

State Route 100

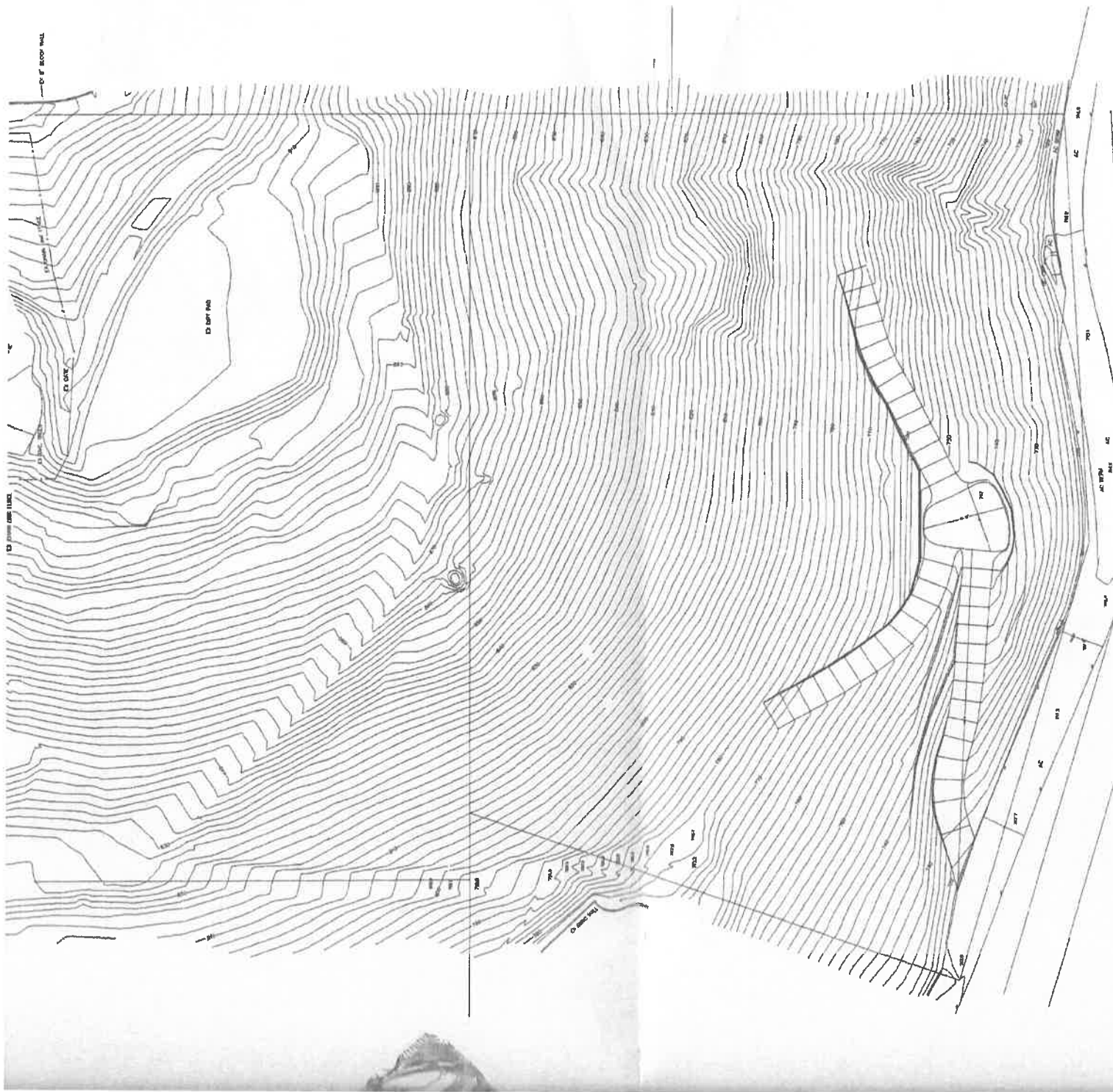
State Route 100

APN 37-370-09
2.50 ACRES

APN 37-370-10
2.03 ACRES

APN 37-370-08
2.03 ACRES

Proposed well
level of future
water



11642 Hi Ridge Road, Lakeside, California development log

APN 377-370-08-00 is a 1.06 acre hillside undeveloped lot see county summary (1a)

It shares an undeveloped hillside with two other lots

APN 377-370-09-00 and APN 377-370-10-00 see county summaries (1b and 1c)

2005

a private developer secured approval to build a 3 bedroom Single Family Residence and began grading the driveway.

Efforts ceased when the Lakeside Fire Authority chose to begin enforcing road standards. This would require widening the road from Valley Vista to the property to improve fire vehicle access. At that time the expense and coordination with neighbors and the County made the project financially unfit.

2006

On a chance drive-by I noticed the adjacent 3 acre lot was for sale.

In discussions with that owner I learned of the situations surrounding all three properties.

