



**PUBLIC MEETING OF THE  
DEER SPRINGS FIRE PROTECTION DISTRICT (DSFPD)**

**October 11, 2023**

**Open Session 4:00 p.m.**

**Meeting Location: DSFPD Station 1, 8709 Circle R Drive, Escondido, CA 92026**

All agenda materials and other writings related to agenda items that are distributed to the board are available for public inspection at the District's offices located at 8709 Circle R Drive, Escondido, Ca. 92026

**1. Call to Order, Roll Call**

President Sealey  
Vice-President Jackson  
Secretary/Treasurer Gordon  
Director Holley  
Director Kerrin

**2. Pledge of Allegiance**

**3. Adoption of Agenda**

**4. Public Comments Period**

Any member of the public may speak on any matter that is not on the agenda. However, under State law, no decisions or actions can be taken and any such matters shall be deferred to the next meeting.

**5. Fire Safe Council Report**

**6. Approval of Minutes**

a. **Regular Meeting September 13, 2023**

**7. Acceptance of September Finance Reports-General, Capital and Mitigation Funds**

**8. Chief's Report**

a. Fire Prevention Report  
b. Community Emergency Response Team Report

**9. Committee Reports**

a. Station 2 Improvement-Directors Holley, Gordon, and Chief Morrison  
Purpose: To oversee the transition of Station 2 from the existing facility to a permanent facility  
Type: Ad hoc

- b. Station 2 Temporary Facility Location-Directors Jackson and Gordon  
Purpose: To oversee the identification and establishment of a temporary facility for Station 2 operations while the permanent station is being constructed  
Type: Ad hoc
- c. Community Wildfire Protection Plan (CWPP) and Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)-Directors Sealey, Kerrin and Chief Morrison  
Purpose: To update the District's CWPP and develop a Deer Springs Annex to the San Diego County MJHMP  
Type: Ad hoc
- d. FY 2022-2023 Audit-Directors Gordon and Kerrin  
Purpose: To oversee the District's participation in the FY 2022-2023 financial audit, develop the draft Management's Discussion and Analysis, and make recommendations to the Board on any audit findings  
Type: Ad hoc

## **10. Unfinished Business**

- a. Revision of Policy C02-Financial Responsibilities
- b. Revision of Policy C04-Purchasing

## **11. New Business**

- a. Review/Approval of recommended Station 2 design changes affecting the berthing area, training room, and exercise room.
- b. Selection of a California Environmental Quality Act (CEQA) Consultant for Station 2 construction

## **12. Correspondence**

## **13. Directors Comments**

## **14. Adjournment**

*Members of the public may submit written comments. The public is strongly encouraged to submit their comments on agenda and non-agenda items via e-mail to [liz@dsfd.sdcoxmail.com](mailto:liz@dsfd.sdcoxmail.com). All comments submitted are sent to the members of the Board for their consideration. Written comments will be accepted until 30 minutes before the start of the meeting. Public comments that are submitted will be read into the record at the Board Meeting. The public retains the right to make comments during the course of the meeting.*

*In compliance with the Americans with Disabilities Act (US Code Title 42), if you need special assistance to participate in a meeting, please contact the Clerk of the Board at (760)749-8001. Notification of 48 hours prior to the meeting will enable the District to make reasonable arrangements to assure accessibility to the meeting.*



**PUBLIC MEETING OF THE  
DEER SPRINGS FIRE PROTECTION DISTRICT (DSFPD)  
September 13, 2023  
Open Session 4:00 p.m.**

**1. Call to Order, Roll Call**

President Sealey-Present  
Vice-President Jackson-Present  
Secretary/Treasurer Gordon-Present  
Director Holley-Absent  
Director Kerrin-Present

Also in attendance District Fire Chief Morrison, Unit Chief Mecham and Legal Counsel

**2. Pledge of Allegiance-Led by President Sealey**

**3. Adoption of Agenda**

Director Jackson moved to adopt September 13 agenda; Director Gordon seconded the motion.  
**Motion is adopted; 4 Ayes; 0 Noes; 1 Absent (Holley); 0 Abstain.**

**4. Public Comments Period-None**

**5. Fire Safe Council Report-Steve Kerrin**

Deer Springs Fire Safe Council attended the Sellers Faire on September 10. The Deer Springs Firefighters also attended, with a presentation and display on Holmatro Pentheon battery operated extrication tools. These tools were awarded through a grant from California State Office of Traffic Safety. Postcards for Open House in October will be sent to the community end of month.

**6. Approval of Minutes**

**a. Regular Meeting August 2, 2023**

Director Jackson made a motion to approve August 2 board minutes; Director Kerrin seconded the motion. **Motion is adopted; 4 Ayes; 0 Noes; 1 Absent (Holley); 0 Abstain**

**b. Special Meeting August 18, 2023**

Director Jackson made a motion to approve August 18 board minutes; Director Kerrin seconded the motion. **Motion is adopted; 4 Ayes; 0 Noes; 1 Absent (Holley); 0 Abstain.**

**c. Special Meeting September 1, 2023**

Director Jackson made a motion to approve September 1 board minutes; Director Kerrin seconded the motion. **Motion is adopted; 3 Ayes; 0 Noes; 1 Absent (Holley); 1 Abstain (Sealey).**

**7. Acceptance of August Finance Reports-General, Capital and Mitigation Funds**

Director Jackson made a motion to approve August Financial Reports; Director Kerrin seconded the motion. **Motion is adopted; 4 Ayes; 0 Noes; 1 Absent (Holley); 0 Abstain.**

**8. Chief's Report**

- During month of August the District received 146 calls for service
- Chief Mecham provided a handout on Vision 2024 Prehospital Care/Ambulance service for San Diego County Fire Protection District. American Medical Rescue (AMR) was awarded the contract with the County for ambulance services; they will replace Mercy Ambulance on September 30.

a. **Fire Prevention Report-** August Prevention Report included 9 Annual business inspections, 3 Defensible Space, 2 Fire Alarm, 1 Fire Safety/Site inspections and 16 plan reviews.

b. **Community Emergency Response Team Report-**CERT certification renewal has changed from 2 years to 4 years.

**9. Committee Reports**

a. Station 2 Improvement-Directors Holley, Gordon, and Chief Morrison

Contract with EC Constructors for construction of new fire station at 1321 Deer Springs Road, Station #2 was signed on September 8, 2023. The construction start date is tentatively scheduled for July 2024. They have started the process with Department of Environmental for septic system for new station.

b. Station 2 Temporary Facility Location-Directors Jackson and Gordon

The lease agreement with Greens Storage facility has been finalized and will be signed this week. The lease will commence on September 15, 2023 through December 31, 2024 with option to extend. Director Jackson presented Exhibit A, diagram of the facility and the units included in lease.

c. Community Wildfire Protection Plan-Directors Sealey, Kerrin and Chief Morrison-No Report

d. Fiscal Year 2022/2023 Audit-Directors Gordon and Kerrin-No Report

#### **10. Unfinished Business-None**

#### **11. New Business**

a. Revision of Policy A01-Members of the Board of Directors

The Board Directors approved adoption of revised policy A01; **Motion is adopted; 4 Ayes; 0 Noes; 1 Absent (Holley); 0 Abstain.**

b. Revision of Policy C02-Financial Responsibilities-Will be presented at November board meeting for discussion and approval.

c. Revision of Policy C04-Purchasing- Will be presented at November board meeting for discussion and approval.

#### **12. Correspondence-None**

#### **13. Directors Comments**

Director Jackson would like to form committees for inventory assets for station 2 and CEQA Community Outreach. Chief Morrison and his staff will put together an inventory list of items that will be disposed, sell, relocated and stored for future use. Director Sealey request from Station 2 Improvement Committee a schedule outlining who is responsible for certain tasks and to include public outreach and when these events will occur. Director Sealey thanked the Board Directors for everyone working together to keep us on schedule.

#### **14. Adjournment**

Meeting adjourned at 5:35 pm

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Director James Gordon  
Secretary-Treasurer

## Deer Springs Fire General Fund-Profit & Loss Budget vs. Actual July 2023 through June 2024

	Jul '23 - Jun 24	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
4000 · Property Taxes	16,976.78	585,000.00	-568,023.22	2.9%
4010 · Standby Availability	4,996.03	2,012,261.00	-2,007,264.97	0.2%
4020 · Fire Suppression Assessment	5,065.22	3,564,052.00	-3,558,986.78	0.1%
4100 · Interest-General Fund	11,266.16	37,500.00	-26,233.84	30.0%
4115 · Transfer in from Mitigation	0.00	35,000.00	-35,000.00	0.0%
4200 · San Diego County				
4200-01 · Fire Services Fund Agreement	68,906.25	68,906.25	0.00	100.0%
<b>Total 4200 · San Diego County</b>	<b>68,906.25</b>	<b>68,906.25</b>	<b>0.00</b>	<b>100.0%</b>
4600 · Incident reimbursement				
4600.07 · Various Incidents	0.00	40,000.00	-40,000.00	0.0%
<b>Total 4600 · Incident reimbursement</b>	<b>0.00</b>	<b>40,000.00</b>	<b>-40,000.00</b>	<b>0.0%</b>
<b>Total Income</b>	<b>107,210.44</b>	<b>6,342,719.25</b>	<b>-6,235,508.81</b>	<b>1.7%</b>
<b>Gross Profit</b>	<b>107,210.44</b>	<b>6,342,719.25</b>	<b>-6,235,508.81</b>	<b>1.7%</b>
<b>Expense</b>				
5000 · CAL FIRE Agreement	13,511.92	5,886,076.00	-5,872,564.08	0.2%
5010 · Chief's discretionary	144.00	5,000.00	-4,856.00	2.9%
5020 · Insurance	0.00	65,000.00	-65,000.00	0.0%
5100 · Utilities - water				
5100.01 · S1	808.67			
5100.02 · S2	289.11			
5100.03 · S3	675.97			
5100 · Utilities - water - Other	690.37	9,000.00	-8,309.63	7.7%
<b>Total 5100 · Utilities - water</b>	<b>2,464.12</b>	<b>9,000.00</b>	<b>-6,535.88</b>	<b>27.4%</b>
5105 · Utilities - electricity				
5105.01 · S1	7,153.93			
5105.02 · S2	4,271.30			
5105.03 · S3	4,212.74			
5105 · Utilities - electricity - Other	0.00	40,000.00	-40,000.00	0.0%
<b>Total 5105 · Utilities - electricity</b>	<b>15,637.97</b>	<b>40,000.00</b>	<b>-24,362.03</b>	<b>39.1%</b>
5110 · Utilities - exterminators				
5110.01 · S1	260.07			
5110.02 · S2	176.70			
5110.03 · S3	410.50			
5110 · Utilities - exterminators - Other	0.00	2,750.00	-2,750.00	0.0%
<b>Total 5110 · Utilities - exterminators</b>	<b>847.27</b>	<b>2,750.00</b>	<b>-1,902.73</b>	<b>30.8%</b>
5120 · Utilities - propane				
5120.01 · S1	63.49			
5120.02 · S2	1.00			
5120.03 · S3	1.00			
5120 · Utilities - propane - Other	0.00	4,200.00	-4,200.00	0.0%
<b>Total 5120 · Utilities - propane</b>	<b>65.49</b>	<b>4,200.00</b>	<b>-4,134.51</b>	<b>1.6%</b>
5125 · Utilities - trash				
5125.01 · S1	829.37			
5125.02 · S2	389.88			
5125.03 · S3	188.28			
5125 · Utilities - trash - Other	0.00	4,500.00	-4,500.00	0.0%
<b>Total 5125 · Utilities - trash</b>	<b>1,407.53</b>	<b>4,500.00</b>	<b>-3,092.47</b>	<b>31.3%</b>

