUIREMENT:** The following note shall be indicated on the grading plans:

a. The garages of each unit and structure shall be constructed to be defined as a basement and not as a first story as defined by the Zoning Ordinance.

DOCUMENTATION: The applicant shall place the design elements or notes on the grading plans and submit the plans to *[PDS, LDR]* for review and approval. **TIMING:** Prior to issuance of any grading permit, the grading permit notes shall be

added on the plans. **MONITORING:** The *[PDS, LDR]* shall verify that the specific note(s) have been added to the grading plans.

ROUGH GRADING: *(Prior to rough grading approval and issuance of any building permit).*

27. PALEO#GR-1–PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the County of San Diego Significance and Report Format Guidelines for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI*] that the requirement is completed.

28. CULT#GR-1–ARCHAEOLOGICAL MONITORING – ROUGH GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and

any comments from the Native American Monitor must be included in the Negative Monitoring Report.

b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to *[PDS, PPD]* for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** *[PDS, PPD]* shall review the report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

29. DPW#1–RECYCLING - GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the *[DPW, CO*] and shall include:

A. Project name.

B. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.

C. Provide copies of receipts for export facilities, haulers, or materials reused on site.

D. Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection. **MONITORING:** The [*DPW, PDCI*] shall ensure that the grading contractor has prepared and submitted the final report to [*DPW, CO*]. The [*DPW,*

PDCI] shall contact the [*DPW, CO*] if the grading contractor or applicant fails to comply with this condition.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

30. CULT#GR-3–ARCHAEOLOGICAL MONITORING – FINAL GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs.

c. Evidence that all cultural materials have been conveyed as follows:

(1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

OR

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to

the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

IT IS FURTHER RESOLVED, THEREFORE, that the Planning Commission of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the General Commercial Land Use Designation within the Lakeside Community Plan because it proposes a subdivision of land and future development will be subject to comply with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with the Zoning Ordinance because it proposes a one lot subdivision with 16 existing residential units for a condominium development upon approval of TM-5663;

3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Lakeside Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;

4. The site is physically suitable for the subdivision and has an approved Grading Plan that demonstrated compliance with drainage and stormwater requirements, and is located near existing infrastructure and development;

5. The site is physically suitable for the proposed subdivision because all public facilities are available to serve the subdivision. The project has received service availability forms for water, sewer, schools and fire. Also, the project has a private driveway which provides access to Pinkard Lane.

6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;

7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon CEQA Section15301(k). The findings of the Notice Exemption on file with Planning & Development Services (PDS2025-ER-25-14-014), dated May 8, 2026;

8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

9. The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

10. The discharge of sewage waste from the subdivision into the San Diego County Sanitation sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;

11. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and

12. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

MAP PROCESSING REQUIREMENTS: The final map shall comply with the following processing requirements pursuant to the Sections 81.501 through 81.517 of the Subdivision Ordinance and the Subdivision Final Map Processing Manual.

☒ The Final map shall show an accurate and detailed vicinity map.

☒ The Basis of Bearings for the Final Map shall comply with Section 81.507 of the Subdivision Ordinance.

☒ Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.

☒ The following notes shall appear on the Final Map:

☒ All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision required by Section 81.401(m) of the Subdivision Ordinance.

☒ At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.

☒ The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall comply with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas one acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National

Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:
https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE COMPLIANCE NOTICE: The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of the County Grading Ordinance.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit (and possibly an Encroachment Permit) are required for any and all work within the County right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing, or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

EXCAVATION MORATORIUM NOTICE: Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three (3) years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties. The owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU

Department of Environmental Health and Quality (DEHQ)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Commissioner of the County of San Diego, State of California, at a regular meeting held on this____day of _____, in Planning & Development Service County Operations Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

Attachment C – Environmental Documentation

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Quail Ridge Condominiums Tentative Map, PDS2025-TM-5663, PDS2025-ER-25-14-014

Project Location: 9201, 9203, 9205 and 9207 Pinkard Lane in the Lakeside Community Planning Area, within unincorporated San Diego County, CA 92021, APN: 398-330-18-00

Project Applicant: Pinkerton Lane Estates, LLC (Attn: Mike Snyder), 10735 Prospect Avenue, Santee, CA 92071; (619) 562-8183

Project Description: The project consists of a Tentative Map to convert sixteen (16) apartments on a single parcel into condominiums. The apartments were approved with a Site Plan Permit (PDS2019-STP-19-012) and are not currently constructed. The approved Site Plan consists of four (4) buildings with four (4) units in each building with attached garages and 22 guest parking spaces, in accordance with Sections 2100 and 5900 of the Zoning Ordinance. The project site, approximately 3.96 acres, is located on Pinkard Lane in the Lakeside Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village Residential (VR-4.3). Zoning for the site is Variable Family Residential (RV). There is no construction associated with this Tentative Map. Grading has begun on the property with an approved Grading Permit (PDS2020-LDGRMJ-30305).

Agency Approving Project: County of San Diego

County Contact Person: Jill Cleveland Telephone Number: (619) 916-2484

Date Form Completed: May 8, 2026

This is to advise that the County of San Diego Planning Commission approved the project on May 8, 2026 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
   - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
   - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
   - ☐ Statutory Exemption. C Section:
   - ☒ Categorical Exemption. G Section: 15301
   - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
   - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
   - ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
   - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt:

Section 21084 of the Public Resources Code requires the CEQA Guidelines to include a list of classes of projects which have been determined to not have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. PDS staff has determined the project is categorically exempt pursuant to Section 15301(k) Class 1, for the reasons described below.

Section 15301 of the CEQA Guidelines, Existing Facilities, details the exemption that falls under Class 1. According to Section 15301(k), Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Examples provided in the CEQA Guidelines under Section 15301 include (k) division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt. This Categorical Exemption is appropriate for the Quail Ridge Condominium project, as it involves converting sixteen (16) permitted apartments to condominiums. No changes or alterations are proposed as the site is subject to a previously approved Site Plan permit that has permitted development of the site.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

DRAFT

Signature: _____ Telephone: (619) 916-2484

Name (Print): Jill Cleveland Title: Land Use & Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

DRAFT

Attachment D – Environmental Findings

ENVIRONMENTAL FINDINGS
Quail Ridge Condominium Tentative Map
PDS2025-TM-5653
PDS2025-ER-25-14-014

May 8, 2026

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301(k) for the reasons stated in the Notice of Exemption on file with Planning & Development Services as Environmental Review Number PDS2025-ER-25-14-014.

