



Initial Consultation

County of San Diego, Planning & Development Services

PROJECT NAME: Aurora Coffee

RECORD ID: PDS2025-IC-25-025

PROJECT ADDRESS: 0 Aurora Drive, near Aurora Drive/Los Coches Road Intersection within the Lakeside Community Planning Area

APN: 400-370-23-00

TRUST ACCOUNT NO.: 2291396-D-12267

Attachment	Item
A	Initial Consultation Checklist
B	Property Summary Report/Helpful Links
C	Land Development Checklist
D	Lakeside Commercial Design Review Checklist

INITIAL CONSULTATION

Thank you for filing an Initial Consultation with the County of San Diego. It is our goal to help facilitate the efficient and timely processing of your project application. Planning & Development Services (PDS) has reviewed your initial proposal and developed the following information and letter based on the proposal. If you have any questions regarding this letter or other aspects of your project, please contact Patricia Calderon at (619) 629-7535, or by email at Patricia.Calderon@sdcounty.ca.gov.

SECOND OPINION

A second opinion is available on any interpretation or comment and will not affect the level of customer service you receive. We ask you to provide your interpretation of the code along with any health and safety concerns that the interpretation may cause and how this will affect your project. The second opinion will come from our Chief of Project Planning and Chief of Land Development who will have a chance to take a deeper look at supporting documentation on both sides of the issue. This may occur via an email response or a meeting that will need to be scheduled. Please allow a few days for proper research and understanding of the intent of the code in question. After your second opinion you can always follow up with our Deputy Director for a final opinion.

PROJECT ISSUE RESOLUTION PROCESS

If you have disagreements with the requirements within this letter you should contact the project staff to resolve those issues. Upon discussion with project staff, you may have these issues referred to the [Project Issue Resolution \(PIR\)](#) process to provide you with an opportunity to quickly and inexpensively have issues considered by our Executive Management team. Issues considered under this procedure can include disagreements with staff interpretations of codes or ordinances, requests for additional information or studies, or disagreements regarding project-related processing requirements. Please contact Patricia Calderon at Patricia.Calderon@sdcounty.ca.gov to learn more about this process, the limitations, or to request an application form.



Initial Consultation

County of San Diego, Planning & Development Services

Attachment A Initial Consultation Checklist

This checklist is provided based on the project description provided by the applicant with the Initial Consultation application. Information will be verified by County staff if an application is submitted. An updated Initial Consultation Checklist can be created following the Initial Consultation meeting if additional funds are submitted.

Initial Consultation for Record ID: PDS2025-IC-25-025

GENERAL MEETING AND CONTACT INFORMATION

Staff Assigned: Patricia Calderon	Project Contact: [REDACTED]
Email: Patricia.Calderon@sdcounty.ca.gov	Email: [REDACTED]
Phone Number: (619) 629-7535	Phone Number: [REDACTED]

COUNTY STAFF IN ATTENDANCE

Staff	Department	Email
Patricia Calderon, Project Manager*	PDS	Patricia.Calderon@sdcounty.ca.gov
Sean Oberbauer, Planning Manager	PDS	Sean.Oberbauer@sdcounty.ca.gov
Janalee Gonzaga	PDS (LD)	Janalee.Gonzaga@sdcounty.ca.gov

* Please contact your project manager if you have any questions or concerns related to the project

SITE DETAILS

Parcel Number(s): 400-370-23-00
Lot Size: Approximately 16,345 square feet based on GIS data (Need to be confirmed based on surveys/plans)
Project Location: 0 Aurora Drive, near Aurora Drive/Los Coches Road Intersection within the Lakeside Community Planning Group
Community/Sponsor Group Area: Lakeside Community Planning Group
Water District: 399W Service Availability Form Required, Need to Verify if LAFCO Action is required based on 399W Form
Sewer District: 399S Service Availability Form Required, Need to Verify if LAFCO Action is required based on 399S Form
Fire District: Lakeside Fire Protection District, 399F Service Availability Form Required



Initial Consultation

County of San Diego, Planning & Development Services

ZONING/GENERAL PLAN REGULATIONS

Zoning Box

Use Regulation	C36	
Animal Regulations	Q	
DEVELOPMENT REGULATIONS	Density	7.26
	Lot Size	6000 Square Feet
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	J
	Open Space	-
	Special Area Regulations	B

Zoning Ordinance Applicable Sections:

- C36 General Commercial (2360)
- “C” Building Type: Residential Single Detached, Mixed Residential Limited/Nonresidential Attached & detached (4310)
- “G” Height: 35-foot maximum, 2-stories (4600)
- “J” Setback – FY: 50’, ISY: 5’, ESY: 35’, RY: 25’
Note: Footnotes on Setback Schedule of Zoning Ordinance and additional fire setbacks may apply (4810) (4816)
- On/Off-Premises Sign Regulations: (6200-6250)
- Performance Standards (6300-6340)
- Parking/Bike Parking: (6750)
- Special Area “B” Designator: Community Design Review (5750 through 5799)

General Plan Designation:

- Land Use Designation: General Commercial (See Floor Area Ratio Requirements of Table LU-1)
- Regional Category: Commercial

PROJECT DESCRIPTION

Project description from online submittal in Accela:

“We are proposing to build a full-service drive through type coffee shop. Please see attached design. (Please see included site plan).”

KEY/MAJOR PROJECT ISSUES

The following key/major project issue(s) were identified during the Initial Consultation. These key issue(s) may require substantial redesign of the proposed project or, if not resolved, would result in a recommendation for project denial by PDS. These key issue(s) discussed below, were identified based upon information presently available to the County and are subject to change upon submittal of further information and studies:

Access:

- **Major Project Issue:** If not done so already, the project will be required to relinquish access rights along the project frontage adjacent to Los Coches Road (SF 1400), except for DPW approved driveway access location(s). Based on preliminary conversations with the Department of Public Works (DPW), due to existing traffic volumes on Los Coches Road, at most any proposed driveway connecting to Los Coches Road may only be allowed as a right turn exit only with no entry will be allowed. The traffic analysis for the project will need to include a proposed striping plan for access to the property.
- A sight distance analysis and certification will be required for both Los Coches Road and Aurora Drive.
- A preliminary grading plan shall be submitted with the Site Plan and will indicate any required public improvements to Los Coches Road and/or Aurora Drive.
- A traffic study will also be required to estimate the traffic volume created by the project. Please note that Los Coches Road currently has issues with traffic.
- See attachment C for full Land Development comments.



Initial Consultation

County of San Diego, Planning & Development Services

Easements/Utilities:

- **Major Project Issue:** Please note that overhead utilities have been identified on or adjacent to the project site. Please provide a title report showing an exhibit of all easements on the property. After identifying the easement through a title report, please coordinate with the easement holder to verify the feasibility of the proposed project.
- If the project proposes encroachments into existing easements under the jurisdiction of San Diego Gas and Electric (SDG&E) it is the applicant's responsibility to have the project reviewed and approved by SDG&E prior to the encroachment.
- Please provide evidence of legal lot for the project site. Our records indicate that APN: 400-370-23-00 may be a legal lot per Boundary Adjustment BC-87-0134. The submitted plot plan must have property line dimensions that match the existing legal lot documents.
- Please note that the legal lots shall have legal access and the easements/roads serving the property. A title report must be provided for the entire property.
- The property contains road and utility easements that will require review of easement documentation and a title report in order to evaluate if access is allowed.
- Any construction within an easement shall require authorization from an applicable grantee/owner of the easement.
- Please ensure any easement or maintenance requirements are accounted for in the design of the project.
- Please have the project reviewed by SDGE if the site contains SDGE easements. If an undergrounding waiver is requested in accordance with I-092, coordination with the Community Planning Group and Land Development is required

Minimum Plot Plan Requirements:

- **Key Project Issue:** Please note that the plot plan that was provided at intake lacked information as it pertains to project description, square footages, easements, height, etc. This preliminary review is based only on what was provided at intake and any changes to the plot plan or project description may change the review.
- If the applicant resubmits, please ensure that the plot plan meets minimum plot plan requirements. See PDS-090 for Minimum Plot Plan requirements.