## Deer Springs Fire General Fund-Profit & Loss Budget vs. Actual

July 2023 through June 2024

	Jul '23 - Jun 24	Budget	\$ Over Budget	% of Budget
5130 · Utilities - cable				
5130.01 · S1	192.50			
5130.02 · S2	492.90			
5130.03 · S3	449.70			
5130 · Utilities - cable - Other	60.00	4,100.00	-4,040.00	1.5%
<b>Total 5130 · Utilities - cable</b>	<b>1,195.10</b>	<b>4,100.00</b>	<b>-2,904.90</b>	<b>29.1%</b>
5135 · Utilities - telephone				
5135.01 · S1	664.44			
5135.02 · S2	410.50			
5135.03 · S3	309.54			
5135 · Utilities - telephone - Other	0.00	5,500.00	-5,500.00	0.0%
<b>Total 5135 · Utilities - telephone</b>	<b>1,384.48</b>	<b>5,500.00</b>	<b>-4,115.52</b>	<b>25.2%</b>
5140 · Utilities - Internet				
5140.01 · S1	124.95			
5140.02 · S2	209.97			
5140.03 · S3	167.97			
5140 · Utilities - Internet - Other	0.00	2,000.00	-2,000.00	0.0%
<b>Total 5140 · Utilities - Internet</b>	<b>502.89</b>	<b>2,000.00</b>	<b>-1,497.11</b>	<b>25.1%</b>
5200 · Small Equipment Repair				
5200.01 · S1	8.61			
5200.02 · S2	182.39			
5200 · Small Equipment Repair - Other	0.00	6,800.00	-6,800.00	0.0%
<b>Total 5200 · Small Equipment Repair</b>	<b>191.00</b>	<b>6,800.00</b>	<b>-6,609.00</b>	<b>2.8%</b>
5210 · Building Repair				
5210.01 · S1	3,837.03			
5210.02 · S2	1,878.51			
5210 · Building Repair - Other	0.00	30,000.00	-30,000.00	0.0%
<b>Total 5210 · Building Repair</b>	<b>5,715.54</b>	<b>30,000.00</b>	<b>-24,284.46</b>	<b>19.1%</b>
5215 · Ladders	0.00	2,000.00	-2,000.00	0.0%
5220 · Station bay door repairs	628.75	5,000.00	-4,371.25	12.6%
5225 · Extrication Tools	0.00	5,500.00	-5,500.00	0.0%
5230 · Generator repair	0.00	5,000.00	-5,000.00	0.0%
5235 · AIR VAC-Exhaust System (Mainten...	0.00	2,000.00	-2,000.00	0.0%
5240 · Fire extinguishers	0.00	1,200.00	-1,200.00	0.0%
5250 · Misc. supplies & services				
5250.01 · S1	1,226.91			
5250.02 · S2	362.24			
5250.03 · S3	267.08			
5250 · Misc. supplies & services - Other	0.00	12,000.00	-12,000.00	0.0%
<b>Total 5250 · Misc. supplies &amp; services</b>	<b>1,856.23</b>	<b>12,000.00</b>	<b>-10,143.77</b>	<b>15.5%</b>
5260 · SCBA supplies, repairs	2,055.42	5,000.00	-2,944.58	41.1%
5270 · Pers. Protection, Rep/Repl	0.00	24,000.00	-24,000.00	0.0%
5300 · Vehicle maintenance & repair				
5300-03 · E13-2006 KME 8013	1,028.26			
5300-13 · E11-2021 Ferrara 0029	4,889.90			
5300 · Vehicle maintenance & repair - O...	0.00	95,000.00	-95,000.00	0.0%
<b>Total 5300 · Vehicle maintenance &amp; repair</b>	<b>5,918.16</b>	<b>95,000.00</b>	<b>-89,081.84</b>	<b>6.2%</b>
5310 · Fuel and oil	10,752.64	50,000.00	-39,247.36	21.5%
5320 · Radio maintenance & repair	2,343.05	5,000.00	-2,656.95	46.9%
5330 · County 800 MHz fees	1,966.50	9,000.00	-7,033.50	21.9%
5340 · First responder supplies	1,066.43			
5350 · Fire hose replacement	0.00	8,000.00	-8,000.00	0.0%
5360 · Safety Ropes	0.00	2,500.00	-2,500.00	0.0%
5370 · Hydrant maintenance	0.00	600.00	-600.00	0.0%

## Deer Springs Fire General Fund-Profit & Loss Budget vs. Actual

July 2023 through June 2024

	Jul '23 - Jun 24	Budget	\$ Over Budget	% of Budget
5400 · Grant expenditures				
5400-01 · Matching Funds	0.00	20,000.00	-20,000.00	0.0%
<b>Total 5400 · Grant expenditures</b>	<b>0.00</b>	<b>20,000.00</b>	<b>-20,000.00</b>	<b>0.0%</b>
5420 · DS Fire Safe Council	0.00	5,000.00	-5,000.00	0.0%
5425 · Community Education	0.00	1,500.00	-1,500.00	0.0%
5600 · Salaries				
5600-01 · Administrator	20,712.20	90,065.00	-69,352.80	23.0%
5600-03 · Directors	2,500.00	9,000.00	-6,500.00	27.8%
<b>Total 5600 · Salaries</b>	<b>23,212.20</b>	<b>99,065.00</b>	<b>-75,852.80</b>	<b>23.4%</b>
5610 · Deferred Compensation Plan				
5610-01 · Administrator	622.00	2,800.00	-2,178.00	22.2%
5610 · Deferred Compensation Plan - Ot...	0.00	0.00	0.00	0.0%
<b>Total 5610 · Deferred Compensation Plan</b>	<b>622.00</b>	<b>2,800.00</b>	<b>-2,178.00</b>	<b>22.2%</b>
5615 · Vacation accrual	0.00	8,256.00	-8,256.00	0.0%
5620 · Medical insurance	2,339.68	11,500.00	-9,160.32	20.3%
5630 · Retiree benefits	4,853.08	20,000.00	-15,146.92	24.3%
5640 · Social Security, Medicare	1,775.74	8,000.00	-6,224.26	22.2%
5660 · State unemployment taxes	0.00	150.00	-150.00	0.0%
5670 · Workers compensation	3,085.65	3,500.00	-414.35	88.2%
5700 · Administrative expenses				
5700-01 · Meetings, training & travel	0.00	4,000.00	-4,000.00	0.0%
5700-02 · Dues, subscriptions	290.00	2,000.00	-1,710.00	14.5%
5700-03 · Supplies - office	813.41	2,500.00	-1,686.59	32.5%
5700.05 · Tech Improvement	0.00	25,000.00	-25,000.00	0.0%
<b>Total 5700 · Administrative expenses</b>	<b>1,103.41</b>	<b>33,500.00</b>	<b>-32,396.59</b>	<b>3.3%</b>
5720 · Computer Equipment				
5720-01 · Hardware	0.00	4,000.00	-4,000.00	0.0%
5720-02 · Software	198.87	3,000.00	-2,801.13	6.6%
5720-03 · Repair	0.00	1,500.00	-1,500.00	0.0%
<b>Total 5720 · Computer Equipment</b>	<b>198.87</b>	<b>8,500.00</b>	<b>-8,301.13</b>	<b>2.3%</b>
5730 · Office equipment	0.00	2,500.00	-2,500.00	0.0%
5740 · Printing	923.89	1,500.00	-576.11	61.6%
5750 · Professional services				
5750-01 · Legal	8,346.50	25,000.00	-16,653.50	33.4%
5750-02 · Accounting	4,000.00	10,000.00	-6,000.00	40.0%
5750-03 · Board of Directors Election	0.00	200.00	-200.00	0.0%
<b>Total 5750 · Professional services</b>	<b>12,346.50</b>	<b>35,200.00</b>	<b>-22,853.50</b>	<b>35.1%</b>
5760 · Fees & permits	0.00	1,750.00	-1,750.00	0.0%
5800 · County assessments				
5800-01 · LAFCO	3,636.26	4,200.00	-563.74	86.6%
5800-02 · Tax collections	0.00	50.00	-50.00	0.0%
5800-03 · Fire suppression	2,625.00	4,000.00	-1,375.00	65.6%
5800-05 · Standby & availability	0.00	5,000.00	-5,000.00	0.0%
<b>Total 5800 · County assessments</b>	<b>6,261.26</b>	<b>13,250.00</b>	<b>-6,988.74</b>	<b>47.3%</b>
5900 · Miscellaneous	6.00	600.00	-594.00	1.0%
<b>Total Expense</b>	<b>126,382.77</b>	<b>6,573,297.00</b>	<b>-6,446,914.23</b>	<b>1.9%</b>
<b>Net Income</b>	<b>-19,172.33</b>	<b>-230,577.75</b>	<b>211,405.42</b>	<b>8.3%</b>



Deer Springs Fire

10/3/23 9:38 AM

Register: 1100 · Cash in county treasury

From 09/01/23 through 09/30/23

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment C</u>	<u>Deposit</u>	<u>Balance</u>
09/05/23			4000 · Property Taxes	Deposit		3,559.61	3,613,594.82
09/29/23			4100 · Interest-General F...	Deposit		18,584.56	3,632,179.38

## Deer Springs Fire

10/2/23 11:57 AM

Register: 1110-01 · Calif Bank &amp; Trust Checking

From 09/01/23 through 09/30/23

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/05/23	8884	Southern Counties Lub...	5310 · Fuel and oil	891394	2,273.07		97,165.61
09/05/23	8885	Regional Communicati...	5330 · County 800 MHz ...	24DSPFPDN02	655.50		96,510.11
09/05/23	8886	Western Exterminator...	-split-	1/2/3	227.89		96,282.22
09/05/23	8887	Edco Waste & Recycli...	-split-	August 23	454.08		95,828.14
09/05/23	8888	Citi Cards	-split-	5316	1,069.01		94,759.13
09/06/23	debit	CalPERS	-split-	September 2023	2,561.58		92,197.55
09/06/23	8890	Verizon	-split-	742392332	68.18		92,129.37
09/06/23	8891	Cox Communications	-split-	2	234.29		91,895.08
09/06/23	8889	Heaton, Liz A	-split-		2,000.00		89,895.08
09/08/23		Mercy Medical Trans. ...	1200 · Accounts receiva...			381.47	90,276.55
09/12/23	8892	Nigro & Nigro	5750 · Professional servi...	18711	4,000.00		86,276.55
09/12/23	8893	White and Bright, LLP	-split-	BM 08/02 & 08/...	4,035.00		82,241.55
09/12/23	8894	Vallecitos Water District	5100 · Utilities - water:5...	2	109.18		82,132.37
09/12/23	8895	SDG&E	-split-	2/3	2,955.82		79,176.55
09/12/23	8896	Zoll Medical Corporati...	-split-	3758966/37609...	865.81		78,310.74
09/12/23	8897	Compressed Air Speci...	5260 · SCBA supplies, r...	41840	1,890.72		76,420.02
09/19/23	8898	Canon Solutions Amer...	5740 · Printing	620077	17.44		76,402.58
09/19/23	8899	Southern Counties Lub...	5310 · Fuel and oil	891460	1,999.21		74,403.37
09/19/23	8900	Valley Center Water	-split-	1-3	488.30		73,915.07
09/19/23	8901	Independent Mobile R...	-split-		5,714.51		68,200.56
09/20/23	8908	Wells Fargo Advisors	-split-	28044153 Septe...	1,672.00		66,528.56
09/20/23	8903	Gordon, James E.	-split-		554.10		65,974.46
09/20/23	8904	Holley, Brian	-split-		184.70		65,789.76
09/20/23	8905	Jackson, Mark A	-split-		554.10		65,235.66
09/20/23	8906	Kerrin, Steve	-split-		554.10		64,681.56
09/20/23	8907	Sealey, Bret	-split-		461.75		64,219.81
09/20/23	8912	Heaton, Liz A	-split-		1,000.00		63,219.81
09/21/23	debit	Employment Develop...	-split-	291-0572-3/Sept...	789.82		62,429.99
09/21/23	eftps	California Bank & Trust	-split-	95-3705957/941...	2,036.84		60,393.15
09/25/23	8909	AT&T	-split-	1/2/3	327.69		60,065.46
09/25/23	8910	Cox Communications	-split-	1/3	583.34		59,482.12
09/25/23	8911	Community Economic ...	5800 · County assessme...	23/24 assessments	2,625.00		56,857.12
09/27/23	8913	Motion Telecom/Voip...	-split-	1/2	43.52		56,813.60
09/27/23	8914	WFG National Title C...	5700 · Administrative ex...	Preliminary Titl...	750.00		56,063.60