2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).

3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

4. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and that the project is in conformance with the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated July 29, 2020 on file with Planning & Development Services (Environmental Review Number PDS2019-ER-91-18-06C).

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
For Quail Ridge Site Plan
PDS2019-STP-19-012
APN(s) 398-330-11-00, 398-330-12-00, 398-330-13-00

July 29, 2020

I. Introduction

The proposed project consists of the development of sixteen residential units with a road extension from Pinkard Lane, retention basins, and landscaping. The project site is located west of the intersection of Interstate 8 and Lake Jennings Park Road within the unincorporated community of Lakeside in the County of San Diego. The project is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP). The project site does not qualify as a Biological Resources Core Area and is not located within a Pre-Approved Mitigation Area (PAMA).

Biological resources onsite were evaluated in a Biological Resource Letter Report (REC Consultants; July 28, 2020). The project site contains 0.91 acres of Diegan coastal sage scrub, 2.91 acres of non-native grassland, and 0.15 acres of urban/developed habitat. One sensitive wildlife species, the Turkey vulture (*Cathartes aura*), which is a County Group 1 species, was identified on the site. Sensitive plant species identified on the site were San Diego sunflower (*Bahiopsis laciniate*) and Robinson's peppergrass (*Lepidium virginicum*). Section 86.508(r) defines Group A sensitive plant species as "Plants that are rare, threatened or endangered in California and elsewhere" and Group D species as "Plants of limited distribution and are uncommon, but not presently rare or endangered". The San Diego sunflower and Robinson's peppergrass are considered List D species per this definition. The project proposes to impact 0.87 acres of Diegan coastal sage scrub, 1.47 acres of non-native grassland, 0.11 acres of urban/developed habitat, one individual of the San Diego sunflower, and five individuals of Robinson's peppergrass.

Impacts to Diegan coastal sage scrub, non-native grassland, one individual of San Diego sunflower, and five individuals of Robinson's peppergrass require mitigation. The project proposes to mitigate for these impacts through the offsite purchase of 0.87 acres of coastal sage scrub and 0.74 acres of non-native grassland, or Tier III habitat, within a BRCA in the MSCP. Impacts to San Diego Sunflower and Robinson's peppergrass will be mitigated through the required habitat mitigation of coastal sage scrub and non-native grassland. Breeding season avoidance will also be implemented to ensure project consistency with the Migratory Bird Treaty Act (MBTA).

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Diegan Coastal Sage Scrub	II	0.91	0.87	1:1	0.87
Non-Native Grassland	III	2.91	1.47	0.5:1	0.74
Urban/Developed	IV	0.15	0.11	--	--
Total:	--	3.97	2.45	--	1.61

The findings contained within this document are based on County records, staff field site visits and the Biological Resource Letter Report dated July 15, 2020, prepared by REC Consultants. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Wildlife and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.

The Impact Area does not qualify as a BRCA since it does not meet any of the following BRCA criteria:

i. The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

The project site is not shown as Pre-Approved Mitigation Area (PAMA) on the wildlife agencies' Pre-Approved Mitigation Area map. Therefore, the project does not meet this criterion.

ii. The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

The project site does contain biological resources that support sensitive species. However, it is not adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area (PAMA) on the wildlife agencies' Pre-Approved Mitigation Area map. Therefore, the project does not meet his criterion.

iii. The land is part of a regional linkage/corridor. A regional linkage/corridor is either:

a. Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or

b. Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)

The project site is not part of a regional linkage/corridor as identified on MSCP maps nor is it an area considered regionally important for wildlife dispersal. Therefore, the project does not meet this criterion.

iv. The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.

The project site is shown as agriculture on the Habitat Evaluation Map and does not link significant blocks of habitat. Therefore, the project does not meet this criterion.

v. The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.

The project site is 3.97 acres, is surrounded by development, and is not within a block of habitat containing diverse and undisturbed habitat. Therefore, the project does not meet this criterion.

vi. The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived

from the following geologic formations which are known to support sensitive species:

a. Gabbroic rock;
b. Metavolcanic rock;
c. Clay;
d. Coastal sandstone

The project site does not contain a high number or sensitive species or is adjacent or contiguous to undisturbed habitats. Available data indicated that the project site contains Escondido very fine sandy loam. This soil is not known to contain a high number of sensitive species. Therefore, the project does not meet this criterion.

B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.

The project will mitigate for impacts through an offsite mitigation bank located within a BRCA in the MSCP.

III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

1. Project development shall be sited in areas to minimize impact to habitat.

The entire project site, including 0.87 acres of coastal sage scrub, 1.47 acres of non-native grassland, one individual of San Diego sunflower, and five individuals of Robinson's peppergrass, will be impacted by project development. Since the site does not qualify as a BRCA and is surrounded by development, offsite mitigation for habitat impacts is more appropriate than onsite preservation.

2. Clustering to the maximum extent permitted by County regulations shall be considered where necessary as a means of achieving avoidance.

The entire project site, including 0.87 acres of coastal sage scrub, 1.47 acres of non-native grassland, one individual of San Diego sunflower, and five individuals of Robinson's peppergrass individuals, will be impacted by project development. The project site was not determined to be suitable for onsite preservation due to the to the isolated and fragmented nature of the project site.

3. **Notwithstanding the requirements of the slope encroachment regulations contained within the Resource Protection Ordinance, effective October 10, 1991, projects shall be allowed to utilize design that may encroach into steep slopes to avoid impacts to habitat.**

   The entire project site will be impacted by project development. As such, encroachment into steep slopes could not be applied to further reduce impacts.

4. **The County shall consider reduction in road standards to the maximum extent consistent with public safety considerations.**

   Minimum private road standards have been applied to the onsite proposed private roads. No reduction in road standards are necessary.

5. **Projects shall be required to comply with applicable design criteria in the County MSCP Subarea Plan, attached hereto as Attachment G (Preserve Design Criteria) and Attachment H (Design Criteria for Linkages and Corridors).**

   The project site is not located within a Pre-Approved Mitigation Area (PAMA) or designated as Preserve land. The project site is also not located within a regional linkage or corridor and is surrounded by development. Therefore, the Preserve Design Criteria from Attachment G and the Design Criteria for Linkages and Corridors from Attachment H do not apply.

B. Preserve Design Criteria (Attachment G)

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

The project site is not designated as Pre-Approved Mitigation Area (PAMA) or Preserve area. Therefore, the preserve design criteria from attachment G does not apply.