Utilities and Services/Department of Environmental Health and Quality/Hazards:

- **Key Project Issue:** Close coordination with the applicable utility providers is needed.
- Clarify whether the project proposes to be served by septic or sewer. If it will be served by septic, show the leach field design and have it reviewed and commented on by the County's Department of Environmental Health and Quality (DEHQ). If it will be served by sewer, the project must complete a Sewer Availability form (PDS-399S) completed by the sewer district that will provide service.
- If onsite wastewater treatment systems are proposed, the project will require designs to be reviewed and approved by the Department of Environmental Health and Quality in accordance with the Local Agency Management Program (LAMP). Please note that DEHQ is currently in the process of updating LAMP upon coordination with the Regional Water Quality Control Board.
- If the on-site wastewater treatment system cannot be permitted by the Department of Environmental Health and Quality in accordance with LAMP, permits from the Regional Water Quality Control Board may be needed.
- Any locations of utilities or construction would need to be evaluated in applicable reports/studies prepared for the project.
- Based on historic imagery, the property has appeared to have previous agricultural uses in the mid 1900s and used for parking/storage. Due to the potential presence of materials in the soils, a Phase 1 Environmental Site Assessment is required. The recommendations of the Phase 1 ESA will need to be included as conditions of approval.



Initial Consultation

County of San Diego, Planning & Development Services

Stormwater:

- **Key Project Issue:** Please note that the project will require a preliminary CEQA Drainage Study and a Stormwater Quality Management Plan. The current plot plan did not indicate any stormwater facilities. Please note that the findings from the preliminary CEQA Drainage Study and design of the Stormwater Quality Management Plan may require shifting of the project design.

Vehicle Miles Traveled (VMT) and Traffic:

- As directed by the Board on February 9, 2022, staff have prepared a revised Transportation Study Guide (TSG) for VMT that establishes a VMT threshold using the regional average, which includes the entire countywide area, including the incorporated cities, as well as "Infill Areas" and other screening criteria outlined in the TSG. In addition to VMT analysis in accordance with CEQA, the TSG also provides guidance and identifies methodology to analyze traffic operations and safety, referred to as a Local Mobility Analysis (LMA), as part of the County's discretionary planning process. On September 28, 2022, the Board of Supervisors adopted a new TSG. The new TSG, Board of Supervisors Minute Order, and additional resources are located below:
<https://www.sandiegocounty.gov/content/sdc/pds/SB743.html>
- Be advised, a lawsuit was filed against the County of San Diego regarding the adoption of the 2022 TSG. Some of the points of contention were the County's screening of projects located with the defined infill areas and small project screening threshold. The Court Opinion filed March 27, 2025, is publicly available for review. The County has appealed this decision and is currently waiting to hear if the case will be heard by the California Supreme Court. Coordination with County staff is strongly encouraged as the court case proceeds.
- The project is anticipated to have a less than significant impact related to VMT if it is less than 50,000 square feet of locally serving commercial. However, a Local Mobility Analysis is needed as operations and safety related to traffic need to be evaluated in accordance with the adopted TSG and Mobility Element of the General Plan
- **Key Project Issue:** A Traffic Analysis will be required to evaluate access points and operations of the project. The Traffic Analysis will also need to demonstrate that the project is in conformance with General Plan Mobility Element Road policies related to operations of roads and intersections such as M-2.1.
- The on-site circulation for loading trucks needs to be to accommodate turning radius of larger trucks if there are deliveries to the property.

Community Concerns:

Site Plan Findings/Community Character/Community Comments:

- **Key Project Issue:** Please note that the property has a "B" Special Area designator and is subject to community design review. Site Plan findings are required to approve the project by demonstrating the project's consistency with local design guidelines and community design review feedback.
- "B" Special Area Designators are subject to the Community Design Review Area Regulations in accordance with section 5750 through 5799 of the Zoning Ordinance. Elevations of the buildings and landscape plans will need to be provided and designed in conformance with the community design guidelines. The project will also require a recommendation from Lakeside Community Planning Group.
- Based on processing of several projects in the area, staff has received substantial concerns related to access and traffic. The applicant should be aware of coordination with neighbors and local community groups related specifically to traffic



Initial Consultation

County of San Diego, Planning & Development Services

Project Description:

- **Key Project Issue:** Please update the project description on the plot plan with the square footage of the proposed coffee shop and any other proposed structures. Please clarify if there will be any dining inside the building or if there will be any on-site consumption of coffee. This will determine the use of the site and any parking requirements for the project.
- Please clarify the amount of grading for the project (cubic yards of cut/fill) and ensure the information is consistent with an applicable air quality analysis.
- Please clarify all utilities of the project (Fire, Sewer or Septic, Water or Groundwater)
- All studies prepared for the project will need to have a consistent project description.

Setbacks:

- **Key Project Issue:** Please note that setbacks will be determined based on access to the property. Depending on the access of the site to the adjacent roads including the road along the western property line, the setbacks may change. Please see PDS Form 306 for reference. Relinquished access rights may change the access of the property..
- The property is subject to the J Setback Designator: FY: 50', ISY: 5', ESY: 35', RY: 25'. See the Setback Schedule in section 4810 of the Zoning Ordinance for J Setback Designator setbacks and the footnotes related to the setbacks such as a, s, and e.
- Please ensure all setbacks are labeled in accordance with PDS Form 306: <https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-PLN-306.pdf>
- The proposed structure must not encroach on any of the property setbacks.



Initial Consultation

County of San Diego, Planning & Development Services

*SCHEDULE C – SETBACK SCHEDULE (Zoning)

DESIGNATOR	FRONT YARD (a)				SIDE YARD		REAR YARD
	Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline)				Interior Setback measured from the lot line	Exterior (s) Setback measured from centerline	Setback measured from lot line (e)
	Standard Setback	Setbacks for certain Major Subdivisions recorded after January 1, 1966					
		Street Width in Feet:					
		50	52	56			
A	100	100	100	100	15	35	50
B	60	60	60	60	15	35	50
C	60	60	60	60	15	35	25
D	60 (f)	60 (f)	60 (f)	60 (f)	15 (g)	35	25
E	60	60	60	60	0 (h)	35 (i)	15
F	60	60	60	60	(j)	35	25
G	50	45	46	48	10	35	40
H	50	45	46	48	10	35	25
I	50	45	46	48	7 ½	35	25
J	50	45	46	48	5	35	25
K	50	45	46	48	5 (k)	35	25
L	50	45	46	48	5 (l)	35	25
M	50	50	50	50	5 (l)	35	25
N	50 (t)	45	46	48	5	35	25
O	50	50	50	50	0 (h)	35	25 (m)
P	50	50	50	50	0 (n)	35	15 (o)
Q	50	50	50	50	0 (h)	35	15
R	(p)	(p)	(p)	(p)	0 (h)	35	15
S	30 (q)	25	26	28	(j)	35	15
T	30 (q)	25	26	28	0	35	15
U	30 (q)	25	26	28	0 (r)	35	0 (r)
V	Setbacks to be established during planned development, use permit or site plan review						
W(v)	60	60	60	60	25 (v)	35	25

Note: (b) not used

* Fire Code Setbacks may be more restrictive. Check with Fire Authority having jurisdiction. For Additional Setback Regulations see sections 4815 and 4816.



Initial Consultation

County of San Diego, Planning & Development Services

Table LU-1 Land Use Designations and Compatible Regional Categories					
Designation	Maximum Density	Maximum FAR ^a	Compatible Regional Category ^f		
			Village	Semi-Rural	Rural Lands
Village Residential					
Village Residential 30 (VR-30)	30 units per gross acre	—	X		
Village Residential 24 (VR-24)	24 units per gross acre	—	X		
Village Residential 20 (VR-20)	20 units per gross acre	—	X		
Village Residential 15 (VR-15)	15 units per gross acre	—	X		
Village Residential 10.9 (VR-10.9)	10.9 units per gross acre	—	X		
Village Residential 7.3 (VR-7.3)	7.3 units per gross acre	—	X		
Village Residential 4.3 (VR-4.3)	4.3 units per gross acre	—	X		
Village Residential 2.9 (VR-2.9)	2.9 units per gross acre	—	X		
Village Residential 2 ^b (VR-2)	2 units per gross acre	—	X		
Semi-Rural					
Semi-Rural 0.5 ^b (SR-0.5)	1 unit per 0.5, 1, or 2 gross acre	—	X	X	
Semi-Rural 1 ^c (SR-1)	1 unit per 1, 2, or 4 gross acres	—	X	X	
Semi-Rural 2 ^c (SR-2)	1 unit per 2, 4, or 8 gross acres	—	X	X	
Semi-Rural 4 ^c (SR-4)	1 unit per 4, 8, or 16 gross acres	—	X	X	
Semi-Rural 10 ^c (SR-10)	1 unit per 10 or 20 gross acres	—	X	X	
Rural Lands					
Rural Lands 20 (RL-20)	1 unit per 20 gross acres	—	X	X	X
Rural Lands 40 (RL-40)	1 unit per 40 gross acres	—	X	X	X
Rural Lands 80 (RL-80)	1 unit per 80 gross acres	—	X	X	X
Commercial					
General Commercial (C-1)	— ^a	0.45 or 0.70 ^a	X	X	
Office Professional (C-2)	— ^a	0.45 or 0.80 ^a	X	X	
Neighborhood Commercial (C-3)	— ^a	0.35 or 0.65 ^a	X	X	
Rural Commercial (C-4)	2 units per gross acre	0.35 or 0.60 ^a	X	X	X
Village Core Mixed Use (C-5)	30 units per gross acre ^d	0.70 ^d	X		
Industrial					
Limited Impact Industrial (I-1)	— ^a	0.60	X	X	
Medium Impact Industrial (I-2)	0	0.50	X	X	X
High Impact Industrial (I-3)	0	0.35	X	X	X
Other - with the exception of Specific Plan Area, the following designations are compatible with the No Jurisdiction Regional Category (see page 3-7)					
Tribal Lands (TL)	— ^f	—			
Public Agency Lands	— ^{f, h}	—			
Specific Plan Area (SPA) ^g	refer to individual SPA	—	X	X	X
Public/Semi-Public Facilities (P/SP)	— ^h	0.50	X	X	X
Open Space—Conservation (OS-C)	0	—	X	X	X
Open Space—Recreation (OS-R)	1 unit per 4, 8, or 16 gross acres ⁱ	—	X	X	X