**Deer Springs Fire**  
**Capital Fund Profit & Loss Budget vs. Actual**  
 July 2023 through June 2024

	<u>Jul '23 - Jun 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
4105 · Capital-Interest	55,078.93	212,000.00	-156,921.07	26.0%
4200 · San Diego County				
4200-02 · OES Grants-2021	0.00	11,400.00	-11,400.00	0.0%
<b>Total 4200 · San Diego County</b>	<b>0.00</b>	<b>11,400.00</b>	<b>-11,400.00</b>	<b>0.0%</b>
4500 · Other grants				
4500.04 · Traffic Safety Grant	972.95	1,376.00	-403.05	70.7%
4500.05 · ARPA	0.00	22,000.00	-22,000.00	0.0%
<b>Total 4500 · Other grants</b>	<b>972.95</b>	<b>23,376.00</b>	<b>-22,403.05</b>	<b>4.2%</b>
<b>Total Income</b>	<b>56,051.88</b>	<b>246,776.00</b>	<b>-190,724.12</b>	<b>22.7%</b>
<b>Gross Profit</b>	<b>56,051.88</b>	<b>246,776.00</b>	<b>-190,724.12</b>	<b>22.7%</b>
<b>Expense</b>				
5400 · Grant expenditures				
5400-11 · SHSP Grant 2020-11 BA Bottles	0.00	11,400.00	-11,400.00	0.0%
<b>Total 5400 · Grant expenditures</b>	<b>0.00</b>	<b>11,400.00</b>	<b>-11,400.00</b>	<b>0.0%</b>
5500 · Capital Expenditures				
5500.01 · Apparatus	0.00	911,000.00	-911,000.00	0.0%
5500.04 · Station 1 Upgrades	0.00	10,000.00	-10,000.00	0.0%
5500.05 · Station 2 Upgrades	0.00	10,000.00	-10,000.00	0.0%
5500.06 · Station 3 Upgrades	0.00	25,000.00	-25,000.00	0.0%
5500.12 · Station 2 Facility				
5500.1 · Station 2 temporary Location (Green Stora...	22,937.50	0.00	22,937.50	100.0%
5500.2 · EC Constructors	371,299.00			
5500.12 · Station 2 Facility - Other	40,475.00	3,500,000.00	-3,459,525.00	1.2%
<b>Total 5500.12 · Station 2 Facility</b>	<b>434,711.50</b>	<b>3,500,000.00</b>	<b>-3,065,288.50</b>	<b>12.4%</b>
5500.15 · Station 1 Concrete	0.00	200,000.00	-200,000.00	0.0%
<b>Total 5500 · Capital Expenditures</b>	<b>434,711.50</b>	<b>4,656,000.00</b>	<b>-4,221,288.50</b>	<b>9.3%</b>
<b>Total Expense</b>	<b>434,711.50</b>	<b>4,667,400.00</b>	<b>-4,232,688.50</b>	<b>9.3%</b>
<b>Net Income</b>	<b>-378,659.62</b>	<b>-4,420,624.00</b>	<b>4,041,964.38</b>	<b>8.6%</b>

Deer Springs Fire

10/3/23 9:39 AM

Register: 1111 · Capital Fund

From 09/01/23 through 09/30/23

Sorted by: Date, Type, Number/Ref

<b>Date</b>	<b>Number</b>	<b>Payee</b>	<b>Account</b>	<b>Memo</b>	<b>Payment C</b>	<b>Deposit</b>	<b>Balance</b>
09/18/23	2535	Greens Global Inc.	5500 · Capital Expenditu...	Rent/Deposi	22,937.50		17,913,466.45
09/25/23	2536	EC Constructors, Inc.	5500 · Capital Expenditu...	Bond/Ins./Septic...	352,734.05		17,560,732.40
09/25/23	2537	Kitchell/CEM, Inc.	5500 · Capital Expenditu...	August Phase 3 ...	5,220.00		17,555,512.40
09/25/23	2538	Banner Bank	5500 · Capital Expenditu...	5% retention #0...	18,564.95		17,536,947.45
09/29/23			4105 · Capital-Interest	Deposit		90,857.82	17,627,805.27

Deer Springs Fire

10/3/23 9:40 AM

Register: 1112 · Mitigation Fund

From 09/01/23 through 09/30/23

Sorted by: Date, Type, Number/Ref

<b>Date</b>	<b>Number</b>	<b>Payee</b>	<b>Account</b>	<b>Memo</b>	<b>Payment C</b>	<b>Deposit</b>	<b>Balance</b>
09/29/23			4110 · Mitigation-Interest	Deposit		176.70	41,520.84



# San Diego County Fire Prevention Activity Report

## Deer Springs FPD

### September 2023



Date	Type	Details	Address	Comment
<b>Plan Review</b>				
09/07/2023	Other	Ground-mounted solar PV array installation	8561 W Lilac Rd, Escondido, CA	Plan change plan review - Approved with
09/14/2023	Fire Sprinkler	Fire alarm system installation	28886 Brienwood Dr, Bldg 45 "S	Approved
09/14/2023	Fire Sprinkler	Fire alarm system installation	2881 Brienwood Dr, Bldg 43 "La	Approved
09/14/2023	Fire Sprinkler	Fire alarm system installation	8804 Chalice Dr, Bldg 3 "Drifter,	Approved
09/14/2023	Fire Sprinkler	Fire alarm system installation	Chalice Dr, Bldg 10 "Nightfall," E	Approved
09/14/2023	Fire Sprinkler	Fire alarm system installation	28893 Brienwood Dr, Bldg 44 "S	Approved
09/14/2023	Fire Sprinkler	Fire alarm system installation	8906 Moonwind Circle, Bldg 22	Approved
09/14/2023	Fire Sprinkler	Fire alarm system installation	39998 Brienwood Dr, Bldg 42 "P	Approved
09/14/2023	Fire Sprinkler	Fire alarm system installation	28706 Brienwood Dr, Bldg 12 "R	Approved
09/14/2023	Fire Sprinkler	Fire alarm system installation	Chalice Dr, Bldg 11 "Oklahoma,"	Approved
09/18/2023	Building	SFD w/Att. Garage	25589 Rue Michelle	Fire Stamp Transfer
09/21/2023	Building	Single Family Dwelling	11120 Meadow Glen Way	Resubmittal Required
09/21/2023	Building	SFD Addition/Remodel	10057 W. Lilac Road	Resubmittal Required
09/22/2023	Fire Alarm	Fire alarm system installation	8810 Moonwind Circle, Escondido	1st review - Approved
09/22/2023	Fire Alarm	Fire alarm system installation	8804 Moonwind Circle, Escondido	1st review - Approved
09/26/2023	Building	SFD Addition/Remodel	1539 Avohill Drive	Approved
09/26/2023	Building	Dish Wireless cell tower	27013 Mesa Rock Road	approved
09/26/2023	Building	SFD w/Det. Garage	28592 Mountain Meadow Road	Plan Change - Resubmittal Required
				Amount: 18



September 2023  
 San Diego County Fire  
 Inspection Activity Report



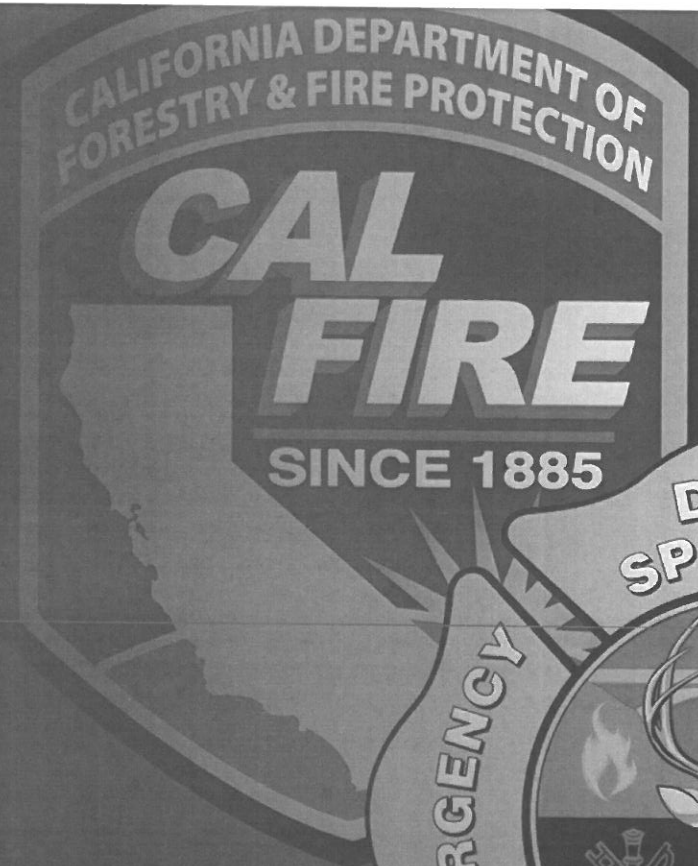
FDID

Deer Springs FPD

Row Labels	Count of Completed
<b>Annual</b>	<b>8</b>
Belle Marie Winery - 26312 Mesa Rock Rd	2
Castle Creek Country Club - 8797 Circle R Dr	2
Champagne Village Mobile Home Park - 8975 Lawrence Welk Dr	1
Moose Lodge - 25721 Jesmond Dene Rd	2
Rose Garden Capo LLC - 28688 Mountain Meadow Rd	1
<b>Defensible Space</b>	<b>4</b>
Castle Creek Country Club - 8797 Circle R Dr	2
Rose Garden Capo LLC - 28688 Mountain Meadow Rd	2
<b>Fire Alarm Inspection</b>	<b>8</b>
The Welk Resort - Cabaret - 8804 Moonwind Circle	1
The Welk Resort - Camelot - 8806 Moonwind Circle	1
The Welk Resort - Laura - 28891 Brienwood Dr	1
The Welk Resort - Nightfall - - Chalice Dr	1
The Welk Resort - Oklahoma - - Chalice Dr	1
The Welk Resort - Ramona - 28706 Brienwood Dr	1
The Welk Resort - Sonata - 28893 Brienwood Dr	1
The Welk Resort - Stardust - 28886 Brienwood Dr	1
<b>Fire Safety/Site Inspection</b>	<b>4</b>
Belafonte Resort-Vacant - 29850 Circle R Way	3
Private Residence - 29650 Castleridge Rd	1
<b>Grand Total</b>	<b>24</b>