C. Design Criteria for Linkages and Corridors (Attachment H)

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

The project site is not located within a regional linkage and does not support potential local corridors. The site is surrounded by residential development on all sides. Therefore, the preserve design criteria from attachment H does not apply.

IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

1. **The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.**

   The project site does not contain wetlands. Therefore, no impacts will occur and the project will not conflict with the no-net-loss of wetlands standard.

2. **The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.**

   The project site does not support any unique habitats or habitat features. The loss of 0.87 acres of coastal sage scrub and 1.47 acres of non-native grassland will be mitigated through the preservation of 0.87 acres of Tier II habitat and 0.74 acres of Tier III habitat within a BRCA in the MSCP. This will allow conservation of unique habitats and habitat features.

3. **The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.**

   The project does not propose to impact or conserve areas ranked as having high or very high value habitat. The proposed project will result in the loss of 0.87 acres of coastal sage scrub and 1.47 acres of non-native grassland which was mapped as agriculture by the habitat evaluation model. The purchase of habitat credits within a County-approved mitigation bank will contribute to the conservation of higher value habitats within the MSCP area.

4. **The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.**

   Due to the existing development surrounding the project site, it is not possible or desirable to create a significant block of habitat through onsite preservation. Impacts to onsite habitat will be mitigated through offsite purchase, which will contribute toward creating large blocks of high-quality habitats where edge effects are minimal and the land is protected in perpetuity.

5. **The project provides for the development of the least sensitive habitat areas.**

   The project will impact coastal sage scrub and non-native grassland habitat, which are both considered sensitive habitats within the MSCP. However, the habitat is fragmented and has minimal value for long-term conservation of sensitive plants or wildlife. Therefore, the project site was determined to not be appropriate for onsite preservation and the entire site will be developed. Mitigation will be provided in an offsite County approved mitigation bank.

6. **The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.**

   No threatened, endangered, narrow endemic species were detected on the project site. Developing the site will not eliminate highly sensitive habitat or impact key populations of covered species.

7. **Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.**

   No wide-ranging species are expected to occur onsite due to adjacent development, surrounding land uses, and the small size of the site. Offsite purchase and preservation of high-quality habitat to mitigate for impacts to coastal sage scrub and non-native grassland will occur in a County approved mitigation bank. This will contribute to the development of large interconnecting blocks of habitat that support wide ranging species.

8. **All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.**

   No critical or narrow endemic species were detected on the site. Most sensitive species have a low potential to be present due to the existence of surrounding development.

9. **No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.**

   The project site does not qualify as a BRCA and is not within an area of regional significance with regard to conservation of sensitive species and habitats. The site is not part of or adjacent to large interconnecting blocks of habitat, lands identified as PAMA or Preserve, or other sensitive resources. Due to the disturbance of the surrounding area, the site is not likely to contribute to the preservation of wildlife species. Therefore, the project will not jeopardize the assembly of a preserve system within the Subarea Plan.

10. **All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.**

    The project does not propose to count onsite preservation toward their mitigation. Therefore, this criterion does not apply.

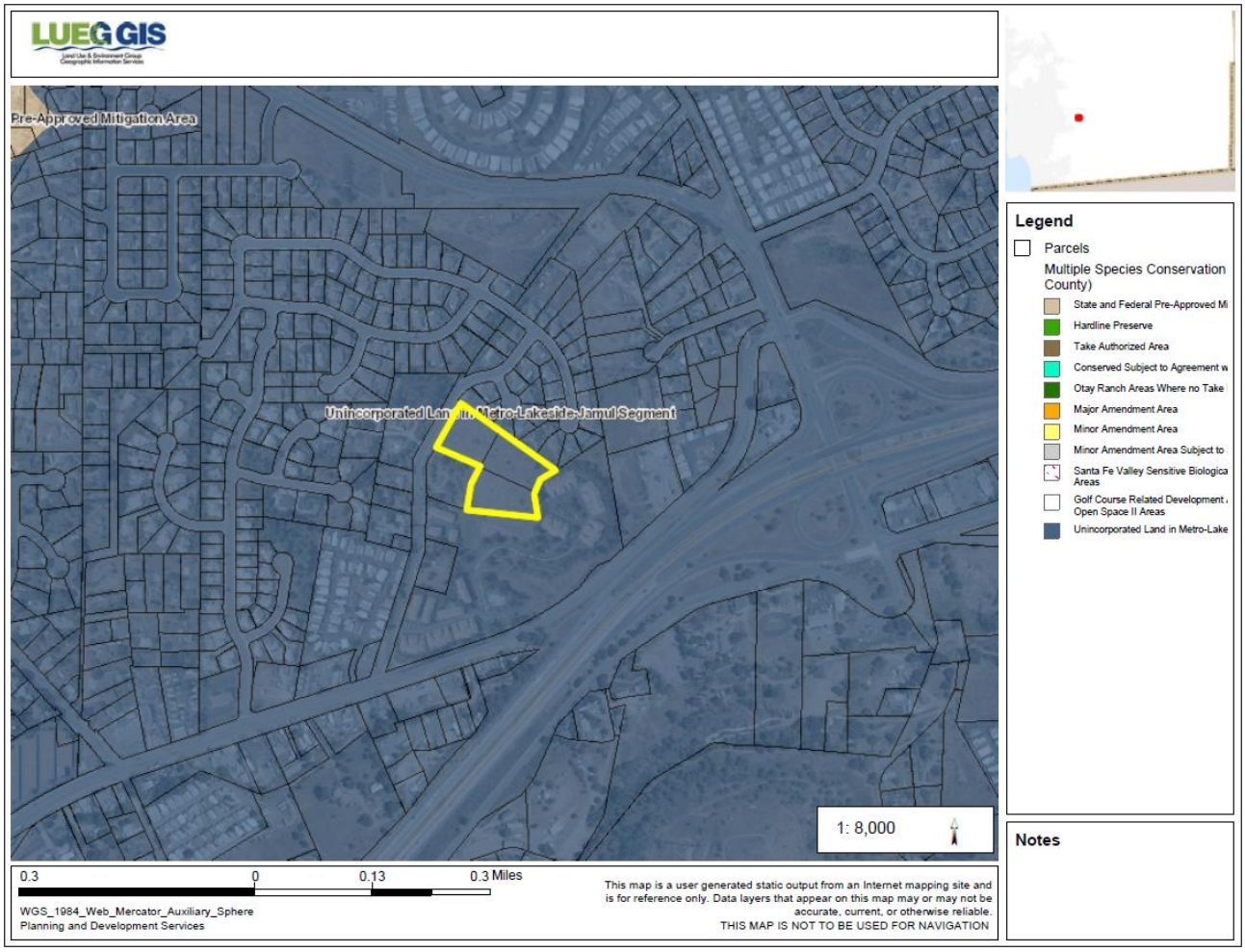
11. **Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.**