- Maximum floor area ratio is provided based on regional categories to guide intensity of development. Community Plans may specify specific areas where these FARs may be exceeded such as areas with shared parking facilities or mixed uses, areas in or around town centers or transit nodes, or when other special circumstances exist.
- Village Residential 2 (VR-2) and Semi-Rural 0.5 (SR-0.5) currently appear as one designation on the Land Use Map but are differentiated on the Regional Categories Map. The Land Use Map will be updated to reflect the different designations prior to finalization. Semi-Rural 0.5 is appropriate in the Semi-Rural Regional Category in areas where the predominant development pattern is 0.5-acre and larger parcels.
- The maximum density for lands designated as Semi-Rural is based on the slope of the site (see Table LU-2).
- This denotes the upper range for each component, but there is no expectation that this would be achieved when each component is applied in the same area. The maximum FAR in the Village Core Mixed Use Designation is 0.7 unless offsite parking or underground parking is provided in conjunction with the proposed development. In that case, the maximum FAR could be up to 1.3.
- Maximum residential densities are applied per the Zoning Ordinance.
- The reflection of existing land uses on the Land Use Map results in some land use designations that are not consistent with the compatibility set forth in this table. This exception is available to existing land uses only.
- This designation solely reflects those designations retained from the former General Plan. New SPAs will not be shown on the Land Use Map under the SPA designation, rather these areas will retain their underlying land uses.
- Refer to Policy LU-1.6
- Residential uses would not occur within this designation unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, and erosion and fire problems will be minimal.



Initial Consultation

County of San Diego, Planning & Development Services

SUBJECT/RESOURCE SPECIFIC SCOPING (IN ADDITION TO KEY/MAJOR PROJECT ISSUES)

Cultural Resources/Paleontological Resources:

- Please submit a Cultural Resources Report as the site is undeveloped. Also, paleontological sensitivity is marginal; therefore, paleontological monitoring by the project contractor will be required.
- If applicable, previous permits and evidence of clearing should be provided to evaluate previous clearing on the property.
- The project may require tribal consultation depending on the results of the study and the CEQA document required for the processing of the project.
- Any off-site construction related to utilities/roads will need to be evaluated in the bio and cultural reports.

Biological Resources:

- No further bio review is needed as the fire clearing from the adjacent structures and road covers the entire site. Please note that the need for bio review may change if there are any changes to the project description.
- Any off-site construction related to utilities/roads will need to be evaluated in the bio and cultural reports.
- A breeding season avoidance notice will be needed for the project and plot plans.

Parking:

- Please show a parking table on the plot plan. Please clarify if the parking amounts proposed are consistent with the parking requirements based on square footage and uses of each structure. See section 6762 of the Zoning ordinance for parking requirements for an Eating and Drinking Establishment or Retail Sales (No-onsite consumption and no dining area in the building).
- Per section 6787, parking may be located anywhere except in a required landscaped area.
- Please ensure that parking design is consistent with the Lakeside Commercial Design Review Checklist.
- The project will be required to provide adequate ADA parking spaces
- The project will require EV parking spaces in accordance with a CAP Checklist and building code requirements.
- The project shall have bike parking, ADA paths of travel, install ADA parking, and EV Charging parking in conformance with the Building Code and any applicable study/CAP Checklist prepared in accordance with CEQA for the project.
- The parking area will need to have surfacing approved by the fire district with delineated spaces.



Initial Consultation

County of San Diego, Planning & Development Services

<p>Eating and Drinking Establishment Excluding Stand-Alone Fast-Food</p> <p style="text-align: right;">Up to 3,000 Square Feet</p>	<p>The Greater Of:</p> <p>6 Parking spaces per KSF GFA</p> <p>OR</p> <p>0.2 Parking spaces per person</p> <p><i>(Based on capacity of fixed or movable seating as permitted by the County Building Code)</i></p>
<p style="text-align: right;">More than 3,000 Square Feet</p> <p style="text-align: right;">Bicycle Parking</p>	<p>The Greater Of:</p> <p>10 Parking spaces per KSF GFA</p> <p>OR</p> <p>0.33 Parking spaces per person</p> <p><i>(Based on capacity of fixed or movable seating as permitted by the County Building Code)</i></p> <p>0.1 Bike space per car space but not less than 3</p>
<p>Stand-Alone Fast-Food Restaurant</p> <p style="text-align: right;">With Drive-Through Window</p> <p style="text-align: right;">Drive-Through Vehicle Stacking Provision</p> <p style="text-align: right;">Bicycle Parking</p>	<p>12 Parking spaces per KSF GFA</p> <p>9.5 Parking spaces per KSF GFA</p> <p>4 Vehicles (80 feet) minimum from the menu board</p> <p>0.1 Bike space per car space but not less than 3</p>
RETAIL	
<p>Retail Sales and Services</p> <p>Includes Personal Services and Repair Services</p> <p><i>Retail sales and services other than those specifically listed in this table</i></p> <p style="text-align: right;">Bicycle Parking</p>	<p>4.5 Parking spaces per KSF GFA</p> <p><i>(Total eating, drinking and entertainment uses cannot exceed 15% of project's GFA. Otherwise the floor area that exceeds 15% shall be calculated according to stand-alone eating and drinking establishment use parking requirements)</i></p> <p>0.1 Bike space per car space but not less than 3</p>



Initial Consultation

County of San Diego, Planning & Development Services

Section 1480

Food and Beverage Retail Sales

1. Bakeries, retail
2. Butcher Shops
3. Candy Stores
4. Cheese Shops
5. Dairy Product Shops
6. Delicatessens
7. Donut Shops
8. Fish and Seafood Markets
9. Food Catering (retail)
10. Fruits and Vegetable Markets
11. Grocery Stores
12. Health Food Stores
13. Ice, sales
14. Liquor Stores
15. Markets, retail
16. Sales Push Cart
17. Take-Out Restaurants (no eating on premises)

ACTIVITY/USE	SECTION	USE TYPE (applicable Use Classification)
Coal Mining & Processing (breaking washing & grading, section 6550)	1810	Mining & Processing
Coal Processing Only	1620	General Industrial
Coffee Shops	1465	Eating & Drinking Establishments
Coffee Carts	1480	Food and Beverage Retail Sales



Initial Consultation

County of San Diego, Planning & Development Services

Greenhouse Gas:

- On September 11, 2024, the Board adopted a new Climate Action Plan (CAP) as well as Guidelines for Determining Significance for Greenhouse Gas Emissions in conformance with the California Environmental Quality Act (CEQA). As part of the CAP, a CAP Checklist was adopted in order to streamline processing of projects consistent with the County's General Plan in conformance with CEQA. The CAP Checklist outlines several measures that may be applicable to the submitted project. Climate Action Plan Website: <https://www.sandiegocounty.gov/content/sdc/sustainability/climateactionplan.html>
- A CAP Checklist may be needed for the processing of the project if it cannot be found in conformance with CEQA through the processing of an applicable exemption. The CAP Checklist includes measures such as EV Charging Stations that may apply to the project.