# CHIEF'S REPORT

## September 2023







## Total District Activity

District  
Incidents

**132**

All  
Responses

**170**

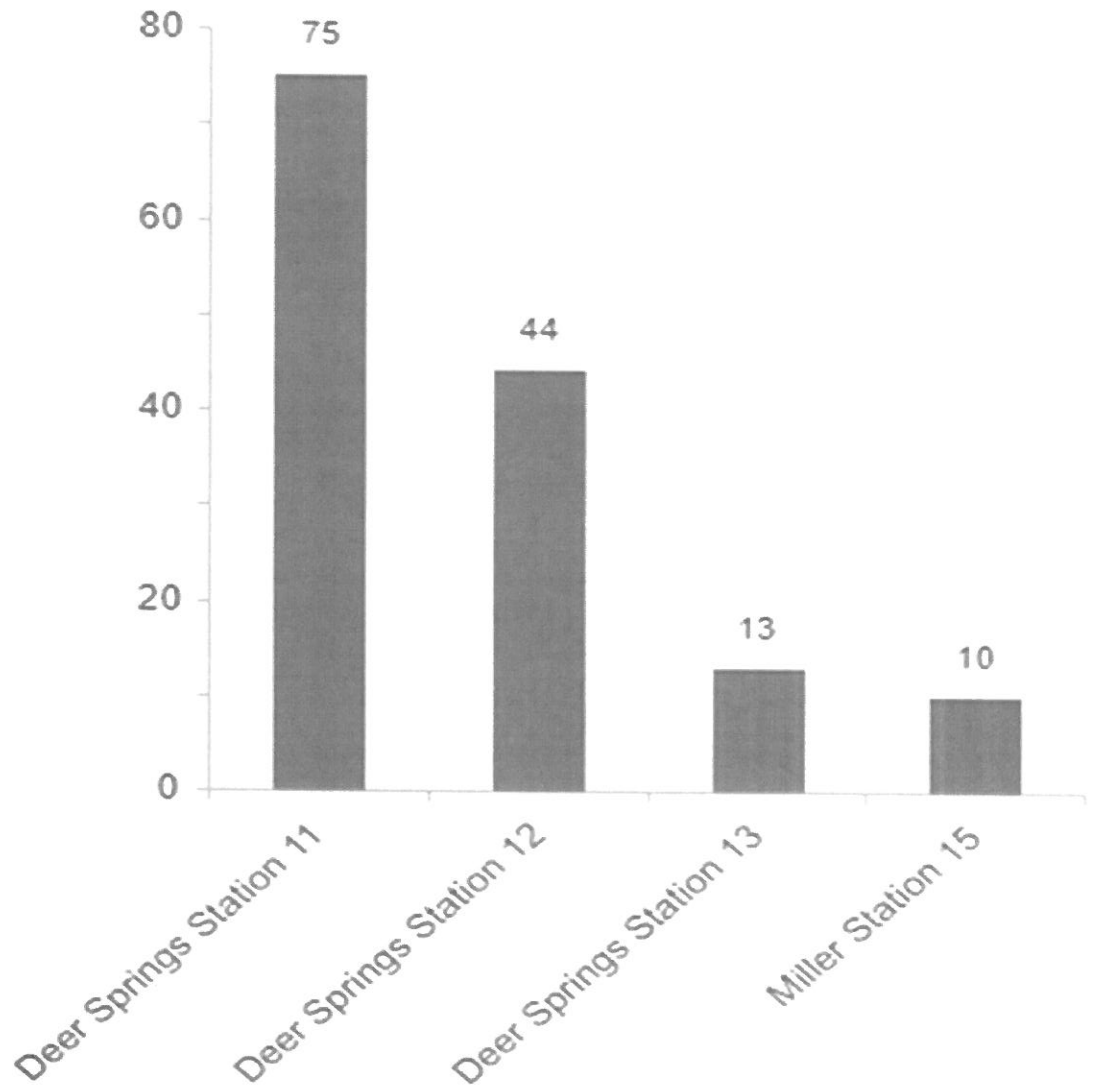
Total Calls for  
service

In District  
Calls

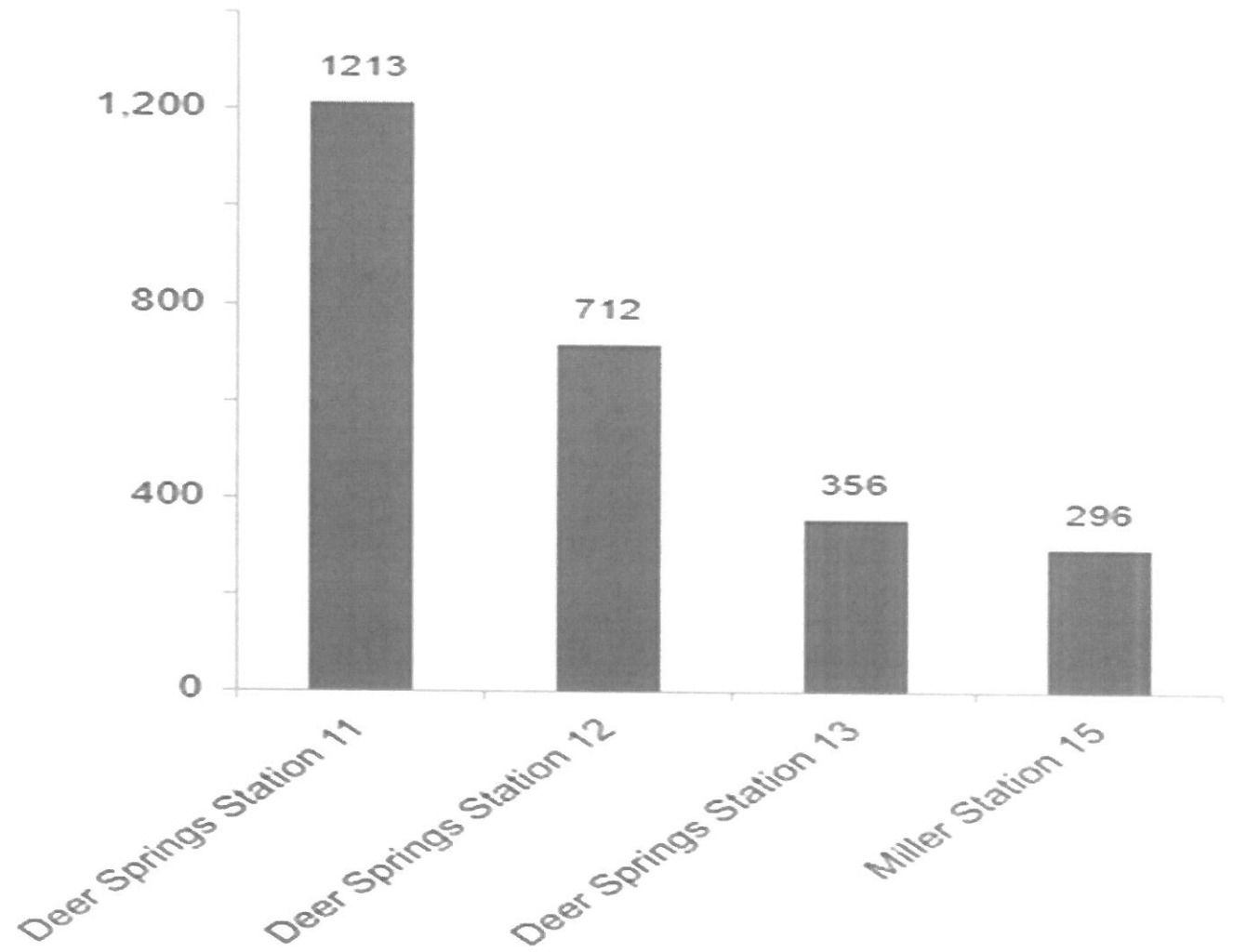
Total  
Dispatches

Including out  
of district

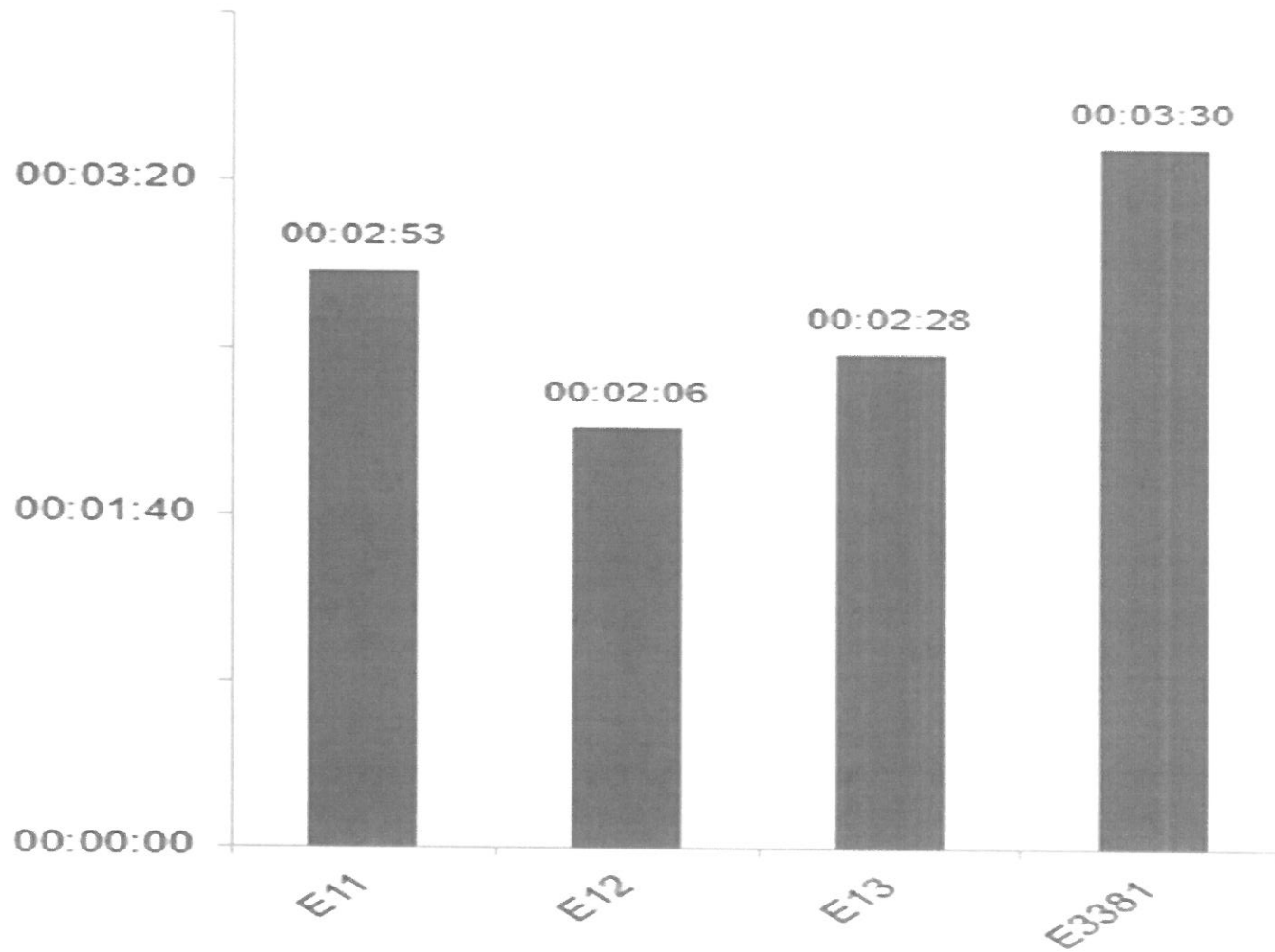
# District Activity By Station



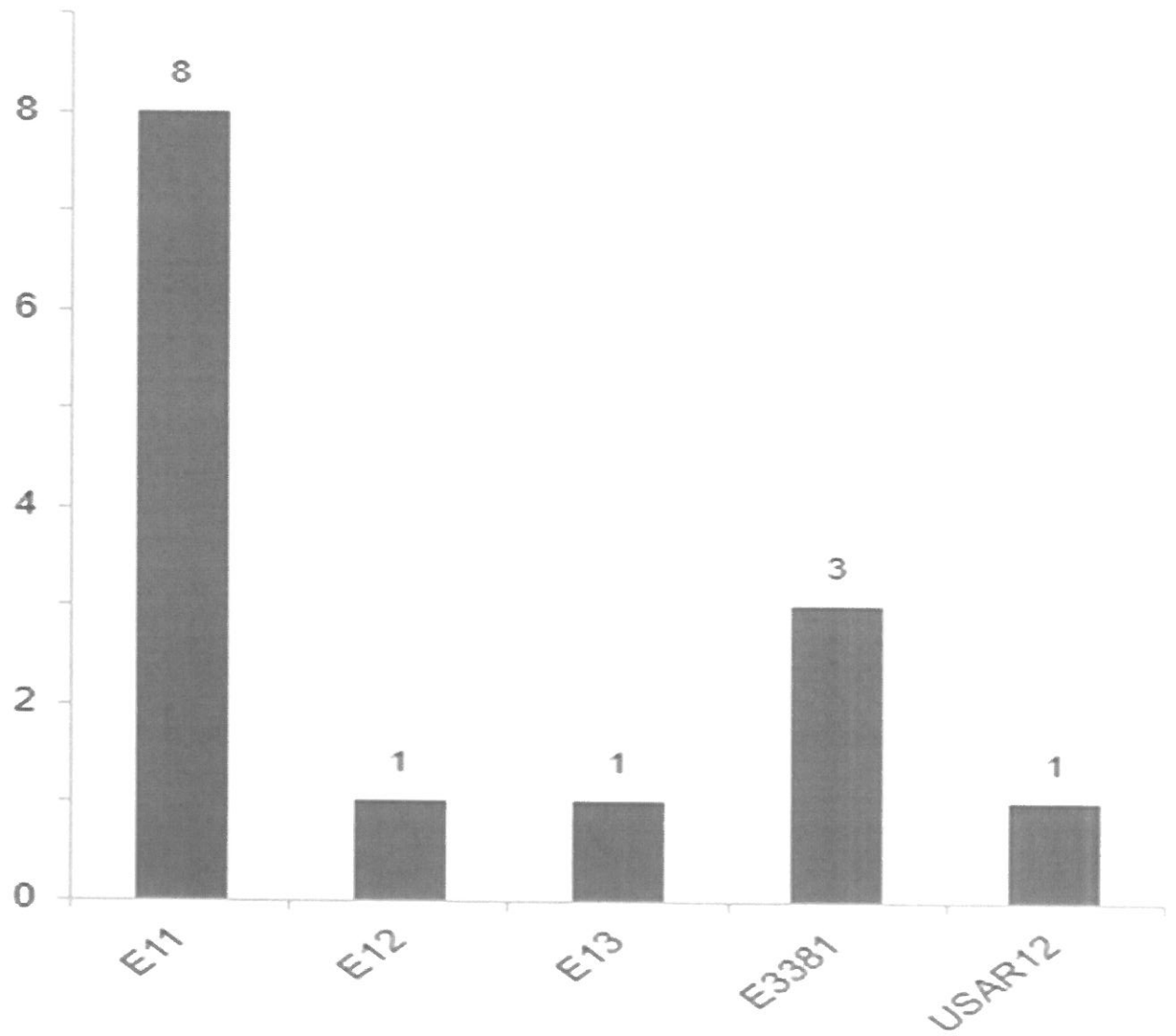
# District Activity By Station YTD



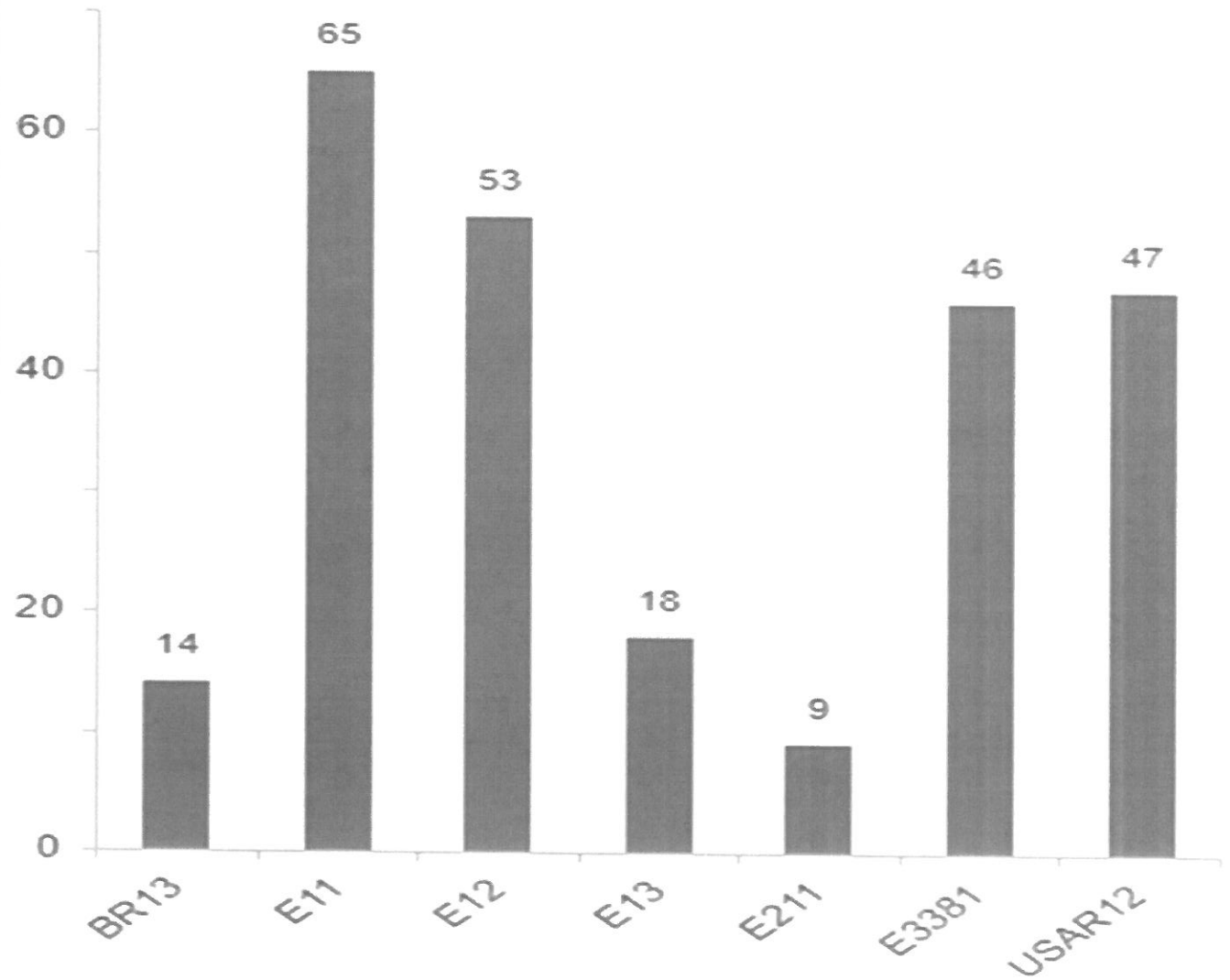
# District turn out times



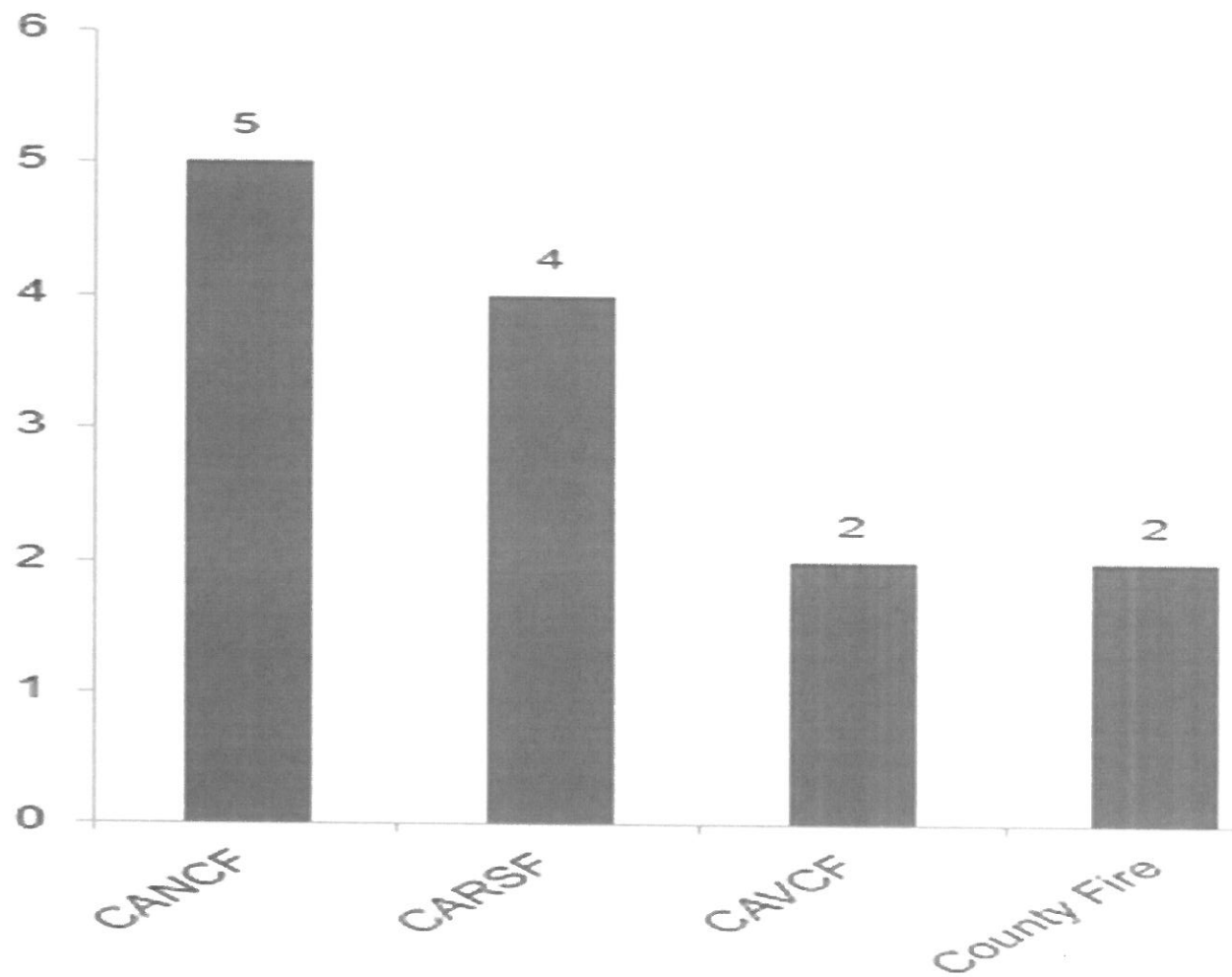
# Automatic Aid Provided by Unit



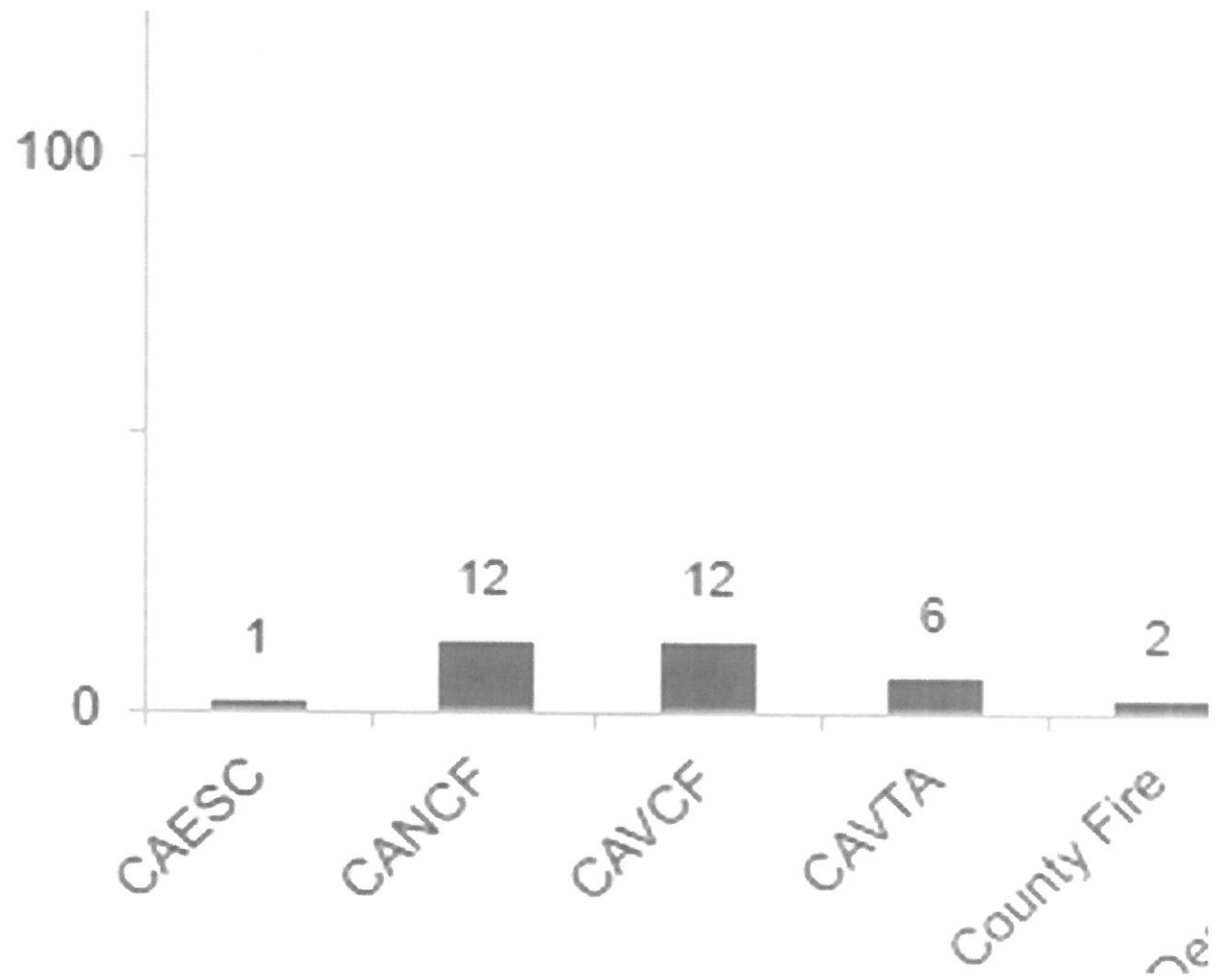
# Automatic Aid by Unit YTD



Automatic  
Aid Provided  
(Outgoing)



Automatic Aid In  
(Received)

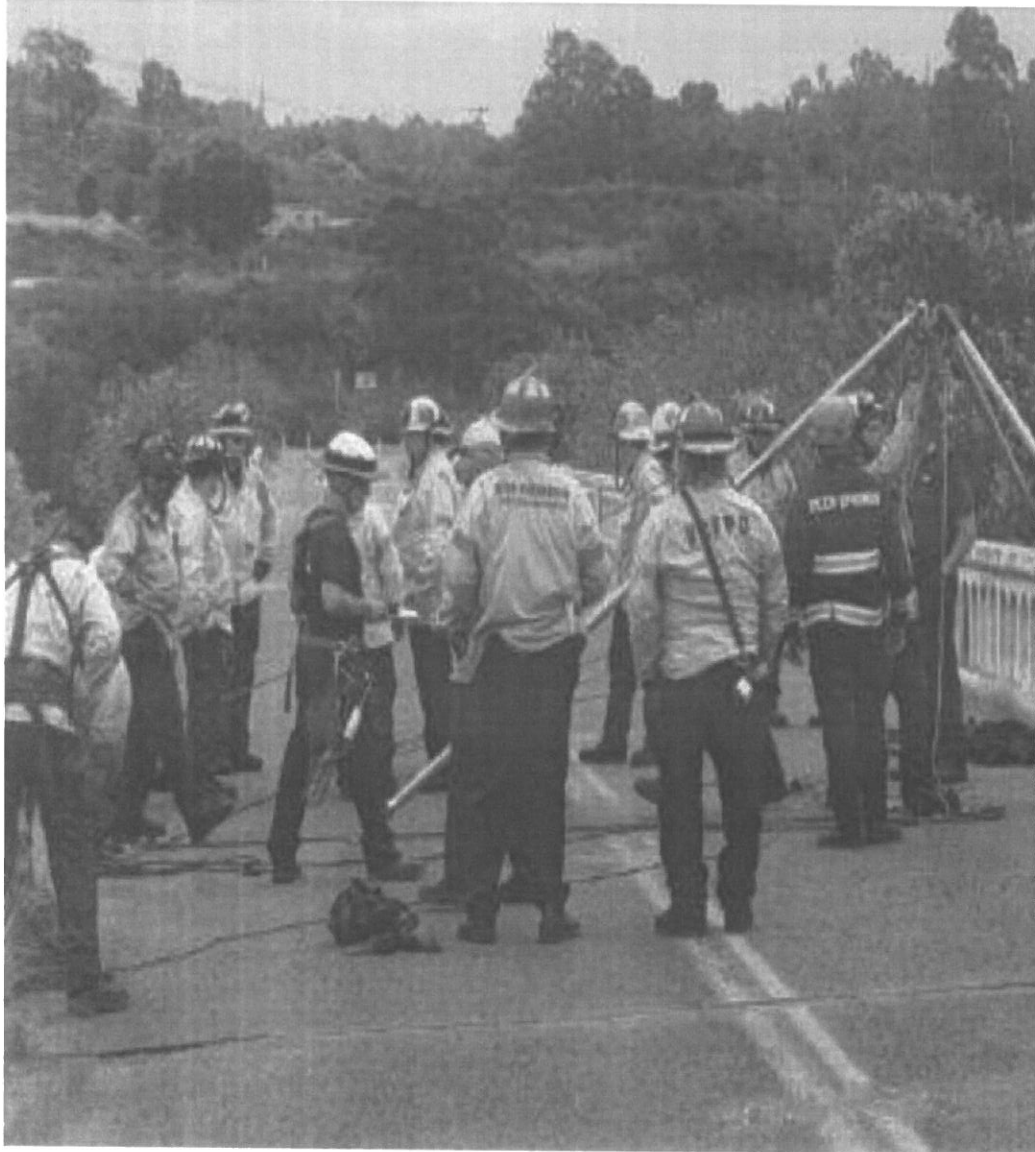




# Cover Assignments

Times in which units either covered outside district or outside units covered our stations

	Station 1		Station 2		Station 3	