    The project site does not qualify as a BRCA. No threatened, endangered, narrow endemic species detected on the project site. Coastal sage scrub, a Tier III habitat, and non-native grassland, a Tier II habitat are both are considered sensitive within the MSCP. However, developing the entire site is not considered a significant impact to sensitive habitat because the small amount of habitat on site is surrounded by development in all directions. The project will mitigate for project impacts below a level of significance through the offsite purchase of mitigation credits at a County approved mitigation bank in a BRCA in the MSCP and breeding season avoidance. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

Kendalyn White, Planning & Development Services

July 29, 2020

MSCP Designation



Attachment E – Public Documentation

LAKESIDE COMMUNITY PLANNING GROUP

P.O. Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

*** MEETING AGENDA***

WEDNESDAY, NOVEMBER 5, 2025 - 6:30-8:45 PM

MEETING LOCATION – LAKESIDE LIBRARY
12428 Woodside Ave, Lakeside, CA 92040

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**
   A. Determination of quorum present
   B. Group member attendance review – January through October 2025

4. **AUDIO AND/OR VIDEO RECORDING**

Notification is hereby provided that the LCPG meeting may be recorded to prepare the meeting minutes. To obtain a copy of the meeting recording, send a request to LakesideCPG@gmail.com. Any recordings will be retained for ninety (90) days.

5. **APPROVAL OF AGENDA FOR THE MONTH OF NOVEMBER 2025**
   A. Motion and second for approval of agenda
   B. Discussion and corrections (if any)
   C. Vote and formal approval

6. **APPROVAL OF MINUTES FOR THE MONTH OF OCTOBER 2025**
   A. Motion and second for approval of minutes
   B. Discussion and corrections (if any)
   C. Vote and formal approval

7. **OPEN FORUM**

This is an opportunity for the public to speak on any item within the Group's jurisdiction that is not on the agenda. No action will be taken on any items heard; however, the item can be referred to County staff or placed on a future agenda. Time will be limited to 3 minutes. There will be no discussion and no vote. If you wish to speak, please approach the podium. Please spell your first and last name for the minutes.

8. **PUBLIC HEARING (Discussion & Vote)**
   A. PDS2025-TM-5663 - Quail Ridge Condos Tentative Map
      Address: East side of Pinkard Lane, South of Ashley View Place, Lakeside, CA 92040
      Project Scope: Tentative Map for - condo conversion for project previously approved for 16-unit apartment complex

   B. PDS2020-MUP-78-083W6 – Martin Marietta Time Extension
      Address: Slaughterhouse Canyon Road, Lakeside, CA 92040
      Project Scope: Time extension for the use permit and reclamation plan to align the term of the entitlements set to expire in March 2035.

LAKESIDE COMMUNITY PLANNING GROUP

P.O. Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

***** MEETING AGENDA*****

9. COUNTY PRESENTATIONS (Presentation Only – No Vote)

A. COUNTY OF SAN DIEGO - ADU ORDINANCE UPDATE

10. GROUP BUSINESS:

A. Announcements and Correspondence Review - none
B. Required Training and Group Member Requirements - none
C. Website Updates – none
D. Seat Vacancies – pending opening LCPG Seat #13. Final resignation
E. Other – none

a. California's Assembly Bill 1033 (AB 1033)
Allows local governments to permit the separate sale of Accessory Dwelling Units (ADUs) from the primary residence, enabling them to be sold as condominiums

11. STANDING COMMITTEES, SUBCOMMITTEE BOARDS, AND OFFICERS REPORTS:

A. Design Review Board (DRB)	Tony
B. Trails	Kristen
C. Capital Improvement Projects (CIP)	Dan
D. Park Land Dedication Ordinance (PLDO)	Carol
a. Ad Hoc Committee – Off Leash Dog Park	Carol and Connie
E. County Road Resurfacing	Sasha
F. Association of Planning Groups SANDAG	Carol
G. East County Chamber Liaison	Sam

ADJOURNMENT OF MEETING

The next meeting of the LCPG will be on Wednesday, DECEMBER 3, 2025, at 6:30 p.m.
Meeting location: Lakeside Library, Community Room
12428 Woodside Ave, Lakeside, CA 92040

FINAL AGENDA WILL BE POSTED 72 HOURS, PRIOR TO THE MEETING

*** Visit our website for Agendas, Project Materials, Announcements & more at: LCPG.weebly.com ***

LAKESIDE COMMUNITY PLANNING GROUP

P.O. Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

***** MEETING MINUTES*****

MEETING DATE: NOVEMBER 5, 2025

MEETING LOCATION Lakeside Library, Community Room,
12428 Woodside Ave, Lakeside, CA 92040

1. CALL TO ORDER Meeting called to order at 6:30 pm

2. PLEDGE OF ALLEGIANCE
Invocation led by: Richard Abraham

3. ROLL CALL

Seat	Member Name	P/A/L	Seat	Member Name	P/A/L	Seat	Member Name	P/A/L
1	Liz Higgins	**P**	6	Spencer Hancock	**P**	11	Tony Santo	**P**
2	Robert Rutledge	**A**	7	Sam McGovern	**P**	12	Steve Robak	**P**
3	Ron Kasper	**P**	8	Richard Abraham	**P**	13	VACANT	**V**
4	Sasha Reva	**A**	9	Connie O'Donnell	**P**	14	Kristen Everhart	**P**
5	Carol Hake	**P**	10	Rod Streeper	**A**	15	Mark Hartley	**P**

* Pending Board of Supervisors approval

A. Determination of quorum present — Quorum achieved with 11 members present
B. Group member attendance review — Postponed Until December Meeting

4. AUDIO AND/OR VIDEO RECORDING
Notification is hereby provided that the LCPG meeting may be recorded to prepare the meeting minutes. To obtain a copy of the meeting recording, send a request to LakesideCPG@gmail.com. Any recordings will be retained for ninety (90) days.