Miscellaneous/General:

- Easements: Please note that all construction/work proposed within easements shall obtain concurrence from the grantees/owners of the applicable easements.
- Legal Lot: Please provide evidence of legal lot in accordance with Policy G-3. Please also submit a Title Report. A Certificate of Compliance or other similar permit to confirm legal lot may be needed depending on the documentation provided for legal lot. Please provide evidence of legal lot for the project site.
- Our records indicate that APN: 400-370-23-00 may be a legal lot per Boundary Adjustment BC-87-0134. The submitted plot plan must have property line dimensions that match the existing legal lot documents.
- Signage: If signage is proposed, please provide a signage plan identifying all square footages associated with signage and ensure the proposed signage complies with Section 6250 of the Zoning Ordinance for on-premise signs as well as the Lakeside Community Design Guidelines.
- Building Permit: Please note that discretionary permits cannot permit any unpermitted structures on the project site. Any unpermitted structures must obtain their applicable permit.
- Lighting: Please ensure that the proposed lighting associated with the project conforms with the lighting code and performance standard outlined in Section 6300 of the Zoning Ordinance.
- Landscaping: Please submit a preliminary landscape plan and ensure the landscape plan complies with the Lakeside Community Design Guidelines.
- Noticing: The project requires a public notice package which will be sent to neighbors and stakeholders in the area. Staff will compile the comments received during the noticing. Staff and the applicant will work through addressing comments or concerns associated with the application.



Initial Consultation

County of San Diego, Planning & Development Services

Fire:

- A PDS Form 399F is required with your initial submittal. Please fill out the top, sign, date and email it to David.Sibbet@sdcounty.ca.gov to process. Please note that the Fire District may have additional conditions or comments upon review of the updated plot plan.
- The Lakeside Fire Protection District reviewed the project based on the submitted plot plan. They have provided the following comments/conditions:
 - An automatic sprinkler system designed and installed to NFPA 13 standards and the California Fire Code shall be installed.
 - The fire riser shall be accessible from the exterior without the need of entering the structure, a separate fire riser room.
 - A monitored water fire flow alarm shall be installed at a minimum. A full plan submission may show that a full fire alarm system is required.
 - The Occupancy shown is R-1, this is incorrect. The Occupancy will either be a B or an A-2 depending on the number of occupants as determined by this office using Chapter 10 of the California Fire Code.
 - Cooking equipment if any shall be evaluated for the need of a fire extinguishing system (UL300).
 - A Knox Box shall be installed near the main entrance.
 - No parking shall be allowed except in marked parking spaces, all other areas shall be "NO PARKING FIRE LANE".
 - Full plan submission shall determine the number and type of fire extinguishers to be installed.
 - The proposed project will be located in an LRA-High Fire Severity Zone beginning July, 2025, Home Ignition Zone "0" shall be required for this project. The first 5' from the structure shall be a non-combustible zone, as described in the San Diego County Consolidated Fire Code

Service Availability/Groundwater:

- Please note that service availability forms from applicable utility providers are required. If the project proposes the use of groundwater, additional groundwater use information and groundwater scoping/analyses will be required which can severely impact the costs and requirements for the project.
- Please note that if a LAFCO action is required to annex the property into a district of a utility provider, the CEQA document will need to evaluate the LAFCO action and there are General Plan and Community Plan policies related to utility provider annexation that will need to be reviewed.

Land Development:

- Please note that funds were submitted for Land Development review. Please see attachment C for the Land Development Checklist.

ENVIRONMENTAL INFORMATION

All discretionary projects are required to be reviewed for compliance with the California Environmental Quality Act (CEQA), which may require preparation of an environmental document and a public review period. For more information on CEQA see our FAQ page, county guidelines, and watch our informative CEQA training video.

Summary of Previous Environmental:

Staff was not able to identify previous environmental documents on the property or approved projects. Previous environmental may not be applicable. The site was subject to a previous Certificate of Compliance but the CEQA document for the project did not evaluate development/construction for this property.



Initial Consultation

County of San Diego, Planning & Development Services

APPLICABLE ORDINANCES

As part of the discretionary process the project will be reviewed for compliance with all applicable ordinances and regulations including, but not limited to, the following.

Ordinance	Applicable (Y/N)	Brief Justification
Zoning Ordinance (ZO)	Y	The project must conform with the Zoning Ordinance.
General Plan (GP)	Y	The project would be required to conform with the General Plan.
<u>Community/Subregional Plan</u>	Y	The project must receive a formal recommendation from the Lakeside Community Planning Group and conform to the Lakeside Design Guidelines for commercial projects.
<u>Fire Regulations</u>	Y	The project would be required to get approval from the Lakeside Fire Protection District.
Multiple Species Conservation Program/Biological Mitigation Ordinance (MSCP/BMO)	Y	The project site is located within an adopted MSCP. Therefore, compliance with the MSCP will be required.
Habitat Loss Permit (HLP)	N	The project site is located within an adopted MSCP. Therefore, compliance with the HLP Ordinance is not required.
Ground Water Ordinance (GWO)	N	The project would be subject to the groundwater ordinance if it proposes the use of groundwater.
Resource Protection Ordinance (RPO)	Y	Site Plans are subject to the RPO. A steep slope analysis will be required.
<u>Subdivision Ordinance</u>	N	The project is not requesting a subdivision. Previous improvements/agreements that are tied to the property from a previous subdivision are still applicable.
<u>Noise Ordinance/Noise Element</u>	Y	The project would be subject to Noise Ordinance requirements for construction and ongoing use of the property.
Stormwater Regulations	Y	The project would be subject to current stormwater regulations and the Watershed Protection Ordinance (WPO).
Park Land Dedication Ordinance (PLDO)	N	The project would only be subject to the PLDO if it proposes residential units.
<u>Board Policies</u>	Y	BOS Policy I-84: Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services. <i>Please note that undergrounding utilities as well as if the project proposes the sale of alcohol may require application of additional Board Policies.</i>



Initial Consultation

County of San Diego, Planning & Development Services

PROCESSING INFORMATION

Application(s) Required:

Your project requires the processing of a Site plan and may likely require additional permits.

In addition, if the discretionary project is approved, the following Final Engineering/Building Related Permits may be required.

Final Map/Parcel Map

Grading Permit

Improvement Plan

- An improvement plan is required when improvements are proposed within the public right-of-way, easements dedicated to the County of San Diego, and certain private road improvements within private road easements.

Building Permit

Right of Way Permit

Studies that will be requested*

The following technical studies, indicated by a checkmark, may be requested to determine your project's potential impacts on the environment and to complete the CEQA Environmental Initial Study. The sections, highlighted in green, would be required to be prepared upon initial application submittal. It is the applicant's responsibility to hire a consultant on the County's approved list to prepare the technical studies. The County will review the studies for technical accuracy. Only studies submitted by individuals on the CEQA Consultants list are accepted.

The **CEQA Consultants List** and additional CEQA-related resources are found at the following link:

<https://www.sandiegocounty.gov/content/sdc/pds/procguid.html>

Aesthetics (Colored Elevations and Preliminary Landscape Plans may be sufficient. Architectural simulations may be sufficient as well. Photo-simulations are usually beneficial)

Agriculture and Forestry Resources (The project site appears to not contain prime soils. Please review applicable Ag guidelines and coordinate with staff before submitting any study. The CEQA documentation required for the project will need to explain how impacts to agriculture resources are evaluated.)

Air Quality (Standard dust control measures during construction may be sufficient. The CalEEMod data prepared with the Air Quality Study must be consistent with any greenhouse gas analysis any other referenced studies such as traffic or a Phase 1 Environmental Site Assessment)

Biological Resources

Cultural Resources/Tribal Cultural Resources (See scoping) (Must be from CEQA Consultant List)

Land Use / Planning

Mineral Resources

Noise (A noise analysis is not required at this time but may be required depending on the scope of the project and proximity to residential uses or sensitive receptors. The project is located within existing noise contours and a noise study may be required at a later date depending on the amount of grading and scope of the project)

Population / Housing

Public Services (Depending on results of service availability forms.)



Initial Consultation

County of San Diego, Planning & Development Services

- Energy** (See air quality and greenhouse gas)
- Geology/Soils** (Depending on the Stormwater Quality Management Plan a Geotechnical study may be required.)
- Greenhouse Gas Emissions** (See Air Quality and subject scoping. A CAP Checklist may be sufficient)
- Hazards and Hazardous Materials** (Phase I Environmental Site Assessment at a minimum)
- Hydrology/Water Quality** (Stormwater Intake Form and Applicable SWQMP Required)
- Recreation**
- Transportation** (See Traffic/VMT scoping) *(Must be from CEQA Consultant List)*
- Utilities / Service Systems** (Depending on results of service availability forms.)
- Fire** (A fire protection plan may be required depending on coordination with Lakeside Fire Protection District. Separate documentation may be required. See fire scoping)

* Additional studies may be requested upon further review of the project.

Community Planning/Sponsor Group Meeting and Input:

The project is located in the Lakeside Community Planning Area and is required to comply with the policies of the Lakeside Design Guidelines for commercial projects. The applicant should carefully review the applicable policies and requirements of the community plan and design guidelines early in the design process to ensure the project will comply. Upon submittal of the application, the County will send the project to the Lakeside Community Planning Group for recommendation. These groups provide advisory votes and recommendations to the County decision makers. We encourage you to meet with the groups early in the process to receive preliminary feedback. Please contact your County Project Manager if you have any questions.