	Hours covering	Cover behind	Hours Covering	Cover Behind	Hours Covering	Cover Behind
San Diego County	0	4	0	0	8.5	0
Local Agencies	4	0	0	0	0	0
Totals	4	4	0	0	8.5	0



## What's going on in the District

- District Firefighters logged over 25 hours of work on station infrastructure and equipment that saved the District an estimated \$2,200
- Crews assisted with the training of district and local cooperators rope rescue course
- Tree line along station 2
- Belafonte
- Fire Prevention week Open House Oct-14

# Fire Prevention

- San Diego County Prevention/Fire Marshal
  - Plan Checks: 16
  - Business inspections: 15
  - Knox box installed: 0
  - Total Knox box installed: 36
- Defensible Space Inspection  
month/to date/annual expected
  - Station 1 – /63/670
  - Station 2 – /26/32
  - Station 3 – /42/111

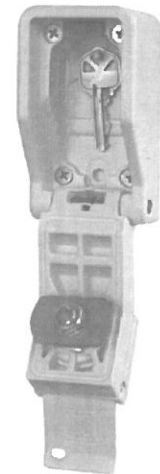
Help when  
you need  
it most.



Don't let the front door stand  
between you and first responders  
in an emergency.

Get a lockbox at your  
home at **no cost** from  
San Diego County Fire.

The boxes will store  
your home key, allowing  
firefighters to reach you  
in an emergency.



Contact us today!

FireCRR@sdcounty.ca.gov  
(858) 974-5744

*sdcounty.gov/sdcfa*



## FY 2023/2024

BATTALION 1	2014	FORD F-250	9744	\$
ENGINE 11	2021	FERRARA	0029	\$4,890
ENGINE 12	2017	SPARTAN	1363	\$
ENGINE 13	2006	KME	8013	\$1,028
BRUSH 13	2004	INTERNATIONAL	1605	\$
ENGINE 211 (RESERVE)	2004	KME	8827	\$
GREEN = IN SERVICE/COVERED		YELLOW = IN SERVICE UNCOVERED		

# Current Grants

## Submitted For

- 2023 Neighborhood Reinvestment – BA Compressor \$79,000

## Awarded

## Funded

- 2022 ARPA – Defibrillator (E-11) \$43,373
- 2022 ARPA – Defibrillator upgrades (E12/13) \$8,920
- 2021 Neighborhood Reinvestment Program-Extrication Equipment \$50,000 – FUNDED 2-14-22
- 2022 California Traffic Safety - \$99,920 - auto extrication equipment
- 2022 ARPA – Extractors = \$40,700
- 2022 OES – Station Build = \$8,000,000