5. APPROVAL OF AGENDA FOR THE MONTH OF NOVEMBER 2025
Motion to approve the agenda as presented by Steve Robak, seconded by Richard Abraham
Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	4	0

6. APPROVAL OF THE MINUTES FOR THE MEETING(S) OF: OCTOBER 2025
Motion to approve the minutes as presented by Sam McGovern, seconded by Mark Hartley
Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	4	0

LAKESIDE COMMUNITY PLANNING GROUP

P.O. Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

***** MEETING MINUTES*****

7. OPEN FORUM

This is an opportunity for the public to speak on any item within the Group's jurisdiction that is not on the agenda. No action will be taken on any items heard; however, the item can be referred to County staff or placed on a future agenda. Time will be limited to 3 minutes. There will be no discussion and no vote. If you wish to speak, please approach the podium. Please spell your first and last name for the minutes.

Open Forum Speakers

Gary Hayes - more than 50 short term rentals (STR) in Lakeside. Proposes strict guidelines for STR including occupancy limits and stay length requirements. Riverside County has implemented common sense guidelines. Would like to see San Diego County adopt similar as Riverside.

Evan Hesco - update from Anderson's office – Holiday Open House, County Grant programs, Enhancing Wildfire Safety, Internship Program

Dave Redmon – dog park interest -would like to volunteer

Troy Gray – dog park interest -would like to volunteer

Aura Gray – dog park interest -would like to volunteer

8. PUBLIC HEARING (Discussion & Vote)

A. PDS2025-TM-5663 - Quail Ridge Condos Tentative Map
Address: East side of Pinkard Lane, South of Ashley View Place, Lakeside, CA 92040
Project Scope: Tentative Map for - condo conversion for project previously approved for 16-unit apartment complex
Presented by Mike Snyder, Project Manager

Eloy Rodriguez – lives across the street from condos – no problem but worried that parking would be an issue and preferred no street parking.
Lakeside CPG – will refer to SD County Traffic Committee.

Mario Morales – trash cans are being moved and cars are parking in front of houses.
Lakeside CPG – will refer to SD County Traffic Committee.

Dave Howell - lives just north of the project – are there any street stipulations on the project? Ask project workers to be mindful of where they are parking as current situation is a problem.
Lakeside CPG – will refer to SD County Traffic Committee

Motion to recommend project as presented below by Steve Robak, seconded by Spence Hancock.
Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	4	0

B. PDS2020-MUP-78-083W6 – Martin Marietta Time Extension
Address: Slaughterhouse Canyon Road, Lakeside, CA 92040
Project Scope: Time extension for the use permit and reclamation plan to align the term of the entitlements set to expire in March 2035.
Presented by Erika Guerra and Bryan Forgey

Quarry employs approx. 30 full-time employees

Slaughterhouse Quarry expirations were set for 2020. New ownership in 2021.
Reclamation includes revegetation, restoration and reduction of visual impact.
State of California requires careful reclamation and is monitored by the state.

Motion to recommend project as presented below by Steve Robak, seconded by Kristen Everhart.
Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	4	0

9. COUNTY PRESENTATIONS (Presentation Only – No Vote)

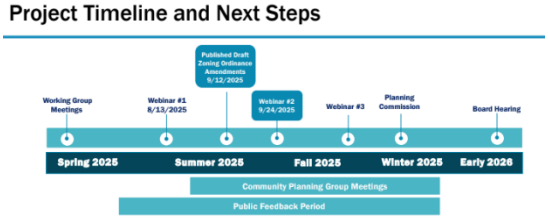
A. COUNTY OF SAN DIEGO - ADU ORDINANCE UPDATE
Proposed Local Program for the Separate Sale of ADUs
Presented by Enrique Flores and Amber Jagers

Alignment with State Law
• Bring the ADU Zoning Ordinance into closer alignment with updated California State Code.
• Ensure compliance with recent changes to State law.

Assembly Bill 1033 (2023):
• Opt-in Legislation
• Allows ADUs to be sold as condos
• Each unit receives a separate property tax bill
• Expands homeownership opportunities at more attainable price points

CONSIDERATIONS:
Not every property with ADU(s) will be appropriate for sale.
A lot split may be more appropriate depending on circumstances of property.
HOA creation could be cumbersome especially for only two members.
County permitting procedures can be lengthy and take too long to make option attractive.

For more information visit https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ADU-ZO.html



LAKESIDE COMMUNITY PLANNING GROUP

P.O. Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

***** MEETING MINUTES*****

10. GROUP BUSINESS:

A. Announcements and Correspondence Review - none
B. Required Training and Group Member Requirements - none
C. Website Updates – none
D. Seat Vacancies – pending opening LCPG Seat #13. Final resignation submitted to LUEG
E. Other – none

11. STANDING COMMITTEES, SUBCOMMITTEE BOARDS, AND OFFICERS REPORTS:

A. Design Review Board (DRB)	Tony	none
B. Trails	Kristen	none
C. Capital Improvement Projects (CIP)	Liz now appointed as Chair of committee Additional opening available	

Several CIP projects in Lakeside. Asking Ryan Lau, County DPW to attend a CPG meeting at beginning of next year to provide an update.

D. Park Land Dedication Ordinance (PLDO) Carol

PLDO funds of over $4M available for projects within LCPG boundary.
LCPG Priority List:
Off-leash dog park remains at top priority. Additional priorities include more shade structures with seating and improved lighting at all parks, community garden, veterans memorial, splash pads/wading areas.

E. County Road Resurfacing	Sasha	none
F. Association of Planning Groups SANDAG	Carol	none
G. East County Chamber Liaison	Sam	none

ADJOURNMENT OF MEETING

Meeting adjourned by Carol Hake at 8:20pm.

The next meeting of the LCPG will be on Wednesday, DECEMBER 3, 2025, at 6:30 p.m.

Meeting location: Lakeside Library, Community Room
12428 Woodside Ave, Lakeside, CA 92040

Minutes prepared by **Carol Hake, Seat #5**

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT REVIEW

ZONING DIVISION

Record ID(s): _____

Project Name: _____

Project Manager: _____

Project Manager's Phone: _____

Scope of Review:
Board Policy I-1 states; *"groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community."* Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager at your earliest convenience.

Planning Group review and advisory vote:

A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.