Community Plan Text and Design Guidelines (Lakeside):

<https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/lakeside.html>

Decision-Maker:

The project requires approval of a Site Plan, Grading Plans, Building plans and coordination with the Community Planning Group. The "B" designator Site Plan will require coordination with the Lakeside Community Planning Group and a public noticing package. Permits will need to be approved by the Director of PDS. The CEQA document for the project may require adoption of environmental findings by the Zoning Administrator at a Zoning Administrator hearing. Please contact your County Project Manager if you have any questions. Additional permits may be required following documentation identified within a Title Report and documentation provided in accordance with Policy G-3. A site plan requires approval by the director of PDS. A Zoning Administrator hearing may be required for adoption of the CEQA findings or CEQA document for the project.

Time and Cost:

The main factors that will dictate processing time and costs are related to the key project issues identified in the checklist such as opposition, results of environmental studies, stormwater design, traffic/access, community support, and on-site easements. The access issues and coordination with the Department of Public Works need to be resolved first no matter the approach taken for the project.

Site Plan: Approximately 9 - 18 Months*

Approximately \$30,000-\$60,000*

*Opposition/Community Support and CEQA are key factors in dictating potential processing time.

*Note: This time and costs assumes that the project will have access issues resolved prior to submitting an application.



Initial Consultation

County of San Diego, Planning & Development Services

Next Steps:

- Review information within initial consultation checklist including key/major project issues and create an updated project description and design.
 - Evaluate the key project issues including but not limited to Traffic/Access, Utilities, and Easements.
- Coordinate with the applicable utility providers and the Department of Environmental Health and Quality to address on-site easements and adequate utility service
- Review a Title Report for the property and review easements and identify any legal lot documents in accordance with Policy G-3.
- Coordinate with the Lakeside Community Planning Group and Design Review Board as Informational Items and propose a project design that is compatible with the community. Please note that a formal recommendation from the group will be required during submittal of a formal application.
- Coordinate with the Building Division regarding ADA compliant paths of travel
- *General Note: If additional meetings are requested following the initial consultation meeting, additional funds will be required for staff time.*



Initial Consultation

County of San Diego, Planning & Development Services

Attachment B

Property Summary Report/Helpful Links

Please use the link below for any additional self-service reports:

<https://www.sandiegocounty.gov/content/sdc/pds/reports.html>

Please use the document library link below for any relevant documents tied to permit history for the project:

<https://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>

Helpful Links:

CEQA Consultants List (CEQA-related studies must be prepared by consultants from the County approved CEQA Consultants List):

<https://www.sandiegocounty.gov/content/sdc/pds/procguid.html>

Self-Service Reports:

<https://www.sandiegocounty.gov/content/sdc/pds/reports.html>

Community Plan Text and Design Guidelines (Lakeside):

<https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/lakeside.html>

General Plan:

<https://www.sandiegocounty.gov/content/sdc/pds/generalplan.html>

Zoning Ordinance:

<https://www.sandiegocounty.gov/content/sdc/pds/zoning.html>

Process Guidance for Discretionary Projects:

<https://www.sandiegocounty.gov/pds/procguid.html>

Clerk of the Board Document Search Website:

<http://cobdctm.cosd.co.san-diego.ca.us/COBSearch/component>

Planning and Development Services Forms Website:

<https://www.sandiegocounty.gov/content/sdc/pds/zoning/ZoningNumeric.html>

Minimum Plot Plan Requirements:

<https://www.sandiegocounty.gov/pds/docs/pds090.pdf>

Major Pre-Application Forms:

<https://www.sandiegocounty.gov/content/sdc/pds/ApplicationSummary.html>

Subdivision Ordinance:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/SubdivisionOrdinance.pdf>

Park Lands Dedication Ordinance (PLDO):

<http://www.sdparks.org/content/sdparks/en/AboutUs/Plans/pldo.html>



Initial Consultation

County of San Diego, Planning & Development Services

Attachment C Land Development Checklist

Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary
1 -	1	General	Project requirements have been identified to the extent possible based on the information and plan(s) provided. Revised and/or additional project conditions or requirements may be identified upon subsequent project submittal(s).	Comment for Information Only
1 -	2	General Services	Have your project reviewed and commented on by the <i>Helix Water District</i> for water service. Project's conditions may be revised upon further review and input from the agencies.	
1 -	3	General Services	Have your project reviewed and commented on by the <i>San Diego County Sanitation District</i> for sewer service. Project's conditions may be revised upon further review and input from the agencies.	
1 -	4	General Services	Have your project reviewed and commented on by the <i>Lakeside Fire Protection District</i> . Project's conditions may be revised upon further review and input from the agencies.	
1 -	5	General	Have your project reviewed and commented on by the <i>SDG&E</i> . Project's conditions may be revised upon further review and input from the agencies.	
1 -	6	General	Provide a Preliminary Title Report with a color-coded plot showing all existing easements on site.	
1 -	7	General	Note: if the project proposes encroachments into existing easements under the jurisdiction of San Diego Gas and Electric (SDG&E) it is the applicant's responsibility to have the project reviewed and approved by SDG&E prior to the encroachment. Public Utilities Code Sections 851 - 857 requires SDG&E to seek California Public Utilities Commission (CPUC) approval prior to disposing of SDG&E property or allowing encroachments within SDG&E easements. SDG&E's preference is that you consider options that do not encroach within or encumber SDG&E properties, easements or rights-of-way. Allowable uses within SDG&E easements or rights-of-way are very limited in scope and type. Each request to use an SDG&E easement or right-of-way will be reviewed on a case-by-case basis.	Comment for Information Only
2 -	1	Centerline Ordinance	<p>This project may be subject to the Centerline Ordinance (Section 51.301 through 51.316 of the San Diego County Code of Regulatory Ordinances) which may require improvements to the public right of way directly adjacent to the project site. Pursuant to County Public Roads Standards, requirements may include, but are not limited to the following:</p> <ul style="list-style-type: none"> - granting of additional right-of-way or irrevocable offers of dedication - relinquishment of access rights - installation of curb, gutter, & sidewalk - road widening - alley improvements - street lights installation - undergrounding of utility distribution facilities along the project frontage <p>The review for conformance with the Centerline Ordinance, if required, will be needed prior to approval of any Building Permits.</p> <p>The Centerline Ordinance (County Code Section 51.301 et al.) can be read below. https://codelibrary.amlegal.com/codes/san_diego/latest/sandiego_regs/0-0-0-76926</p>	Comment for Information Only



Initial Consultation

County of San Diego, Planning & Development Services

3 -	1	Access	<p>Los Coches Road (SF 1400) is classified as a 4.1B Major Road with intermittent turn lanes with class IV bikeway. The Public Road Standards requires between 96 and 110 feet of right of way measured from property line to property line perpendicular to the direction of travel. The required pavement width from curb to curb is between 76 and 90 feet. The minimum vehicular design speed is 55 miles per hour.</p> <p>Currently, Los Coches Road has a 60 to 64 foot wide road bed according to the County Road Register.</p>	Comment for Information Only
3 -	2	Access Major Project Issue	<p>If not done so already, the project will be required to relinquish access rights along the project frontage adjacent to Los Coches Road (SF 1400), except for DPW approved driveway access location(s).</p> <p>Based on preliminary conversations with DPW, due to existing traffic volumes on Los Coches Road, at most any proposed driveway connecting to Los Coches Road will only be allowed as a right turn exit only - no entry will be allowed.</p>	
3 -	3	Access	<p>Aurora Drive is a County-maintained road classified as a Residential Collector. The Public Road Standards requires between 60 feet of right of way measured from property line to property line perpendicular to the direction of travel. The required pavement width from curb to curb is between 40 feet. The minimum vehicular design speed is 30 miles per hour.</p> <p>Currently, Aurora Drive has a 30 foot road bed according to the County Road Register.</p>	Comment for Information Only
3 -	4	Access	<p>All proposed private roads and/or driveways shall comply with the Lakeside Fire Protection District requirements, San Diego County Standards for Private Roads, Parking Design Manual, and the Consolidated Fire Code.</p> <p>The typical minimum private road improvement width is 24 feet, over 28 feet graded width within a 40 foot private road easement.</p>	
3 -	5	Access	<p>Proposed driveways shall comply with San Diego Regional Standard Drawing G-16 for driveway width requirements. The maximum driveway width for commercial driveways is 30 feet.</p>	
3 -	6	Access	<p>Clarify the distance from the centerline of the proposed driveways to the centerline of the nearest driveway and to the intersection of Aurora Drive and Los Coches Road.</p> <p>Per Section 6.7.1.5 of the County of San Diego Public Road Standards the minimum driveway centerline separation from existing and proposed driveways and intersections along both sides of any street where access is proposed is 300 feet for Mobility Element Roads and 200 feet for Non-Mobility Element Roads. Please show the centerline separation for each proposed driveway.</p>	
4 -	1	Plot Plan	<p>Provide a Vicinity Map. Show distance to nearest intersection, north arrow, and drawing scale. Provide a title for the Plot Plan eg. "Plot Plan for XXXXX" Please include the PDS permit no. on the Plot Plan.</p>	
4 -	2	Plot Plan	<p>Provide Owner/Applicant name, address, phone number and e-mail address</p>	
4 -	3	Plot Plan	<p>Include a legend with all symbols defined including property lines, existing/ proposed easements, buildings, pavement, utilities, fencing, lighting, driveways, parking areas grading, contours, etc.</p>	
4 -	4	Plot Plan	<p>Show the widths and approximate locations of all existing and proposed easements, including Right-of-Way (ROW), whether Public or Private, recorded or unrecorded.</p>	
4 -	5	Plot Plan	<p>Show the existing roads adjacent to the project. Include the full right of way width, road surfacing width, graded width, centerline, etc. Show driveway access connecting to the existing road(s).</p>	