Discussions with Fire Authorities

I first appealed for relief from Fire authorities but learned that authorities has transferred from the City Fire to the County which would not grandfather or otherwise relieve their County requirements.

A proposal to move road access closer to Valley Vista and reduce road costs also failed. (2)

I proposed collaboration with the owners for alternate access and development of all three properties

I purchased -09- and -08- and made a collaboration agreement with -10-

The shared access to all three would be from Valley Vista with a Private road, already partially graded, to each property (3)

Problems with -09- and -10-

Extensive Perk test drilling revealed neither property would qualify for Septic Leach fields 10-10-07 (4)

While suitable Septic technology alternatives were accepted in much of the U.S., the California government review, every five years, did not authorize these this cycle.

After abandoning -09- and -10- I offered each my -08- as an approved Leach Field that could attach to either and allow development. No takers.

Contingency planning

Since -08- was financially not viable for development I continued to pay taxes, do regular weed abatement for fire safety compliance, appeal several times to Assessor's office to drop taxable value since it was not buildable, and look for alternatives.

PRD 101A

Feb 2019 SD County DPW notified about 49 properties using Hi Ridge for access that their Permanent Road Division would be dissolved unless adequately funded for road maintenance (5)

I became chair of the PRD committee and we lead a successful campaign in March 2020 save the PRD by proposing to raise property assessments over 3 years. That would position our PRD 101A to rebuild the road. (6)

My personal plan has since been to coordinate the additional work needed to meet the Fire Department requirements with the road rebuilding by the PRD (additional grading of the frontage at -08- and -09- with retaining walls. Potentially the PRD could initiate the road rebuild as soon as funds accumulated to \$100,000, approximately 2024, at which time the County could start phased construction of the then estimated \$270K road rebuild, later revised to \$385K.

-08- is immediately buildable if either adjacent property owner, realizing the lack of Septic prevents development, would collaborate.

Otherwise, the current plan is waiting on the road improvements.

Alternately, the recent dramatic land value increases may make the economics of widening the required section of road viable.

PROPERTY INFORMATION:

Property Address:

11642 HI RIDGE RD LAKESIDE, CA, 92040-1008

Legal Description:

LOT O*POR*

Property Characteristics:

Assessor Land:	\$60,000.00	Baths:	00.0
Improvements:	\$0.00	Add. Areas:	0
Assessor Total:	\$60,000.00	Tot. Living Area:	0
Acreage:	1.06	Tax Status:	T
Bedrooms:	000	Tax Rate Area:	82115

District Information:**City Council:** APN is not within a City Council District boundary**Board of Supervisors:** District 2 - Joel Anderson**Congress:** District 48 Darrell Issa**Senate:** District 40 Brian Jones**Assembly:** District 75 Marie Waldron**School District:** GEN ELEM LAKESIDE UNION**School Union:** Grossmont Union High School**Fire Protection:** LAKESIDE FIRE PROTECTION**Community College:** GROSSMONT-CUYAMACA**Planning Areas:****Census Tract:** 169.01**Subregional Area:** LAKESIDE**Major Statistical Area:** EAST SUBURBAN**Community Planning Area:** Lakeside - County of San Diego**Land Use:****Existing (LU):** 9101 Vacant and Undeveloped Land**Planned (PLU)** 1000 Spaced Rural Residential**Ecology:**

Vegetation Type (County):	Scrub and Chaparral
Vegetation Type (Western Region 2012):	Vegetation data not Available
Flood Zone/Flood Plain:	Flood Zone X / Flood Plain
Geology Type:	CRETACEOUS PLUTONIC
Soil Type:	Soil data not Available



COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

GENERAL PARCEL INFORMATION

APN:	377-370-08-00
ADDRESS:	11642 HI RIDGE RD, LAKESIDE
PARCEL AREA:	1.06
CENSUS TRACT:	169.01
DOMAIN:	County of San Diego
PLANNING AREA:	Lakeside
GENERAL PLAN DESIGNATION:	SEMI-RURAL RESIDENTIAL (SR-1)
EXPIRED PERMITS:	Yes
FLAGS:	No



AGENCY INFORMATION *For agency contact information refer to PDS 804*

EXISTING SEWER:	No
FIRE DISTRICT:	LAKESIDE FIRE PROT DIST
ELEMENTARY SCHOOL DISTRICT:	GEN ELEM LAKESIDE UNION
HIGH SCHOOL DISTRICT:	HIGH GROSSMONT UNION
WATER DISTRICT:	LAKESIDE WATER DISTRICT LAND
SANITATION DISTRICT:	LAKESIDE SANITATION DISTRICT

CONSTRUCTION DESIGN INFORMATION

FIRE HAZARD SEVERITY ZONE:	Very High <i>Refer to PDS 198 for fire resistive construction info. http://www.sdcountry.ca.gov/pds/docs/pds198.pdf</i>
CEC CLIMATE ZONE:	10 <i>Refer to PDS 409 for energy efficiency standards info. http://www.sdcountry.ca.gov/pds/docs/pds409.pdf</i>
CBC & CRC SEISMIC DESIGN CATEGORY:	CBC D, CRC D1
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE:	