B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION

ZONING DIVISION

Record ID(s): _____

Project Name: _____

Planning/Sponsor Group: _____

Results of Planning/Sponsor Group Review

Meeting Date: _____

A. Comments made by the group on the proposed project.

_____

_____

_____

_____

B. Advisory Vote: The Group ☐ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☐ Approve without conditions
- ☐ Approve with recommended conditions
- ☐ Deny
- ☐ Continue

VOTE: _____ **Yes** _____ **No** _____ **Abstain** _____ **Vacant / Absent**

C. Recommended conditions of approval:

_____

_____

_____

_____

Reported by: _____ **Position:** _____ **Date:** _____

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov **and to** CommunityGroups.LUEG@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770
http://www.sdcounty.ca.gov/pds

LAKESIDE DESIGN REVIEW BOARD
FINAL AGENDA

Date: Wednesday June 12, 2019
Place: Lakeside Community Center, 9841 Vine St., Lakeside, CA
Time: 6:00 PM

1. **Call to Order.**
    a. Pledge of Allegiance.

2. **Open Forum:**
    Opportunity for the public to speak on any item not on the agenda. There can be no action however the item may be referred to County staff or placed on a future agenda. There is a three minute time limit for each speaker.

3. **Approval of Minutes:**
    a. May 08, 2019

4. **Administrative**
    a. None

5. **Action Items**
    a. Site Plan PDS2019-STP-19-012 Multi unit complex proposed at Pinkerton Lane, Lakeside.
    b. Request for Exemption located at 12320 Willow Rd. Replace canopy and signs.

6. **Presentation / Discussion:**
    a. Draft Zoning Ordinance Update for Small Cell Wireless Facilities.

7. **Adjournment.**

LAKESIDE DESIGN REVIEW BOARD

Minutes of June 12, 2019

Members Present: Frank Hilliker, Steve Stockwell, Janis Shackelford, Lisa Anderson, Brian Sesko.
Member excused: Russ Rodvold

Public Present: 4

1. **Call to Order:** Chairman Frank Hilliker called the meeting to order at 6:01 PM.

2. **Open Forum**: None.

3. **Approval of minutes**:
Motion to approve the minutes of May 8, 2019 by D. Dubbs, second by L. Anderson. The vote was 6-Yes, 0-No, 0-Abstain.

4. **Administrative / Announcements**: none.

5. **Action Items**:

a. Site Plan PDS2019-STP-19-012 Multi-unit complex proposed at Pinkard Lane. Project is zoned RV4.3, with a 'D' designator, dating back to a 1987 rezone. The Lakeside Design Guidelines do not apply to the site but County staff sent the site plan to the LDRB. A sixteen unit project, 4 units per building, 3 bedrooms each. A dog park is located adjacent to a neighboring offsite residence. F. Hilliker made a motion to approve the site plan with the condition that the dog park be moved to the end of the cul-de-sac across from the tot lot. Second by D. Dubbs. The vote was 6-Yes, 0-No, 0-Abstain.

b. Request for Exemption located at 12320 Willow Rd. Replace canopy and signs. 76 gas station is updating the canopy color, and monument gas price signs. Canopy will be illuminated with shielded downwardly directed LED lights. Motion to approve the site plan exemption by D. Dubbs, second by S. Stockwell. The vote was 6-Yes, 0-No, 0-Abstain.

6. **Presentation / Discussion:**

a. Draft Zoning Ordinance Update for Small Cell Wireless Facilities. The Board briefly discussed the ordinance and individuals may submit their comments through F. Hilliker.

7. Meeting adjourned at 6:51PM.

Submitted by,
Janis Shackelford

LAKESIDE COMMUNITY PLANNING GROUP

PO Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

*** MEETING AGENDA***

WEDNESDAY, July 1, 2020 - 6:30 PM

Due to the restrictions on gatherings in response to COVID-19, in-person participation at the Lakeside Community Planning Board meeting on July 1st, 2020 will not be permitted. The public can join the meetings live online using the following link: https://us02web.zoom.us/j/82381376687 or they may dial into: +1(669)900-6833, Access Code: 82381376687#

When appropriate the Chair will solicit audience input on agenda items. If you wish to speak use the chat function and type the word "speak" so the chair may call on you during the appropriate time. Please do not put comments in the chat function. If you do not have a chat function on zoom, you may raise your hand and the chair may acknowledge you at the appropriate time.

The Lakeside Community Planning Group will provide for a public viewing of available project plans received by the Chair for current and upcoming projects. For more information and to view project plans or presentation materials in advance of the meeting please visit https://lcpg.weebly.com or email lakesidecpg@gmail.com

The Lakeside Community Planning Group is an elected body that acts in an advisory capacity to the Department of Planning & Development Services (PDS), the Planning Commission, the Board of Supervisors and other County departments. The Planning Group's recommendations are advisory only and are not binding on the County of San Diego.

1. **CALL TO ORDER / ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF THE MINUTES FOR THE MEETINGS OF: March 4, 2020**
4. **ANNOUNCEMENTS**
   1. **Video Recording** – Notification is hereby provided that the LCPG virtual Zoom meeting will be recorded for purposes of preparation of the meeting minutes.

OPEN FORUM. Opportunity for the public to speak on any item, within the Group's jurisdiction, not on the agenda. There can be no action taken, however the item can be referred to County staff or placed on a future agenda. Time limit 3 minutes; no discussion, no vote. If you wish to speak use the chat function and type the word "speak" so the chair may call on you. If you do not have a chat function on zoom, you may raise your hand and the chair may acknowledge you

5. **COUNTY PRESENTATIONS (Possible Vote)**
   - **A. None**

6. **PUBLIC HEARING (Discussion & Vote)**
   - **A. Time Extensions – None**
   - **B. STP20-005 – Application for 5 apartment units. Golden Ridge Rd, Lakeside - Souphie Sakdarak**
   - **C. PDS2019-STP-19-012 – 16-unit apartment project. Pinkard Lane, Lakeside – Mark Linman**
   - **D. PDS2020-TM-5640 – Commercial site – 8445 Los Coches Rd, El Cajon – Sean Oberbauer**

E.