**FEMA**

Assistance to Firefighters Grant



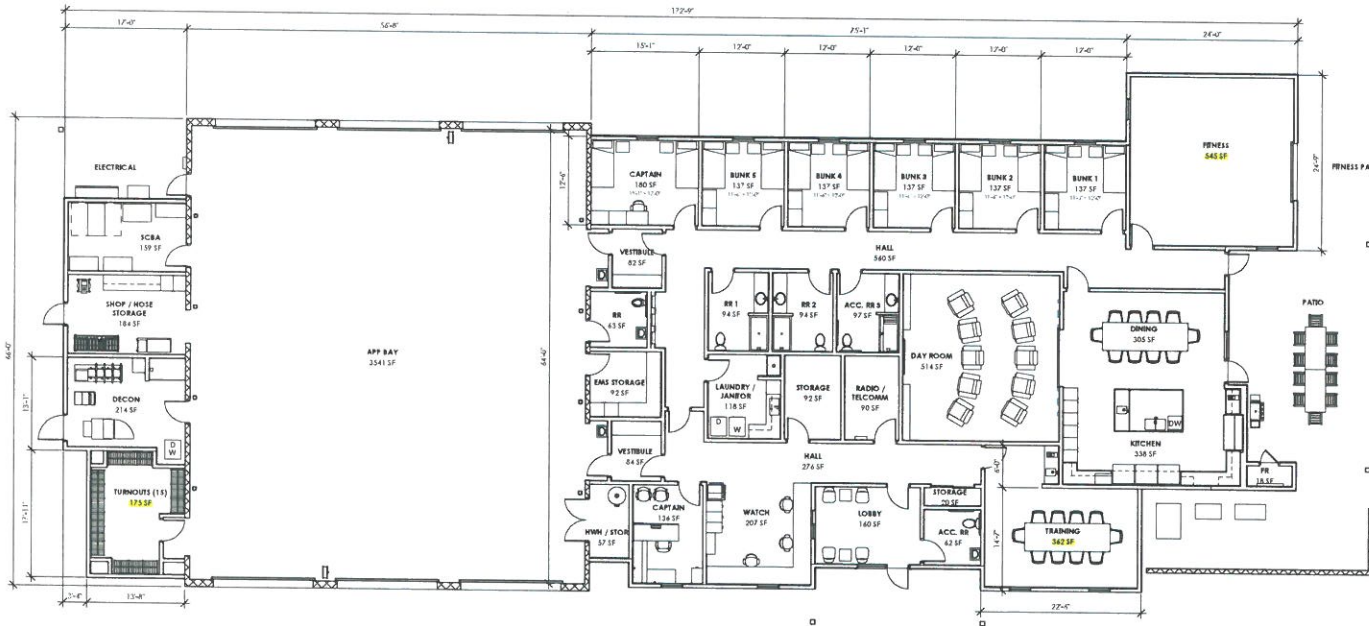


# Questions

## **Fire Station 2 Design Changes**

- a. Review the proposed construction and design changes to the replacement and reconstruction of Fire Station 2.**
  
- b. Prior to approving, rejecting, or modifying the Fire Station 2 Design Changes, find that the demolition of the existing Fire Station 2 and design, construction, and operation of the proposed new Fire Station 2 located at 1321 Deer Springs Road in the County of San Diego, CA, APN 187-540-42-00 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 1302, 15303, and 15304 of the CEQA Guidelines and that no exceptions to the exemptions apply pursuant to Section 15300.2 of the CEQA Guidelines.**
  
- c. Approve, reject, or modify the design for the replacement of Fire Station 2.**

SUBMITTED AND INCLUDED IN AGREEMENT FOR AWARD OF THE PROJECT  
Training Room At 362 SF



**FLOOR PLAN**

ROOM NAME	NET SQ FT
ACC. RR	62 SF
CAPTAIN	136 SF
HALL	276 SF
LOBBY	160 SF
STORAGE	20 SF
TRAINING	362 SF
WATCH	207 SF
ACC. RR 3	97 SF
BUNK 1	137 SF
BUNK 2	137 SF
BUNK 3	137 SF
BUNK 4	137 SF
BUNK 5	137 SF
CAPTAIN	136 SF
DAY ROOM	514 SF
DINING	305 SF
FITNESS	645 SF
HALL	540 SF
KITCHEN	338 SF
LAUNDRY / JANITOR	118 SF
RADIO / TELCOMM	90 SF
RR 1	94 SF
RR 2	94 SF
STORAGE	92 SF
APP BAY	3541 SF
DECON	214 SF
FR	18 SF
HWM / STOR	87 SF
SCBA	189 SF
SHOP / HOSE STORAGE	184 SF
TURNOUTS (15)	175 SF
EMS STORAGE	92 SF
RR	63 SF
VESTIBULE	82 SF
VESTIBULE	84 SF
TOTAL NET SF	9746 SF
CORE	849 SF
TOTAL BUILDING GROSS SF	10,455 SF

**coar**

CONSTRUCTION



COAR CONSTRUCTION Inc.  
1000  
1000

PROJECT:  
DEER SPRINGS FIRE PROTECTION DISTRICT  
FIRE STATION No. 2  
1321 DEER SPRINGS RD  
SAN MARCOS, CA 92069



DESCRIPTION: DATE:  
ORIGINAL 09/28/23

NOT FOR CONSTRUCTION  
PROJECT NUMBER:  
230802  
SHEET TITLE:  
FLOOR PLAN

THIS PLAN SHEET IS THE FLOOR PLAN LAYOUT THAT WAS SUBMITTED AND INCLUDED IN AGREEMENT FOR AWARD OF THE PROJECT

SHEET NUMBER:

A2.1

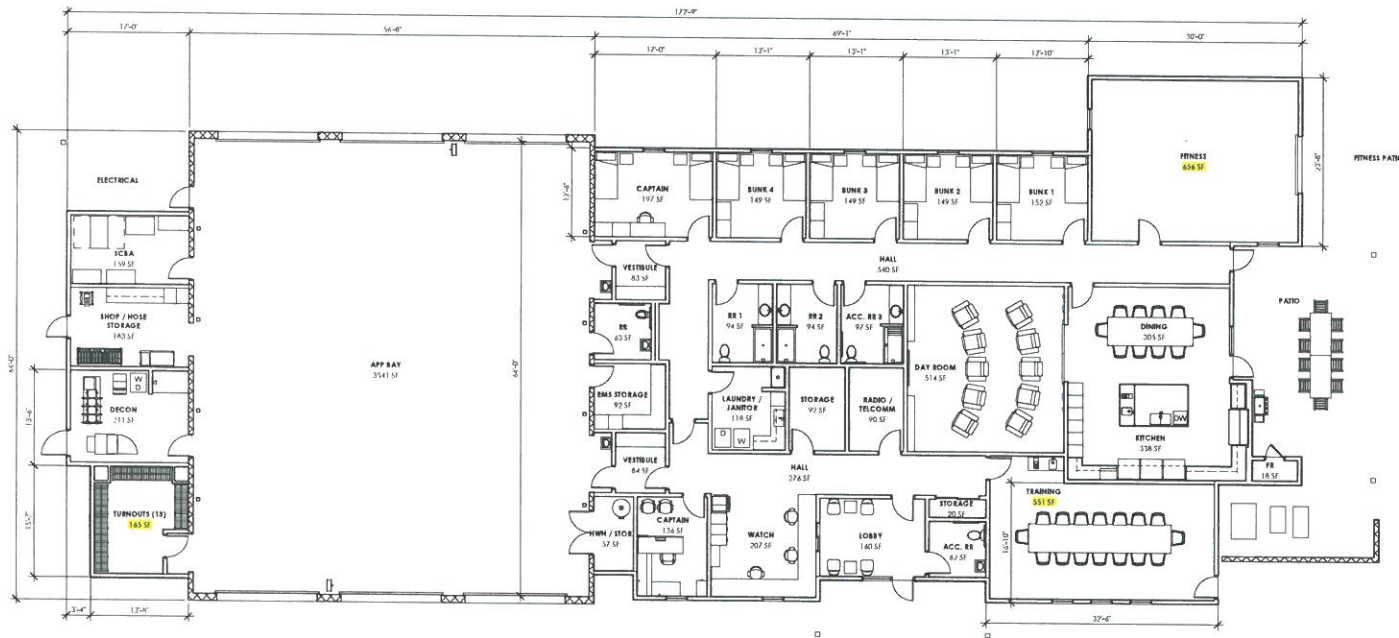


Increased Training Room from 362 SF to 551 SF. Extended length of Training Room and added width by shifting the Kitchen/Dining and Fitness.

Increased Fitness Room from 545 SF to 627 SF. Deleted one (1) Bunk Room to accomplish this reconfiguration and enlargement.

Each of the Remaining Bunk Rooms were increased in size since (137 sf to 149 sf) to allow more space if double occupancy is ever required. Captain Bunk Room also increased in size.

To offset cost of the added square footage, some design reconfiguration of the Turnout Room and Decon reduced the number of Turnout Lockers to 13 instead of 15 in the original design.



Note: Relocation of the HVAC equipment to the front area keep them away from the Bunk Room windows. This provides better efficiency for the piping systems. The plan includes layout of screen wall and equipment that would be out in the front area behind a screen wall.

Building is now 10,600 SF

This Floor Plan provides no cost increase for the changes made on this floor plan.



PROJECT:  
DEER SPRINGS FIRE PROTECTION DISTRICT  
FIRE STATION No. 2  
1321 DEER SPRINGS RD  
SAN MARCOS, CA 92069



DESCRIPTION: DATE:  
REVISED: 09/26/23

NOT FOR CONSTRUCTION  
PROJECT NUMBER:  
230802  
SHEET TITLE:  
FLOOR PLAN

THIS PLAN SHEET IS THE FLOOR PLAN LAYOUT WITH ADJUSTMENTS TO LAYOUT AS DISCUSSED WITH DISTRICT TEAM IN MEETING 9/22/23. THIS IS AN EXHIBIT TO ONE (1) BUNK ROOM (Remaining Bunk and slightly larger), ENLARGES TRAINING ROOM, ENLARGES FITNESS ROOM, AND REDUCES TURNOUT LOCKERS FROM 15 TO 13.

SHEET NUMBER:

A2.1

Activity ID	Activity Name	Original Duration	Start	Finish	Total Float	Activity % Complete	2023												2024												2025								
							Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep							
<b>GENERAL ACTIVITIES</b>																																							
1000	Submit Proposal for Fire Station 02	1	09-Aug-23 A	09-Aug-23 A	0	100%	Submit Proposal for Fire Station 02																																
1002	Proposal Review	3	10-Aug-23 A	11-Aug-23 A	0	100%	Proposal Review																																
1005	Notice of Award	2	14-Aug-23 A	14-Aug-23 A	0	100%	Notice of Award																																
1010	Process Agreement	8	15-Aug-23 A	08-Sep-23 A	0	100%	Process Agreement																																
1020	Limited Notice to Proceed with Design	1	28-Aug-23 A	28-Aug-23 A	0	100%	Limited Notice to Proceed with Design																																
1025	Design and Construction Duration	507	28-Aug-23 A	25-Sep-25	0	0.75%	Design and Construction Duration																																
1015	Execute Contract	1	11-Sep-23 A	11-Sep-23 A	0	100%	Execute Contract																																
<b>DESIGN &amp; PERMITS</b>																																							
<b>SCHEMATIC DESIGN REVIEW</b>																																							
SD-1	Kick-off Meeting/Charrette	1	28-Aug-23 A	28-Aug-23 A	0	100%	Kick-off Meeting/Charrette																																
SD-2	Finalize Schematic Design	10	28-Aug-23 A	12-Sep-23 A	0	100%	Finalize Schematic Design																																
SD-1.5	Existing Site Verification	20	29-Aug-23 A	09-Oct-23	2	70%	Existing Site Verification																																
SD-3	Submit Updated Schematic Design	1	12-Sep-23 A	13-Sep-23 A	0	100%	Submit Updated Schematic Design																																
SD-4	Schematic Design Review & Approval DSFPD	30	13-Sep-23 A	11-Oct-23	0	73.33%	Schematic Design Review & Approval DSFPD																																
SD-5	Meet with Community Planning Group	5	12-Oct-23	18-Oct-23	19	0%	Meet with Community Planning Group																																
SD-6	Submit to County Planning	1	19-Oct-23	19-Oct-23	19	0%	Submit to County Planning																																
SD-7	County Planning Review	20	20-Oct-23	18-Nov-23	19	0%	County Planning Review																																
SD-8	County Planning Approval	5	17-Nov-23	23-Nov-23	19	0%	County Planning Approval																																
<b>GRADING, UTILITY, RETAINING WALL DESIGN</b>																																							
GU-01	Construction Documents 50% GURV	30	12-Oct-23	22-Nov-23	0	0%	Construction Documents 50% GURV																																
GU-02	Review 50% CD GURV Package	10	23-Nov-23	08-Dec-23	0	0%	Review 50% CD GURV Package																																
GU-03	Construction Documents 95% GURV	30	07-Dec-23	19-Jan-24	0	0%	Construction Documents 95% GURV																																
GU-04	County Land Development Review #1 GURV	30	22-Jan-24	04-Mar-24	0	0%	County Land Development Review #1 GURV																																
GU-05	Correction #1 - County Review GURV	20	05-Mar-24	01-Apr-24	0	0%	Correction #1 - County Review GURV																																
GU-06	County Land Development Review #2 GURV	30	02-Apr-24	13-May-24	0	0%	County Land Development Review #2 GURV																																
GU-07	Minor Corrections GURV & Final for Approval	10	14-May-24	27-May-24	0	0%	Minor Corrections GURV & Final for Approval																																
GU-08	County LD Review & Approvals GURV Package	5	28-May-24	03-Jun-24	0	0%	County LD Review & Approvals GURV Package																																
GU-10	Obtain Grading Permit	10	04-Jun-24	17-Jun-24	0	0%	Obtain Grading Permit																																
<b>DESIGN DEVELOPMENT</b>																																							
D-1000	Authorization to Proceed to DD	1	12-Oct-23	12-Oct-23	6	0%	Authorization to Proceed to DD																																
D-1030	Prepare Design Development Package	30	13-Oct-23	27-Nov-23	6	0%	Prepare Design Development Package																																
D-1080	Submit Design Development Package to DSFPD	1	28-Nov-23	28-Nov-23	6	0%	Submit Design Development Package to DSFPD																																
D-1090	DSFPD Review Design Development Package	10	29-Nov-23	12-Dec-23	6	0%	DSFPD Review Design Development Package																																
D-1100	Preparation Meeting with County Building Dept	5	29-Nov-23	05-Dec-23	11	0%	Preparation Meeting with County Building Dept																																
<b>CONSTRUCTION DOCUMENTS</b>																																							
D-2000	Prepare 50% Construction Documents	25	13-Dec-23	18-Jan-24	6	0%	Prepare 50% Construction Documents																																
D-2010	50% DD Review Meeting w/DSFPD	1	19-Jan-24	19-Jan-24	6	0%	50% DD Review Meeting w/DSFPD																																
D-2020	Prepare 95% CD	29	19-Jan-24	29-Feb-24	6	0%	Prepare 95% CD																																
D-2030	95% CD to DSFPD & County Building Dept.	1	01-Mar-24	01-Mar-24	6	0%	95% CD to DSFPD & County Building Dept.																																
D-2050	Building Department Review #1	30	04-Mar-24	12-Apr-24	6	0%	Building Department Review #1																																
D-2040	DSFPD Review 95% CD	10	04-Mar-24	15-Mar-24	26	0%	DSFPD Review 95% CD																																
D-2070	Pick-up DSFPD & Building Dept Comments #1	15	15-Apr-24	03-May-24	6	0%	Pick-up DSFPD & Building Dept Comments #1																																
D-2080	2nd Submittal to Building Department	1	06-May-24	06-May-24	6	0%	2nd Submittal to Building Department																																
D-2090	Building Department 2nd Review	25	08-May-24	10-Jun-24	6	0%	Building Department 2nd Review																																
D-2100	Pick up Building Department Comments #2	10	11-Jun-24	24-Jun-24	6	0%	Pick up Building Department Comments #2																																
D-2110	100% CD to Building Department	1	25-Jun-24	25-Jun-24	6	0%	100% CD to Building Department																																
D-2120	Final Review Building Department	20	25-Jun-24	24-Jul-24	6	0%	Final Review Building Department																																
D-2130	Obtain Building Permit	5	25-Jul-24	31-Jul-24	6	0%	Obtain Building Permit																																
<b>OFF-SITE IMPROVEMENT DESIGN</b>																																							
A1000	Prepare Off-site Improvement Plans	35	22-Jan-24	28-May-24	207	0%	Prepare Off-site Improvement Plans																																
A1020	Submit Off-site Improvement Plans	5	12-Mar-24	18-Mar-24	207	0%	Submit Off-site Improvement Plans																																
A1025	County Review Off-site Improvement Plans #1	20	19-Mar-24	15-Apr-24	207	0%	County Review Off-site Improvement Plans #1																																
A1030	Pick-up Plan Corrections for Off-site Improvements	15	16-Apr-24	06-May-24	207	0%	Pick-up Plan Corrections for Off-site Improvements																																
A1040	County Review Off-site Improvement Plans #2	15	07-May-24	28-May-24	207	0%	County Review Off-site Improvement Plans #2																																
<b>SEPTIC SYSTEM DESIGN</b>																																							
SS-1000	Coordinate Add'l Perc Tests	30	12-Oct-23	16-Feb-24	310	0%	Coordinate Add'l Perc Tests																																
SS-1010	Septic System Engineering	15	09-Nov-23	29-Nov-23	310	0%	Septic System Engineering																																
SS-1020	Submit Septic System - County DPH	20	30-Nov-23	20-Dec-23	310	0%	Submit Septic System - County DPH																																
SS-1030	Address DPH Comments - Septic	10	29-Dec-23	12-Jan-24	310	0%	Address DPH Comments - Septic																																
SS-1040	Submit Septic for Final Approval - DPH	20	15-Jan-24	09-Feb-24	310	0%	Submit Septic for Final Approval - DPH																																
SS-1050	Obtain Septic System Permit	5	12-Feb-24	16-Feb-24	310	0%	Obtain Septic System Permit																																







CONTACT



STEPHANIE SMITH

Land Use & Environmental Law

 Made in Webflow

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STEPHANIE SMITH

Stephanie@GridLegal.com

**(619) 363-1471**

## **Partner**

Land Use | Environmental | Real Estate

Stephanie Smith advises clients on the sale, lease, and development of real property in San Diego, North County, and throughout California. She also routinely advises clients on easement and boundary disputes including matters related to drainage, trees, and fences.

After graduating cum laude from Pepperdine Law she honed her legal skills at a large international law firm. Seeing a need to better understand how local government handles land use projects, Stephanie spent several years working for the office of County Counsel at the County of San Diego where she represented the development services and parks departments working primarily on CEQA and land use related issues for large land use and public development projects.

Noticing an acute need for straightforward and solution oriented Real Estate and Land Use counsel for development projects, Stephanie formed the law firm, Grid Legal, where she provides innovative and implementable solutions to business owners, homeowners, and developers.

### ***Stephanie's experience includes:***

- **Subdivisions:** Represented developers in the subdivision of: a commercial property for proposed bank with drive thru; a residential property for a mid-century designed community in Indian Wells including preparation of subdivision documents for DRE submission; and a residential property in San Diego County with biological resources on site.
- **Real Estate:** Drafted, reviewed, and revised retail, commercial, and residential leases such as the review of a lease for an entertainment venue in San Francisco, the revisions to a retail lease for a restaurant in Ventura County, and

the review agreements for an industrial company in the Coachella Valley; drafted and reviewed purchase agreements and disclosures associated with residential sales.

- **Coastal:** Negotiated with the California Coastal Commission over the appealability of a Coastal Development Permit (CDP) for a residential development.
- **Industrial:** Represented a bio-fuel manufacturer in Coachella Valley threatened with municipal re-zoning to force existing industrial operations be subject to a city's conditional use permitting process.
- **Renewable Energy:** Represented a large wind farm near Palm Springs seeking to preserve land rights in order to expand existing renewable energy operations.
- **Commercial Redevelopment:** Provided advice for a commercial redevelopment in Point Loma adjacent to Liberty Station including coordination and advice on Airport Land Use Compatibility Plan.
- **Neighbor Disputes:** Resolved a nuisance related to tree encroachments; represented clients to resolve boundary, easement, and drainage disputes.
- **Zoning:** Advised a client in a search to procure property for a religious assembly use in San Diego including preparation of feasibility assessments for potential site acquisition and operation; Advised on permitting and feasibility of a new charter school development including use permit processing and CEQA review.
- **Ecology:** Represented the County of San Diego in the complex restoration for the San Elijo Lagoon including CEQA review; preparation of conservation easements and oversight of the County's Habitat Conservation Plan (MSCP).
- **Policy:** Advised on local regulations for Bird Scooters; reviewed environmental and land use related legislation for impacts to businesses in California; and advised the County department of Development Services on the proposed comprehensive renewable energy plan policy and North County MSCP plan.
- **Code Enforcement:** Represented clients before cities and counties related to alleged code enforcement violations.
- **Business:** Drafted and reviewed service contract agreements, LLP agreements, and corporate formation documents.
- **Agricultural:** Advised on development seeking to amend Williamson Act (agricultural) contracts, represented business in the formation of a new vineyards and agave farm.



- **Expert Witness:** Served as an expert in a matter involving a dispute over the feasibility of redevelopment of property in San Diego.
- **Environmental:** Coordinate with the Federal Government on Right of Entry Permits and compensation for remediation work.
- **Water Rights:** Reviewed water rights for several golf courses in Palm Springs.

### ***Memberships, Boards, & Acknowledgments***

- **Urban Land Institute**, Member of the San Diego Small Scale Infill Development Committee (SSID).
- **Mission Bay Park Committee**, Appointed by the San Diego Mayor.
- **San Diego County Bar Association**, Member of the Environmental Law, Land Use Law, and Real Property Law Sections.
- **San Diego Regional Chamber of Commerce**, Member of the Transportation & Land Development Committee.
- **Super Lawyers**, Recognized as a *Top Rated Real Estate and Land Use & Zoning Attorney in San Diego, CA* and as a Rising Star in 2020 & 2021.
- **San Diego Business Journal**, Recognized as a Leader in Law Finalist, 2021.
- **Commercial Real Estate Women (CREW)**, Member of the San Diego Chapter.

### ***Articles and Speaking Engagements***

- Co-Panelist, *Association of Environmental Planners, 2022 CEQA Essentials Workshop*, San Diego, CA, November 10, 2022.
- Co-Panelist, *County Counsel Association Fall Conference*, Real Estate Transactions, Land Use & Environmental Review, San Diego, CA, November 3, 2022.
- Co-Panelist, California County Counsel Association Fall Conference, CEQA and Real Estate Transactions, Best Practices and Lessons Learned, October 20, 2021.
- Speaker, CREW San Diego, San Diego Development and Planning Update, Oct 29, 2019.
- Visiting Adjunct Professor, USD School of Law, Land Use Regulation, Sept. 12, 2019.
- Author, "Considerations When Using CEQA To Fight Land Use Projects." Law360, April 11, 2019.
- Speaker, CEQA and Land Use Panel, San Diego County Bar Association, June 27, 2018.

- Author, "A Tree Falls in a Park. Does it Make a Sound? The Adjacent Property Owner Probably Does." October 20, 2017, Client Alert.
- Author, "Calif. Real Property Transactions May Need CEQA Review." Law360, October 6, 2017.

### **Interests**

Stephanie has a passion for real estate, mid-century design, and modern development. Stephanie also holds a broker's license from the California Bureau of Real Estate. In her free time, Stephanie loves to jog, camp, and travel with her family.

### **Education**

Stephanie graduated *cum laude* from Pepperdine School of Law where she served as an editor for the Pepperdine Law Review and as a faculty research assistant. She obtained her Bachelor's Degree in International Studies from the University of Washington in Seattle as a Dean's Scholar.



Advising in land use, real estate, and the environment.

#### CONTACT US

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