STORMWATER MANAGEMENT INFORMATION

EXISTING STRUCTURAL BMP:	No <i>Refer to Watershed Protection website for more information</i>
PRIORITY DEVELOPMENT PROJECT	No
ENVIRONMENTALLY SENSITIVE AREA	No
HILLSIDE DEVELOPMENT	Yes

LAND DEVELOPMENT INFORMATION

FLOOD:	NO
DRAINAGE DISTRICT:	DIST. 6 (LAKESIDE) <i>Refer to the drainage fee ordinance for more information. Drainage fee ordinance; Spring Valley Drainage ordinance.</i>
COUNTY MAINTAINED ROAD:	N/A
REGIONAL CATEGORY:	Semi-Rural
TIF REGIONAL CATEGORY:	NONE

For information regarding Transportation Impact Fees (TIF) visit the [TIF](#) webpage. For an estimate of TIF or Drainage fees please refer to the [DPW Impact Fee Calculator](#)

LEGAL LOT

LEGAL LOT STATUS:



COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES PROPERTY SUMMARY REPORT

ZONING INFORMATION BLOCK

USE REGULATIONS:	A70	Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by animal regulations. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> http://www.sdcounty.ca.gov/pds/zoning/z2000.pdf
ANIMAL REGULATIONS:	L	Please refer to Part Three of the zoning ordinance for information regarding animal regulations. http://www.sdcounty.ca.gov/pds/zoning/z3000.pdf
DENSITY:	-	If "-" refer to general plan designation. Refer to Part Four section 4100 of the zoning ordinance for density information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
LOT SIZE:	1AC	Minimum lot size. Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf Please note the County General Plan may be more restrictive for proposed subdivisions
BUILDING TYPE:	C	Residential: Single Detached (1 dwelling unit per lot). Mixed Residential/Nonresidential: Limited nonresidential Nonresidential: Detached & Attached <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information please refer to Part Four Section 4300 of the zoning ordinance. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
MAX FLOOR AREA:	N/A	Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
FLOOR AREA RATIO:	N/A	Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
HEIGHT:	G	Maximum height (feet): 35 Maximum number of stories: 2 <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information refer to Part Four Section 4600 of the zoning ordinance. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
LOT COVERAGE:	N/A	Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
SETBACK:	C	FY: 60' ISY: 15' ESY: 35' RY: 25' *Please note there may be special setbacks for solar and fire code setback may be more restrictive. <i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> For additional information refer to Part Four Section 4800 of the zoning ordinance. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
OPEN SPACE:	N/A	<i>If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below.</i> Refer to Part Four Section 4900 of the zoning ordinance for Open Space information. http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf
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PURPOSE OF THIS HANDOUT

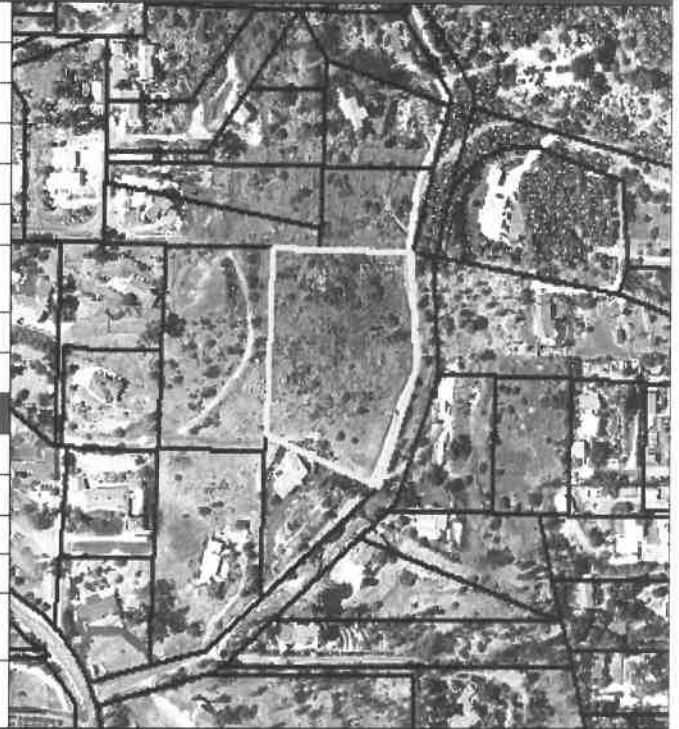
This report is intended to display general property characteristics to aid in preparing plans and documentation for submittal of a building permit application to the Building Services division of Planning & Development Services. Projects must comply with all applicable requirements as displayed on this report however, this report may not be a comprehensive list of all requirements. More information may be obtained at Planning & Development Services located at 5510 Overland Avenue, San Diego, CA 92123 or by visiting <http://www.sdcounty.ca.gov/pds/>.



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PLANNING & DEVELOPMENT SERVICES
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