7. GROUP BUSINESS (Discussion & Possible Vote)
- **A. Required training**
  - **1. Ethics training**
  - **2. Form 700**
- **B. Website Updates**

8. SUBCOMMITTEE REPORTS:
- **A.** Design Review Board (DRB) (Lisa, Brian)
- **B**. County Service Area 69 (CSA 69) (Tom)
- **C**. Trails (Marty)
- **D**. Capital Improvement Projects (CIP) (Brian)
- **E**. Park Land Dedication Ordinance (PLDO) (Sarai, Steve)
  Discuss projects
- **F**. Lakeside Homeless Task Force (Liz)

9. ADJOURNMENT OF MEETING

Note: The next meeting of the LCPG will be on Wednesday, August 5, 2020 at 6:30 p.m. – Location to be determined

FINAL AGENDA WILL BE POSTED 72 HOURS, PRIOR TO THE MEETING,
AT THE LAKESIDE HISTORICAL SOCIETY
*** Visit our website for Agendas, Project Materials, Announcements & more at:
LCPG.weebly.com ***

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

Possible Future Agenda Items:

A.Lakeside Anaerobic Digester PDS2018-MUP-18-001 12243 SR-67, Lakeside
B.PDS-2019-TM5631 – Riverford Parcel Map
- **C. PDS-2016-SPA-16-001 Green Hills Ranch Phase 2**
- **D. TPM-21279 – 4 lot subdivision – Lakeside Avenue, Lakeside**
- **E. TPM 21238 – 4 lot subdivision – West Hill Terrace, Lakeside**
- **F. MPA20-001 – Special Care Facility – Woodside Avenue, Lakeside**
- **G. TM5641 – 10 lot subdivision – Summer Avenue, El Cajon**
- **H. STP20-017 – Battery storage development – Old Hwy 80, El Cajon**
- **I. MUP 78-083w6 – Modification to existing Sand Mining permit – Slaughterhouse Canyon Rd, Lakeside**
- **J. STP-14-013 – TM modification increasing a 60-unit development to a 98-unit development**

LAKESIDE COMMUNITY PLANNING GROUP
PO Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

***** MEETING MINUTES*****

WEDNESDAY, July 1, 2020 - 6:30 PM
Meeting Location: VIRTUAL BOARD MEETING – ZOOM CONFERENCE

The Lakeside Community Planning Group is an elected body that acts in an advisory capacity to the Department of Planning & Development Services (PDS), the Planning Commission, the Board of Supervisors and other County departments. The Planning Group's recommendations are advisory only and are not binding on the County of San Diego.

1. CALL TO ORDER / ROLL CALL

Seat 1 – John Neumeister	**P**	**Seat 2 – Brian Sesko**	**A**	**Seat 3 – Liz Higgins**	**P**
Seat 4 – Dan Moody	**P**	**Seat 5 – Carol Hake**	**P**	**Seat 6 – Josef Kufa**	**P**
Seat 7 – Sarai Johnson	**P**	**Seat 8 – Jeff Spencer**	**P**	**Seat 9 – Marty Barnard**	**A**
Seat 10 – Milt Cyphert	**P**	**Seat 11 – Thomas Martin**	**P**	**Seat 12 – Steve Robak**	**P**
Seat 13 – Lisa Anderson	**A**	**Seat 14 – Kristen Everhart**	**P**	**Seat 15 – Tiffany Maple**	**P**

***Off the board- waiting for county confirmation**

Quorum reached with ____12____ present.

Public present (approximate #): ___9_____

2. PLEDGE OF ALLEGIANCE lead by ____Milt Cyphert_____

3. APPROVAL OF THE MINUTES FOR THE MEETINGS OF:

Date March 4, 2020

_____ Continued to next month **__X___ Approved as Presented**

Motion: ___John Neumeister_____ Second _____Tiffany Maple_____

Vote: Aye: __12____ Nay: _____ Name(s)_____

Absent: __4___ Abstain: __0_____

4. ANNOUNCEMENTS

1. **Video Recording** – Notification is hereby provided that the LCPG virtual Zoom meeting will be recorded for purposes of preparation of the meeting minutes.
2. **OPEN FORUM**. None

5. COUNTY PRESENTATIONS (Possible Vote)

A. None

6. PUBLIC HEARING (Discussion & Vote)

A. Time Extensions – None

B. STP20-005 – Application for 5 apartment units. Golden Ridge Rd, Lakeside – Jon Cloud

Motion: Liz Higgins Second: Thomas Martin

Action: Approval of project subject to developer submitting to the county a PRMA – private road maintenance agreement –for owners' approval.

Board Questions/Discussion:

Liz Higgins- asking about access through garage and whether the development is accessed by an easement. Presenter Jon yes easement and access through garage.

Milt Cyphert- where does the tenant in the unit without a garage park? How many guest spots? Presenter Jon yes there are two guest spots. Milt- is there an agreement on how the easement will be maintained? Presenter Jon the tenants work it out themselves, but we can add an easement agreement to the development.

Thomas Martin- Is there parking on Golden Ridge? Presenter Jon- No the easement doesn't have any roadside parking.

Community Concerns/Comments: None

Vote: Aye: __11____ Nay: _____ Name(s)_____
Absent: __3___ Abstain: _____

C. PDS2019-STP-19-012 – 16-unit apartment project. Pinkard Lane, Lakeside – Mark Linman

Motion: Steve Robak Second: John Neumeister
Action: Project approved.

Board Questions/Discussion:

Dan Moody- DRB asked dog park to be moved has that been done? Presenter Mark- Yes.

Kristen Everhart- Was a traffic survey done for the area? Presenter Mark- No but we did look at the visibility of pulling out of the area.

Community Concerns/Comments: NONE

Vote: Aye: __12____ Nay: _____ Name(s)_____
Absent: __3___ Abstain: _____

D. PDS2020-TM-5640 – Commercial site – 8445 Los Coches Rd, El Cajon – Sean Oberbauer (*further questions about the project email: Sean.Oberbauer@sdcounty.ca.gov), Todd Dewire and Chase McConnel with On-Point Development

Motion: Sarai Johnson Second: Carol Hake
Action: Move to approve the project with conditions, 1.) come back to the Lakeside Community Planning Group if there are major modifications, and 2.) EIR to include analysis and mitigation measures for noise, traffic safety, light, smells, pollution, and property values.

Community Concerns/Comments:

Valerie Hernandez- Noise concerns and smell of fast food. I already get noise from the pumps from the restaurant's that exist and it just flows the noise through the canyon straight to the homes. Are these restaurant's open 24 hours a day? This will just attract vagrants. Property values and the entry way into Snow White Village being obstructed.

Sharon Deal- Here with two other residents and they have concerns about the noise from the restaurant's at night and the car wash. They would like a wall on the backside for privacy so people can't look straight down the hill into their homes.

Pat Macitchen- The safety and size of this project, the increase in traffic coming in and out of this area. Am I going to see red, green, and yellow all night. Hours of operations 24 hours a day? Smell of fast food? Property values going down. How much more traffic can Los Coches take? Presenters think they have addressed congestion but residents disagree and would like to

Tom Hershel- My major concern is the noise, the results are misleading because when you do a DBA you do a scale. You need a logarithmic scale that accounts for all of the businesses at one time. Safety issues of children crossing the streets. This sound study is not showing actual noise level.

Tricia Meza- I live in Via Canada Estates, I echo everything that my neighbors said about the noise, property values, and looking at how close the property lines are to where I live.

Geoffery Cook- Traffic backs up from hwy 80 all the way up the street. The 7-11 will be open 24-7 so that is all I have to say.

Kelly Tina Lee- Are there any studies that can be done that would show how this effects our property value? How do we find out how far down the hill to our property line does the project come. Proponents-

Board Questions/Discussion:

John Neumeister- So you are removing the existing station but building a new one with gas pumps as well. The existing station also has an RV dump station is that going to stay? Presenter- Yes there will be pumps but the RV dump will likely be removed. John- Okay and what about the existing sewer system can it handle the additional 4 businesses of waste?

Liz Higgins- Concerned about traffic even with the light being new for awhile it might need a signal ahead warning light. Second, consider keeping the RV dump because people from the dessert will be drawn to stopping there and the community needs the facility. Third, when do you plan to take this to the County and then back to us again? Presenter Sean- We did preliminary work with the County before, hand to reduce having to come back too many times. Also, we will coordinate with CalTrans on the timing between lights and they coordinate additional warning signage needed.

Sarai Johnson- Appreciate the changes made to this project since August of 2018 when you first presented. Like the sidewalks ADA and the landscaping.

Milt Cyphert- Can you put up some kind of a barrier that would deflect the noise from traveling down the hill. Presenter Sean- The County has decibel limitations and noise curfew so this project does has to do that analysis and meet those standards.

Kristen Everhart- Please be mindful of parking lot lay out and access for horse trailers, RVs, and work equipment. Carwash for larger trucks. Consider if you can plant the wall on the back so residents aren't staring at a 25 ft concrete wall.

Vote: Aye: __11____ Nay: _____ Name(s)_____
Absent: __3___ Abstain: ___ **Jeff Spencer**_____

7. GROUP BUSINESS (Discussion & Possible Vote)

A. Required training

1. Ethics training

2. Form 700

B. Website Updates

8. SUBCOMMITTEE REPORTS:

A. Design Review Board (DRB) (Lisa, Brian) – No one to speak on this present

B. County Service Area 69 (CSA 69) (Tom) – No updates

C. Trails (Marty)

D. Capital Improvement Projects (CIP) (Brian) –

E. Park Land Dedication Ordinance (PLDO) (Sarai, Steve) - $2.3 million in our fund for projects but there are no recommendations from the community. Solicit more community participation. Steve- removes himself from this sub-committee.

F. Lakeside Homeless Task Force (Liz) – Nothing at this time no meetings because of Covid-19

9. ADJOURNMENT OF MEETING: at ___8:59_____ pm by Milt Cyphert, Chair-Appointed

Note: The next meeting of the LCPG will be on Wednesday, August 5, 2020 at 6:30 p.m. – Location to be determined

Minutes prepared by __Kristen Everhart Seat 14_____

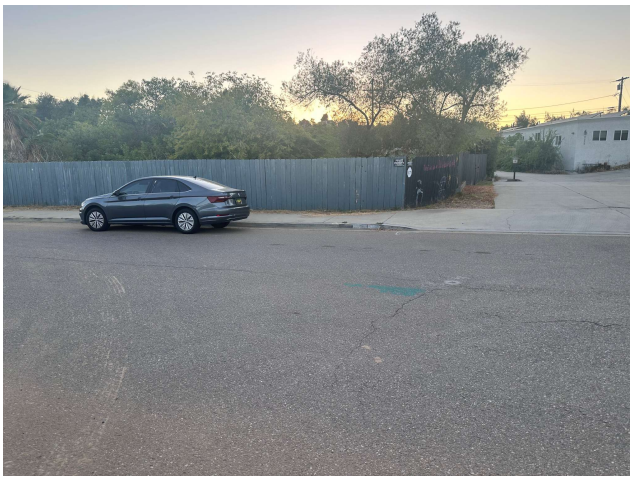
Cleveland, Jill

Subject: RE: [External] Re: PDS2025-TM-5663 -Quail Ridge Condos

8/28/25

Good morning Jill,

Thank you for your email and for sharing the tentative map. I wanted to provide you with some pictures of what I was referring to during our call. My concern is that when



the 16-unit condo complex is built, there's a strong chance that many residents will use their garages as storage units and end up parking on the street—similar to what's already happening down the street at the entrance of Pinkard Ln.

If that happens, it will likely become difficult, if not impossible, for us to place our trash cans along the street. There are five properties in the back of that street, and limited space as it is, so additional street parking could create significant issues for us.

We would like to request that the County consider adding a red curb/no-parking zone along this section to ensure residents from the new development do not block access for us. This would help prevent future conflicts and ensure that trash collection and general access are not impacted as well as not having blind spots when existing our driveway.

Thank you for taking the time to review this, and I appreciate your attention to our concerns.

Best regards,

Eloy Rodriguez

Cleveland, Jill

From: donita wilmington <donita.wilmington@gmail.com>
Sent: Friday, August 22, 2025 1:24 PM
To: Cleveland, Jill
Subject: [External] Re: PDS2025-TM-5663 - Quail Ridge Condo's -Grading Activity

Thank you Jill. Tiffany has already reached out. I appreciate your support!

On Fri, Aug 22, 2025 at 12:36 PM Cleveland, Jill <Jill.Cleveland@sdcounty.ca.gov> wrote:

> Hi Donita,
>
> Thank you for you calling yesterday. I have forwarded your concerns to Tiffany To, who is an Engineer with the Department of Public Works, party of the Private Development Construction Inspection Team. Also, once I hear the confirmation date for this project to be presented to the Lakeside Community Planning Group, I will let you know.
>
> Thank you,

Attachment F – Ownership Disclosure

County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s) PDS2020-LDGRMJ-30305

Assessor's Parcel Number(s) 398-330-18

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

JAMES M SNYDER

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: **Section 1127 of The Zoning Ordinance defines *Person* as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

JAMES M SNYDER

Print Name

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