Initial Consultation

County of San Diego, Planning & Development Services

4 -	6	Plot Plan	Show any required public improvements to the Los Coches Road and/or Aurora Drive right of way.	
4 -	7	Plot Plan	Show the following dimensions: Exterior property lines, width of roads and easements, size of structures, setbacks from property lines and centerlines of adjacent roads to existing and/or proposed structures, distances between detached structures, parking areas and driveways.	
4 -	8	Plot Plan	Show all existing and proposed structures and their dimensions and floor area. Label buildings and their use. Show fences, walls, trash enclosures or dumpster locations. Indicate heights where applicable.	
4 -	9	Plot Plan	Show walkways, driveways, entrances, exits, parking lot areas with all dimensions. Label handicapped parking. Show contiguous streets with centerlines and all easements. Show parking for service and delivery vehicles and loading and unloading areas.	
4 -	10	Plot Plan	Show proposed signs. Include elevation drawings with area and height dimension and construction materials indicated and proposed method of illumination.	
4 -	11	Plot Plan	Show locations and types of all project lighting.	
4 -	12	Plot Plan	Show all utility lines and easements.	
4 -	13	Plot Plan	Indicate any natural drainage (including ephemeral streams) and any existing and proposed drainage systems. Show the slopes of the property and any proposed grading.	
5 -	1	Construction General Permit (CGP)	<p>If the project will disturb one acre or more of land, the project will be subject to compliance with the Statewide General Permit for Stormwater Discharges Associated with Construction Activity, Order 2022-0057-DWQ (Construction General Permit). The project will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB), obtain a Waste Discharge Identification number (WDID#), and develop and implement an operational Storm Water Pollution Prevention Plan (SWPPP) prior to the approval of the Plot Plan, Use permit, and issuance of the County development permit.</p> <p>For more information on the Construction General Permit (CGP) process, please visit the links below.</p> <p>https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html</p>	



Initial Consultation

County of San Diego, Planning & Development Services

6 -	1	Technical Studies	<p>CEQA Level PGP, Hydrology Study and PDP SWQMP review:</p> <p>The technical study reviews are being conducted for CEQA purposes not for Final Engineering or Construction. Please note that additional analysis, calculations including hydraulic modeling, routing analysis, design and or continuous simulation modeling may be required at Final Engineering at the discretion of the PDS LD plan check reviewer and DPW Flood Control. Please note that any proprietary modeling software and or proprietary BMPs accepted for CEQA Level review may not be accepted at the Final Engineering Construction Level. Please coordinate with your Final Engineering plan check reviewer before submitting technical studies.</p> <p>CEQA Level review is provided in accordance with the County of San Diego - Guidelines for Determining Significance - Hydrology and Water Quality, 2021: https://www.sandiegocounty.gov/pds/ceqa/SignificanceGuidelinesHydrology2021.html</p> <p>NOTE: Project issues have been identified to the extent possible based on the information provided. Additional issues may be identified upon subsequent project submittals and input from other agencies, changes to the proposal and/or during final engineering review.</p>	Comment for Information Only
7 -	1	Preliminary Grading Plan (PGP)	<p>The project is required to prepare and submit a Preliminary Grading Plan (PGP) alongside the Site Plan application(s).</p> <p>Preliminary Grading Guideline https://www.sandiegocounty.gov/content/dam/sdc/pds/LandDevelopment/preliminarygradingplanguidelines.pdf</p> <p>Grading Ordinance http://www.sdcountry.ca.gov/dpw/land/landpdf/gradingordinance.pdf</p>	
7 -	2	PGP	<p>Contain the following note: "This plan is provided to allow for full and adequate discretionary review of the proposed development project. The property owner acknowledges that acceptance or approval of this plan does not constitute approval to perform and grading shown hereon, and agrees to obtain valid grading permissions before commencing such activity."</p>	
7 -	3	PGP	<p>Show North Arrow and scale on all sheets.</p>	
7 -	4	PGP	<p>Show vicinity map. Provide a Sheet Index with key map and label each sheet number.</p>	
7 -	5	PGP	<p>List the name of the applicant/owner, address, telephone number and e-mail.</p>	
7 -	6	PGP	<p>List the engineer's name, address, telephone number and e-mail.</p>	
7 -	7	PGP	<p>Show project address and Assessor Parcel Number. Provide a short legal description.</p>	
7 -	8	PGP	<p>Identify basis of elevations and contours shown.</p>	
7 -	9	PGP	<p>Provide a legend with all symbols of existing and proposed facilities defined. Include existing and proposed contours, property lines, pavement, utilities, overhead power lines, power poles, storm drains and structures</p>	
7 -	10	PGP	<p>Show approximate property lines of the site on which the work is performed.</p>	
7 -	11	PGP	<p>Show adequate contours to show topography or the existing ground; show the proposed grading tied back to natural ground.</p>	
7 -	12	PGP	<p>Provide Land Disturbance quantity and earthwork quantities. This shall include any earthwork for onsite private road improvements and/or any earthwork for any drainage improvements, if applicable. Provide a summary of Work to be Done. Show estimates of the amount of excavation, fill, import, and export.</p>	



Initial Consultation

County of San Diego, Planning & Development Services

7 -	13	PGP	Clearly show existing and proposed grading, contours, elevations, storm water protection BMPs, drainage structures, slopes, retaining walls, etc.	
7 -	14	PGP	Show any proposed retaining wall structures. Provide top of wall and bottom of wall elevations. Provide cross sections and profiles for proposed walls.	
7 -	15	PGP	Show the widths and approximate locations of all existing and proposed easements, including Right-of-Way (ROW), whether Public or Private, recorded or unrecorded.	
7 -	16	PGP	Provide the approximate grades and radii of curves of all highways, streets or ways within or adjacent to the property. Indicate whether public or private streets.	
7 -	17	PGP	Show proposed slope ratios, not greater than 1.5:1 on cuts and 2:1 on fills	
7 -	18	PGP	Show location of existing and proposed drainage devices, storm water protection facilities, walls, cribbing, dams or other protective devices to be constructed in connection with the proposed work.	
7 -	19	PGP	Show direction of lot and street drainage.	
7 -	20	PGP	Label all existing and proposed streets as (PUBLIC) or (PRIVATE)	
7 -	21	PGP	Show any required public improvements to the Los Coches Road and/or Aurora Drive right of way.	
8 -	1	CEQA-Level Stormwater Quality Management Plan (SWQMP)	Submit a Stormwater Intake Form For Development Projects. http://www.sandiegocounty.gov/content/sdc/dpw/watersheds/DevelopmentandConstruction/BMP_Design_Manual.html	
8 -	2	CEQA-Level SWQMP	The applicant shall submit a SWQMP to reflect the current BMP Design Manual requirements and to be in conformance with the Watershed Protection Ordinance and the new Municipal Permit, MS4 that was implemented by the County on February 26, 2016. The BMP Design Manual and SWQMP forms are available at: http://www.sandiegocounty.gov/content/sdc/dpw/watersheds/DevelopmentandConstruction.html	
8 -	3	CEQA-Level SWQMP	The SWQMP is a living document to be updated to reflect any changes during the project final plan review and construction throughout the life of the project in perpetuity.	Comment for Information Only.
9 -	1	CEQA-Level Drainage Study	The project is required to prepare and submit a Preliminary CEQA Drainage Study in compliance with the documents shown below: Hydrology Manual: http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontroldocuments/hydro-hydrologymanual.pdf Hydraulic Design Manual: http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontroldocuments/hydro-hydrologymanual.pdf	
9 -	2	CEQA-Level Drainage Study	Per Section 1.3 Drainage Law of the County Hydraulic Design Manual, upstream landowners may not increase the volume or velocity (including diversion) of surface flows to the detriment of downstream landowners consistent with "good neighbor" policies.	Comment for Information Only
9 -	3	CEQA-Level Drainage Study	There appear to be stormwater culverts along Aurora Drive. If the project designs their stormwater mitigation to connect to an existing culvert within the County right of way, DPW Field Operations will review the project for impacts to their stormwater facilities.	



Initial Consultation

County of San Diego, Planning & Development Services

10 -	1	Sight Distance	<p>A sight distance analysis and certification will be required to confirm there is safe intersectional sight distance from the private driveway onto the County-maintained public road, <i>Los Coches Road</i>. The study will need to include a certification that states:</p> <p>“There is _____ feet of unobstructed intersectional sight distance looking northeast along <i>Los Coches Road</i> (southwest bound traffic) from the proposed private driveway serving the property in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. 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.”</p> <p>If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."</p> <p>The sight distance certification shall include: photos of the existing sight distance conditions, a photo key to identify where the photos were taken, and a 11"X17" plat showing existing and needed horizontal and vertical sight distance measurements. The plat shall show Corner Sight Distance measured along the direction of travel from a point on the minor road at least 10 feet from the edge of the major road pavement and measured from a height of eye of 3.5 feet on the minor road to a height of object of 4.25 feet on the major road (see County Road Standard Drawings DS-20A and DS-20B).</p> <p>Additional information can be obtained in the following link: http://www.sandiegocounty.gov/content/dam/sdc/dpw/COUNTY_ROADS/roadspdf/pbrdstds.pdf</p>
------	---	-----------------------	---



Initial Consultation

County of San Diego, Planning & Development Services

10 - 2	Sight Distance	<p>A sight distance analysis and certification will be required to confirm there is safe intersectional sight distance to/from the private driveway onto/out of the County-maintained public road, <i>Aurora Drive</i>. The study will need to include a certification that states:</p> <p>“There is _____ feet of unobstructed intersectional sight distance in both directions along <i>Aurora Drive</i> from the proposed private driveway serving the property in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. 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.”</p> <p>If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."</p> <p>The sight distance certification shall include: photos of the existing sight distance conditions, a photo key to identify where the photos were taken, and a 11"X17" plat showing existing and needed horizontal and vertical sight distance measurements. The plat shall show Corner Sight Distance measured along the direction of travel from a point on the minor road at least 10 feet from the edge of the major road pavement and measured from a height of eye of 3.5 feet on the minor road to a height of object of 4.25 feet on the major road (see County Road Standard Drawings DS-20A and DS-20B).</p> <p>Additional information can be obtained in the following link: http://www.sandiegocounty.gov/content/dam/sdc/dpw/COUNTY_ROADS/roadspdf/pbrdstds.pdf</p>	
11 - 1	Public Improvements	<p>A Traffic Study to define the estimated traffic volume created by the project will likely be needed. Current anticipated public improvements include, but are not limited to, the following:</p> <ul style="list-style-type: none"> - extend the existing culvert with headwall currently fenced off fronting the project. - PCC sidewalk, curb and gutter construction - reconstruction of ADA curb ramp(s) at curb return fronting the project at the intersection of Los Coches Road & Aurora Drive. - driveway apron construction per San Diego County Regional Design Standards. - road widening, if warranted by the estimated traffic volumes. - street light at proposed driveway location(s) serving the site. 	



Initial Consultation

County of San Diego, Planning & Development Services

Attachment D ***Lakeside Design Review Checklist***

DRAFT



County of San Diego – Lakeside Commercial Design Review Checklist

SITE LAYOUT DESIGN GOAL:

- All development proposals should show evidence of harmony with the site plan, arrangement of building forms and landscape design of neighboring properties.
- Unify commercial development outside the Lakeside Village and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion.

SITE LAYOUT STANDARDS

Guideline Reference

**Plot Plan Complies (Y/N/NA)
See Comment Sheet**

Building Location & Orientation

1	The arrangement, scale, and design of buildings, open spaces, and landscape elements are equivalent to that of adjacent sites.	A3.1 (p17)		
2	Project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways and common service/delivery areas. (See illustration for guidance)	A3.1 (p17) B2.2 (p46)		
3	Project includes covered and trellised outdoor spaces (porches, balconies, verandas, patios, or loggias). (See illustration for guidance)	A4.6 (p23)		
4	Buildings are set back at least 15' from the street edge. Properties along SR 67, Old Highway 80 and I-8 are screened with trees and vegetation.	B2-1 (p46)		
5	Buildings are organized around courtyards or in clusters to create on-site usable open spaces, as defined in Section 1100 of the Zoning Ordinance.	B2.1 (p46)		
6	In commercial developments, service and loading areas are separated from main circulation and parking areas.	A9 (p32)		
Parking Lot Location, Access & Connections				
7	The parking lot is set back at least 15 feet from the property line along public streets.	B2-1 (p46)		
8	The parking lot is set back at least 5 feet from interior and rear property lines	B2-3.b(p47)		



ARCHITECTURAL DESIGN GOALS:

- Respect the scale of the community with regard to the apparent height and width of new buildings.
- Building form, mass and elevations should be articulated to create interesting roof lines, shadow patterns and architectural detailing.
- Recognize the linkage potential of old and new projects.
- Buildings should incorporate natural landscape features as design elements.

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Form & Massing				
9	The height of project is equivalent to adjacent structures based on the height of a wall, cornice, or parapet line. Window lines, belt courses, and/or other horizontal elements are equivalent to those on neighboring buildings. (See illustration for guidance)	A3.2 (p18)		
12	Building elevations over 50 feet in length include offsets, projections, roof overhangs, and recesses. (See illustration for guidance)	A4.1 (p19)		
13	Buildings provide shade and shadow via offsets, projections, roof overhangs, or recesses. (See illustration for guidance)	A4.1 (p20)		
14	Buildings are not greater than 2 stories in height unless the building provides a vertical setback between the second and third floors. (See illustration for guidance)	A4.1 (p19)		
15	Building entrances include porches, loggias or arbors.	A4.5 (p22)		
16	Windows and doors are recessed to create shadow lines.	A4.5 (p22)		
17	The project includes covered and trellised outdoor spaces (porches, balconies, verandas, patios, or loggias). (See illustration for guidance)	B2.1 (p46)		
Multi-Building Projects				
18	Individual buildings and structures in multi-building developments have an equivalent design.	A4.2 (p20)		
19	Facades and roof lines facing streets, parking areas, and residential neighbors are equivalent in design, color, and materials throughout the development.	A4.2 (p20)		
20	Rear facades, if visible from public streets or neighboring properties, are finished in a quality, color, and material equivalent to the principal sides of the building(s).	A4.2 (p20)		
Elevations and Building Façade Materials				
21	Building material changes intersect with an architectural element, such as a chimney, projection, or pilaster. (See illustration for guidance)	A4.3 (p20)		



County of San Diego – Lakeside Commercial
Design Review Checklist

	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
22	<p>Project uses 1 or more of the following encouraged building materials:</p> <ul style="list-style-type: none"> • Cement plaster (stucco) over masonry or wood frame • Exposed timber beams and columns • Brick, adobe brick, and native stone • Concrete and concrete masonry with textured surfaces and earth tone color (brown, tan, green, or grey) • Wood siding 	A4.3 (p21)		
23	<p>The project does not use any of the following building materials:</p> <ul style="list-style-type: none"> • Large areas of glass (longer than 50 feet), except at pedestrian level store fronts • High contrast color (use of a primary color (red, yellow, blue) and a composite color (orange, green, purple) glazed masonry • Glass curtain walls • Synthetic masonry materials 	A4.3 (p21)		
	Roof Forms			
24	Sloped roofs over 100 feet in length have a break in plane or other treatments that break up the continuous lines and surfaces. (See illustration for guidance)	A4.4 (p21)		
25	Gabled, hip, or shed roof forms at a moderate to steep pitch (4:12 and greater) are proposed.	A4.4 (p21)		
26	Eaves and roof overhangs create shadow lines and reduce the amount of sunlight striking glass surfaces.	A4.4 (p21)		
27	The project incorporates shed roofs or trellises covering exterior walkways or loggias. (See illustration for guidance)	A4.4 (p22)		
28	<p>The project roof materials are:</p> <ul style="list-style-type: none"> • Clay tile • Concrete tile • High profile composition shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look) 	A4.4 (p22)		
29	<p>The project does not use any of the following roof materials:</p> <ul style="list-style-type: none"> • Wood shakes and shingles • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple), brightly colored (red, orange, or yellow) glazed tile, or reflective surfaces • Corrugated or galvanized metal 	A4.4 (p22)		
	Fences and Walls			
30	If fences and walls over 3 feet high face public streets, the project provides a landscaped buffer at least 5 feet deep on the street facing side of the wall. When solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 50 foot intervals.	A4.7 (p23)		



County of San Diego – Lakeside Commercial
Design Review Checklist

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
31	<p>Where applicable, the wall or fencing materials are from the following list of encouraged materials:</p> <ul style="list-style-type: none"> • Native stone (highly encouraged) • Concrete masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood • Brick 	A4.7 (p24)		
32	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none"> • Chain link or open wire, except where screened by landscape. • Corrugated metal • Bright colored (red, orange, or yellow) plastic or plastic coated materials 	A4.7 (p24)		

<p>LANDSCAPE DESIGN GOALS:</p> <ul style="list-style-type: none"> • Planting design should reflect Lakeside’s rural character and history. • Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species. • Preserve and propagate native oaks, sycamores and eucalyptus trees as significant historical, aesthetic and ecological resources that contribute to the town’s character. 				
--	--	--	--	--

LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Plant Selection Guide and Landscape Manual				
33	Plant selection follows the recommendations of the Lakeside Plant Selection Guide of the Lakeside Design or the County Water Efficient Landscape Design Manual.	A5.1 (p26)		
34	All areas are planted unless used for building, parking, or other designated functions.	A5.2 (p26)		
Design Concepts				
35	Proposed street trees are on the list of designated street trees in the Street Tree Planting Guide based on the specific street frontage proposed for the project (See Appendix B for guidance).	A5.1 (p25)		
36	Project proposes shrubs beneath trees (rather than lawn or ornamental ground covers).	A5.1 (p25)		



County of San Diego – Lakeside Commercial
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
LANDSCAPE DESIGN STANDARDS				
37	Drought resistant grasses are used beneath trees.	A5.1 (p25)		
38	Shrubs that grow at least 30 inches in 2 years are used in place of traditional ground cover.	A5.1 (p25)		
39	The use of turf grasses is limited to parks or other active use areas.	A5.1 (p25)		
Preservation of Significant Trees				
40	No oak tree with a diameter of more than 6 inches, or any 2 trunks with a combined diameter of 8 inches, as measured 4 ½ feet above the root crown will be removed.	A2.1 (p14)		
41	No tree with a diameter of more than 12 inches, or any 2 trunks with a combined diameter of 16 inches or more, as measured 4 ½ feet above the root crown will be removed.	A2.1 (p14)		
Perimeter & Parking Lot Landscaping				
42	In the 15 foot area between the property line along a public street and the parking lot, 1 tree is provided for every 300 square feet of total area	B2-a (p47)		
43	In the space between the perimeter of the parking lot and the interior and rear property lines: <ul style="list-style-type: none"> • 1 tree is provided for every 100 square feet of total area • Shrubs that grow a minimum of 30 inches in height after 2 years provide a visual screen 	B2-b (p47)		
44	The space between the perimeter of the parking lot and the building is a minimum of 5 feet and contains either a combination of trees and shrubs or a sidewalk.	B2-c (p47)		
45	At least 5% of the internal parking areas greater than 6,000 square feet are planted with trees and shrubs. Every parking space is located within 30 feet of the trunk of a tree.	B2-c (p47)		
46	In side and rear yards, 1 tree is provided for every 300 square feet of total area.	B2-b (p47)		
47	All trees are 15-gallon minimum size.	B2 (p47)		



County of San Diego – Lakeside Commercial
Design Review Checklist

SIGNAGE DESIGN GOALS:				
<ul style="list-style-type: none"> All signs should be a minimum size and height to adequately identify a business and the products or services it sells. Signage design should be carefully integrated with the site and building design concepts to create a unified appearance for the total development. Within a development, signage should be consistent in location and design. 				
SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
48	Sign illumination is external, shielded top mounted, downward directed light source shielded from view.	A7.1 (p28)		
49	All signs and sign components are limited to 3 colors in addition to black and white.	A7.1 (p28)		
50	No sign, other than a sign installed by a public agency, is located in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Lakeside Village.	A7.1 (p28)		
51	All overhead signs clear adjacent sidewalks with a minimum headroom of 7 feet, and project no more than 4 feet into a public right-of-way.	A7.1 (p28)		
52	No sign is located above the highest portion of the building.	A7.1 (p28)		
53	Sign posts and other structural elements are made of wood or metal with a white, black, earth tone (brown, tan, green, or grey) or clear stain finish.	A7.1 (p28)		
54	Letter and symbol height is limited to 8 inches.	A7.3 (p29)		
55	Kiosk signs are limited to 8 feet in height and only used on private property in a courtyard or other pedestrian space.	A7.3 (p30)		
56	<p>Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have 1 frontage):</p> <ul style="list-style-type: none"> For frontages up to 100 lineal feet, the total sign area is limited to 1 square foot of sign area per linear foot of building frontage, to a maximum of 65 square feet. For frontages over 100 lineal feet, the total sign area is limited to ¾ square foot of sign area per linear foot of building frontage, to a maximum of 90 square feet. For projects with more than 1 tenant: <ul style="list-style-type: none"> 1 sign to identify the complex allowing 1 square foot of sign area per lineal foot of total project frontage up to 75 square feet For each individual tenant on a public street or private drive, ½ square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet 1 building directory sign not exceeding 10 square feet in size may be allowed at each public entrance 	A7.3 (p30)		



	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Permitted Sign Types			
57	<p>The project signage is 1 or more of the following types:</p> <ul style="list-style-type: none"> • Awning Valance: A sign or graphic attached to or printed on an awning’s valance. • Monument: A sign supported by 1 or more uprights of braces on the ground, not exceeding 4 feet in height. • Hanging: A sign attached to and located below any eave, canopy, or awning. • Kiosk: A freestanding structure which has 1 or more surface. • Projecting: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall. • Wall: A sign affixed directly to an exterior wall or fence. • Window: A sign affixed to or behind a window, no larger than 25% of the window on or behind which it is displayed. • Single Pole Hanging Sign: A sign which is suspended from a horizontal arm which is attached to a pole no higher than 6 feet in height. <p>(See illustrations for guidance)</p>	A7.2 (p29) A7.3 (p30)		
	Prohibited Signs Types			
58	<p>The project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Roof and parapet signs • Plastic signs, except where plastic is used only as raised letters • Back-lit signs • Pole signs over 6 feet high • Portable or mobile signs • Signs that cover architectural features 	A7.4 (p30)		



<p>LIGHTING DESIGN GOAL:</p> <ul style="list-style-type: none"> • Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky. • Limit the amount and intensity of lighting to that necessary for safety, security and to compliment architectural character. 			
---	--	--	--

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
LIGHTING DESIGN STANDARDS				
Prevent Glare, Preserve Night Sky				
59	All outdoor lighting is directed downward.	A8.1 (p31)		
60	Service area lighting does not spill onto adjacent areas.	A8.1 (p31)		
61	All outdoor lighting fixtures are cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer’s line of sight.	A8.1 (p31)		
Low, Even Levels				
62	Externally lighted signs use only shielded top mounted, downward directed light sources.	A8.1 (p31)		
Size, Color & Materials				
63	Overhead walkway lighting is between 8 to 12 feet in height.	A8.3 (p31)		
64	Overhead luminaires in commercial parking areas are between 15 to 20 feet high and direct light away from public streets and adjoining properties.	A8.2 (p31)		

<p>BUILDING EQUIPMENT & SERVICES GOAL:</p> <ul style="list-style-type: none"> • Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties. 			
--	--	--	--

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
BUILDING EQUIPMENT & SERVICES STANDARDS				
65	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas, and neighboring properties. The screen for trash containers is of materials that are equivalent to the architecture of the principal buildings.	A9 (p32)		



County of San Diego – Lakeside Commercial
Design Review Checklist

	BUILDING EQUIPMENT & SERVICES STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
66	Utility meters are located in service or screened areas.	A9 (p32)		
67	Exterior surface mounted utility boxes are designed, painted, or screened to be equivalent to the design of the buildings to which they are attached.	A9 (p32)		
768	Mechanical equipment, solar collectors, satellite dishes, communication devices, and other equipment are concealed from view of public streets, adjacent properties, and pedestrian oriented areas.	A9 (p32)		
69	Roof mounted equipment is screened.	A9 (p32)		
70	The design of solar panels is equivalent to the architectural design of the building to which the solar panels are attached, or the solar panels are otherwise screened	A9 (p32)		



County of San Diego – Lakeside Commercial
Design Review Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Lakeside Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(if applicable)

Agent’s Mailing Address: _____

Brief description of the project:

