

Highway Los Coches

General Plan Amendment Report
GPA 06-006, REZ 06-009
Environmental Log No.: 06-14-031

Prepared for:

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DEPARTMENT OF PLANNING
AND LAND USE

TABLE OF CONTENTS

1.0 INTRODUCTION 1-1

 1.1 Document Purpose 1-1

 1.2 Project Summary..... 1-1

 1.3 Rationale for General Plan/Community Plan Modifications 1-1

2.0 INFRASTRUCTURE.....2-1

 2.1 Transportation2-1

 2.2 Public Facilities.....2-1

3.0 PHYSICAL DEVELOPMENT.....3-1

4.0 IMPLEMENTATION.....4-1

 4.1 Concurrent Processing4-1

 4.2 Phasing.....4-1

5.0 PROJECT CONSISTENCY ANALYSIS.....5-1

 5.1 Overview.....5-1

 5.2 General Plan.....5-1

 5.3 Lakeside Community Plan.....5-5

APPENDICES

Graphics

Figure 1, Vicinity Map

Figure 2, Site Map

Project Facility Availability Forms

Fire

Sewer

Water

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

On January 25, 2006, a Plan Amendment Authorization (PAA) was submitted to the County of San Diego requesting that an existing General Plan land use designation be amended to comply with an existing non-conforming use located at 8445 Los Coches Road (APN 400-381-02). The modification of the underlying land use designation is intended to bring an existing commercial use (gasoline service station and truck parking area) into compliance with the General Plan and the Lakeside Community Plan. This General Plan Amendment Report analyzes the proposed General Plan Amendment authorized for processing through approval of the PAA by the Director of the Department of Planning and Land Use on April 4, 2006. This report also serves to facilitate the processing of current discretionary approvals for the project.

1.2 PROJECT SUMMARY

1.2.1 SITE DESCRIPTION

The approximately 2.97 acre project site is located at 8445 Los Coches Road, within the community of Lakeside in unincorporated San Diego County. The project site is located adjacent to the Los Coches Road off ramp for westbound Interstate 8 (I-8), and is bounded by residential development to the west, north, and east, and I-8 to the south. Access to the site is granted via Los Coches Road. The project site is relatively flat with manufactured slopes comprising the northern and the eastern boundaries. Existing uses on site include a gasoline service station and truck storage. The gasoline service station occupies approximately 0.60 acres of the site and generally consists of two dispenser islands, a snack shop, a service station building, and parking. The remaining portion of the site remains undeveloped and is used primarily for temporary truck parking.

1.2.2 PROJECT DESCRIPTION

The proposed General Plan Amendment would change the current land use designation for the project site from (8) Residential to (13) General Commercial. The proposed amendment to the General Plan would bring existing non-conforming uses (gas station and truck parking) into compliance with the underlying zone.

A Rezone application has been filed concurrently with the application for the proposed General Plan Amendment and would implement the proposed General Plan Amendment, if approved. The project only consists of the proposed General Plan Amendment and the Rezone application. No new construction or physical improvements are proposed.

1.3 RATIONALE FOR GENERAL PLAN/COMMUNITY PLAN MODIFICATIONS

The existing gas station, which has been in operation in its current location since 1968, is a non-conforming use; the underlying land use designation for the project site is residential. The proposed General Plan Amendment and concurrent Rezone seek to change the land use and zoning designations for the site from residential to commercial to match what has been constructed on site.

2.0 INFRASTRUCTURE

2.1 TRANSPORTATION

The project site is located along Los Coches Road, adjacent to the Los Coches Road off ramp for westbound I-8. Los Coches Road is a Circulation Element roadway and is designated as a major arterial road within the community of Lakeside. Approximately 0.3 mile to the north of the project site is Aurora Drive/Los Coches Road East and the Interstate 8 Business Route. Immediately south of the project is I-8.

The proposed General Plan Amendment and Rezone would not generate additional traffic on any Circulation Element Roadway, nor would the project result in an increased demand for parking. The project does not propose any new development or physical improvements on-site and the existing commercial use, a gasoline service station, would remain in operation for the foreseeable future. As a result, traffic levels in the project vicinity would remain consistent with the existing conditions. Therefore, no roadway modifications or improvements are required at this time.

Should an application for any new use be filed with the County of San Diego in the future, a traffic study would be conducted to address the potential impacts associated with developing the property at a higher intensity. If the traffic study determines that future development of the property (unknown at this time and not associated with this proposed project) would result in traffic impacts, improvements would be required and/or traffic impact fees would be imposed at that time.

2.2 PUBLIC FACILITIES

The project site is an existing commercial use located within an urbanized area in the community of Lakeside. The existing gas station has been in operation in its present location since 1968 and receives service from the following public facilities public providers:

- Police services: San Diego County Sheriff's Department
- Fire protection: Lakeside Fire Protection District
- Sewer and wastewater services: Lakeside Sanitation Maintenance District
- Water services: Helix Water District.

The project does not propose any new construction or physical improvements and would not generate an increase in demand for any public service. Therefore, no new public facilities would be required to serve the project site, and the proposed project would not be required to provide any additional public services or facilities.

3.0 PHYSICAL DEVELOPMENT

The project site is an approximately 2.97 acre parcel of land with a land use designation of (8) Residential and a zoning designation of RS7, "Single Family Residential," located in the community of Lakeside. Approximately 0.60 acre of the site is developed with a non-conforming use, a gasoline service station; the remainder of the site (approximately 2.37 acres) lies undeveloped and is used as a truck parking area..

The project site is located within an urbanized area, and is surrounded by residential land uses and I-8. Detached, single family residential homes are developed immediately to the west, north and east of the project site, and multifamily residential development is to the west. Approximately 0.3 mile to the north lie commercial land uses at the intersection of Los Coches Road and the Interstate 8 Business route. Immediately to the south of the project site is I-8. Further south of the project site, beyond I-8, is East County Square, a major commercial development that provides neighborhood retail services.

The proposed General Plan Amendment and concurrent Rezone would change the underlying land use and zoning designations for the project site from Residential to General Commercial. In general, the proposed commercial land use designation allows for a wide range of commercial and retail services to serve the community, similar in size and scale to commercial development in the project's vicinity. Located adjacent to single-family residential development, multifamily development and the I-8, the project site is an ideal location to provide easy access to commercial and retail services for residents and travelers alike.

The project proposes to retain the existing commercial use on-site. Conveniently located adjacent to I-8, the existing gasoline service station provides easy access to fuel and miscellaneous automotive services for travelers. Additionally, the project site is an important fueling and automotive service station for the neighboring residential developments. The project proposes no additional commercial growth, and the gasoline service station will remain in operation for the foreseeable future.

4.0 IMPLEMENTATION

4.1 CONCURRENT PROCESSING

The proposed General Plan Amendment would change the underlying land use designation to bring an existing non-conforming commercial use into compliance with the General Plan. A Rezone application has been filed concurrently with the proposed General Plan Amendment. The Rezone would be the mechanism used to implement the General Plan Amendment, if approved. No additional applications, use permits, or maps are proposed at this time.

4.2 PHASING

The proposed project is for a General Plan Amendment and concurrent Rezone to change the underlying land use and zoning designations for an existing gasoline service station and truck parking area. No construction or physical improvements are proposed as part of this application, therefore, a phasing plan is not applicable.

PROJECT CONSISTENCY ANALYSIS

5.1 OVERVIEW

The proposed project consists of a General Plan Amendment and concurrent Rezone to change the underlying land use and zoning designations from residential to commercial for existing non-conforming uses (gasoline service station and truck parking area) located at 8445 Los Coches Road. The existing land use designation for the project site is (8) Residential and the existing zoning designation for the project site is (RS7), Single Family Residential. The proposed General Plan Amendment would change the land use designation for the project site to (13) General Commercial. The concurrent Rezone would change the zoning designation for the project site from (RS7) Single Family to (C36), General Commercial. This project is based upon the pertinent goals and policies set forth in the San Diego County General Plan and the Lakeside Community Plan and would be consistent with the pertinent goals and policies, as set forth in the analysis presented in this section.

5.2 GENERAL PLAN

1. REGIONAL LAND USE

Goal 2.2: *“Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.”*

PROJECT CONSISTENCY: The proposed General Plan Amendment would maximize the use of underutilized land within an existing urbanized area. Less than 25% of the project site is developed (an approximate 0.60 acre gasoline service station). Further development of the site cannot take place, because any development consistent with the residential land use designation would be incompatible with the existing commercial use. The proposed General Plan Amendment would allow and encourage the entire project site to be developed with commercial uses in the future, maximizing the full potential of the property.

Policy 1.1: *Current Urban Development Area (CUDA)*

PROJECT CONSISTENCY: The project site is subject to the General Plan Regional Category (1.1), Current Urban Development Area (CUDA), and Land Use Designation (8) Residential. The proposed General Plan Amendment would revise the project site’s Land Use Designation to (13) General Commercial to permit commercial land uses. The proposed General Plan Amendment would meet the Regional Land Use Element (RLUE) requirements by bringing the existing on-site commercial use (gasoline service station and truck parking area) into compliance with the underlying land use designation.

Policy 2.2: *Commercial Designations*

PROJECT CONSISTENCY: The proposed General Plan Amendment would designate the project site as (13) General Commercial. This commercial land use designation allows for a wide range of retail activities and services, including the existing use on-site, gasoline service station and truck parking area. The proposed zoning designation for the project site, (C36) General Commercial, is permitted as an appropriate zone within the (13) General Commercial Land Use Designation and allows for uses that are consistent with the proposed underlying land use designation. The current uses on-site, gasoline service station and truck

parking area, are consistent with the (C36), General Commercial zone, and would therefore be consistent with the provisions of the (13) General Commercial Land Use Designation.

2. SCENIC HIGHWAY

Goal: *“...to create a network of County scenic highway corridors within which scenic, historical, and recreational resources are protected and enhanced.”*

PROJECT CONSISTENCY: The project site is adjacent to a section of I-8 that is designated as a scenic highway corridor. The scenic highway corridor stretches east along I-8, from the El Cajon city limits to State Route 79, and is designated as a Second Priority Scenic Route by the Scenic Highway System Priority List. Since no new construction or physical improvements are proposed as part of the project, the proposed General Plan Amendment would not create any new impacts on the scenic highway corridor.

3. PUBLIC SAFETY

Goal: *“Minimize injury, loss of life, and damage to property resulting from fire, geologic, or crime occurrence.”*

PROJECT CONSISTENCY: Fire service to the project site is provided by the Lakeside Fire Protection District. The nearest fire station is located at 14008 Highway 8 Business, less than 2 miles from the project site. The existing gasoline service station is in compliance with all applicable articles of the Uniform Fire Code and does not present a public safety risk. The San Diego Sheriff’s Department currently provides police protection for the project site and surrounding areas. The nearest station is located at 8811 Cuyamaca Street in Santee.

4. NOISE

Goal: *“Protect and enhance the County’s acoustical environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver.”*

PROJECT CONSISTENCY: As no change in land use or intensity would occur as part of this discretionary action, no modification would occur to existing noise levels generated by the project or as received by the site from off-site sources.

5. PUBLIC FACILITY

Section 2: Coordination of Facility Planning, Financing Programs, and Land Use Planning

Policy 2.1: *“Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.”*

Policy 2.2: *“Development projects will be required to provide or fund their fair share of all public facilities needed by development.”*

Policy 2.4: *“The County will ensure that the provision of all necessary public facilities occurs concurrently with development to the extent possible within the constraints of facility financing programs.”*

Policy 3.1: *“The County will require new development to pay its full and fair share of the facilities costs for those facilities needed by the development, including both local and County regional facilities.”*

PROJECT CONSISTENCY: The project site is an existing commercial use located within an urbanized area in the community of Lakeside and receives service from the following public providers:

- Police services: San Diego County Sheriff’s Department
- Fire protection: Lakeside Fire Protection District
- Sewer and wastewater services: Lakeside Sanitation Maintenance District
- Water services: Helix Water District.

The project does not propose any new construction or physical improvements and would not generate an increase in demand for any public service. Therefore, no new public facilities would be required to serve the project site, and the proposed project would not be required to provide any additional public services or facilities.

Section 4: Transportation

Policy 1.2: *“General Plan Amendments and Rezones shall be reviewed to ensure that any proposed increases in density or intensity of use will not prevent the planned Circulation Element Road system from operating at its planned Level of Service at buildout.”*

Policy 2.1: *“New development shall be required to contribute its fair share toward financing transportation facilities.”*

PROJECT CONSISTENCY: The proposed General Plan Amendment and Rezone would not generate additional traffic on any Circulation Element Roadway, and traffic levels would remain consistent with the current level of service. The project does not propose any new development or physical improvements on-site and the existing commercial uses, a gasoline service station and truck parking area, would remain in operation for the foreseeable future. Therefore, no roadway modifications or improvements are needed.

Should an application for any new use be filed with the County of San Diego in the future, a traffic study would be conducted to address any potential impacts associated with developing the property at a higher intensity. If the traffic study determines that future development of the property (unknown at this time and not associated with this proposed project) would result in traffic impacts, improvements would be required and/or traffic impact fees would be imposed at that time.

Section 7: Law Enforcement

Policy 3.2: *“New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the short term objective.”*

PROJECT CONSISTENCY: The San Diego County Sheriff's department provides police protection services to the project site and the surrounding areas. Since the project does not propose any new construction or physical improvement, no additional sheriff facilities are required.

Section 10: Schools

Implementation Measure 1.2.3: *"To the extent allowable under State law, condition the approval of general plan amendments, community plan updates, specific plans, specific plan amendments, rezones and other legislative land development decisions on the availability of school facilities at time of need."*

PROJECT CONSISTENCY: The proposed General Plan Amendment and concurrent Rezone would change the existing land use designation for the project from residential to commercial. Commercial land uses do not generate a demand for school facilities, and there is no nexus between commercial development and the provision of school fees/facilities. Therefore, the project would not be required to provide additional school facilities.

Section 11: Fire Protection and Emergency Services

Implementation Measure 1.2.2: *"Require, as a basis of approval, a finding that sufficient fire protection and emergency service facilities are available or will be available concurrent with need for all discretionary projects."*

PROJECT CONSISTENCY: The project site is developed with a gasoline service station and truck parking area and receives fire protection services from the Lakeside Fire Protection District. The project does not propose any new construction or physical improvements and would not generate any additional demand for fire protection services. Therefore, the current level of fire protection, provided by a station within two miles of the project site, would be sufficient for the proposed project.

Section 12: Wastewater

Policy 1.2: *"Discretionary land development projects will only be approved if the service provider reasonably expects that wastewater treatment and disposal will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval."*

PROJECT CONSISTENCY: The project site is developed with a gasoline service station and receives wastewater services from the Lakeside Sanitation Maintenance District. The project does not propose any new construction or physical improvements and would not generate additional demand for sewer and wastewater services. Therefore, the current level of sewer and wastewater service would be sufficient for the proposed project.

Section 13: Water Provision Systems

Policy 1.2: *"Discretionary land development projects dependent on imported water will only be approved if the service provider reasonable expects that water facilities will be*

available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.”

PROJECT CONSISTENCY: The project site supports an existing commercial development that receives water service from the Helix Water District. The project does not propose any new construction or physical improvements on-site and would not generate any additional demand for water resources. Therefore, the current level of service would be sufficient for the proposed project.

5.3 LAKESIDE COMMUNITY PLAN

The Lakeside Community Plan, which was adopted on December 19, 1975, and most recently amended on August 9, 2000, implements the goals and policies of the Regional Land Use Element and sets forth goals, objectives and policies intended to guide development decisions within the community. The Lakeside Community Plan is composed of eight general elements and detailed goals and policies for the community. Only those general elements and detailed goals and policies that affect the proposed General Plan Amendment are discussed below.

1. COMMUNITY CHARACTER

Goal: *“Foster development which will preserve a rural atmosphere and enhance a sense of spaciousness.”*

PROJECT CONSISTENCY: The project site is located in an urbanized area within the community of Lakeside. The property is developed with a gasoline service station and is bounded by residential development to the west, north and east, and I-8 to the south. The project does not propose any additional development. Since the project site is completely surrounded by urban development, and no new development is proposed, the project would not increase the level of urbanization in Lakeside and would not have a detrimental effect on the rural atmosphere of the community.

2. LAND USE

Commercial Goal: *“Provide for the orderly growth of well designed and located commercial areas which are necessary and convenient for shopping needs and compatible with the character of the community.”*

PROJECT CONSISTENCY: The existing commercial use, gasoline service station, is conveniently located adjacent to the Los Cochés Road off ramp for westbound I-8. This location allows for easy access to fuel and other automotive services for travelers along I-8. Additionally, the project site is surrounded by residential development, and is an important fueling station for nearby residents. The gasoline service station will remain in operation on-site for the foreseeable future.

3. CIRCULATION

Policy 15: *“Consider the off-site as well as the on-site circulation impacts of new development proposals and require improvements accordingly.”*

PROJECT CONSISTENCY: The proposed General Plan Amendment and Rezone would not generate additional traffic on any Circulation Element Roadway, and traffic levels would remain consistent with the current level of service. The project does not propose any new development or physical improvements on-site and the existing commercial use, a gasoline service station, would remain in operation for the foreseeable future. Therefore, no roadway modifications or improvements are needed.

Should an application for any new use be filed with the County of San Diego in the future, a traffic study would be conducted to address any potential impacts associated with developing the property at a higher intensity. If the traffic study determines that future development of the property (unknown at this time and not associated with this proposed project) would result in traffic impacts, improvements would be required and/or traffic impact fees would be imposed at that time.

4. SCENIC HIGHWAYS

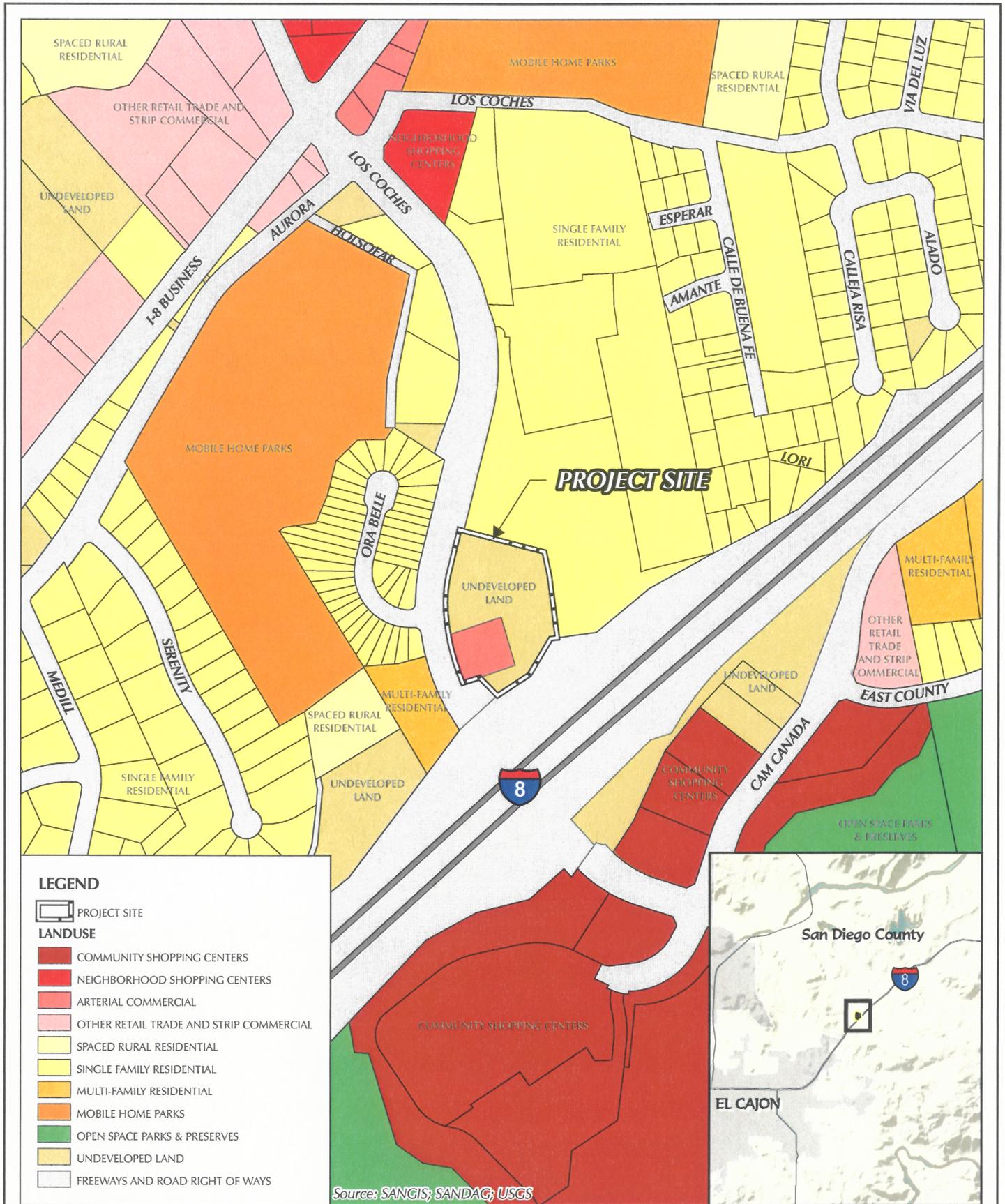
Goal: *“Establish a network of scenic highway corridors where scenic, historical and recreational resources are protected and enhanced.”*

Policy 4: *“Do not permit development which will detract from those unique environmental features which are intended to be protected by virtue of being located within or in clear view of a designated scenic corridor.”*

PROJECT CONSISTENCY: The project site is adjacent to a section of I-8 that is designated as a scenic highway corridor. The scenic highway corridor stretches east along I-8, from the El Cajon city limits to State Route 79, and is designated as a Second Priority Scenic Route by the Scenic Highway System Priority List. Since no new construction or physical improvements are proposed as part of the project, the proposed General Plan Amendment would not create any new impacts on the scenic highway corridor.

Appendices

Graphics



Vicinity Map and Existing Land Uses

HIGHWAY LOS COCHÉS

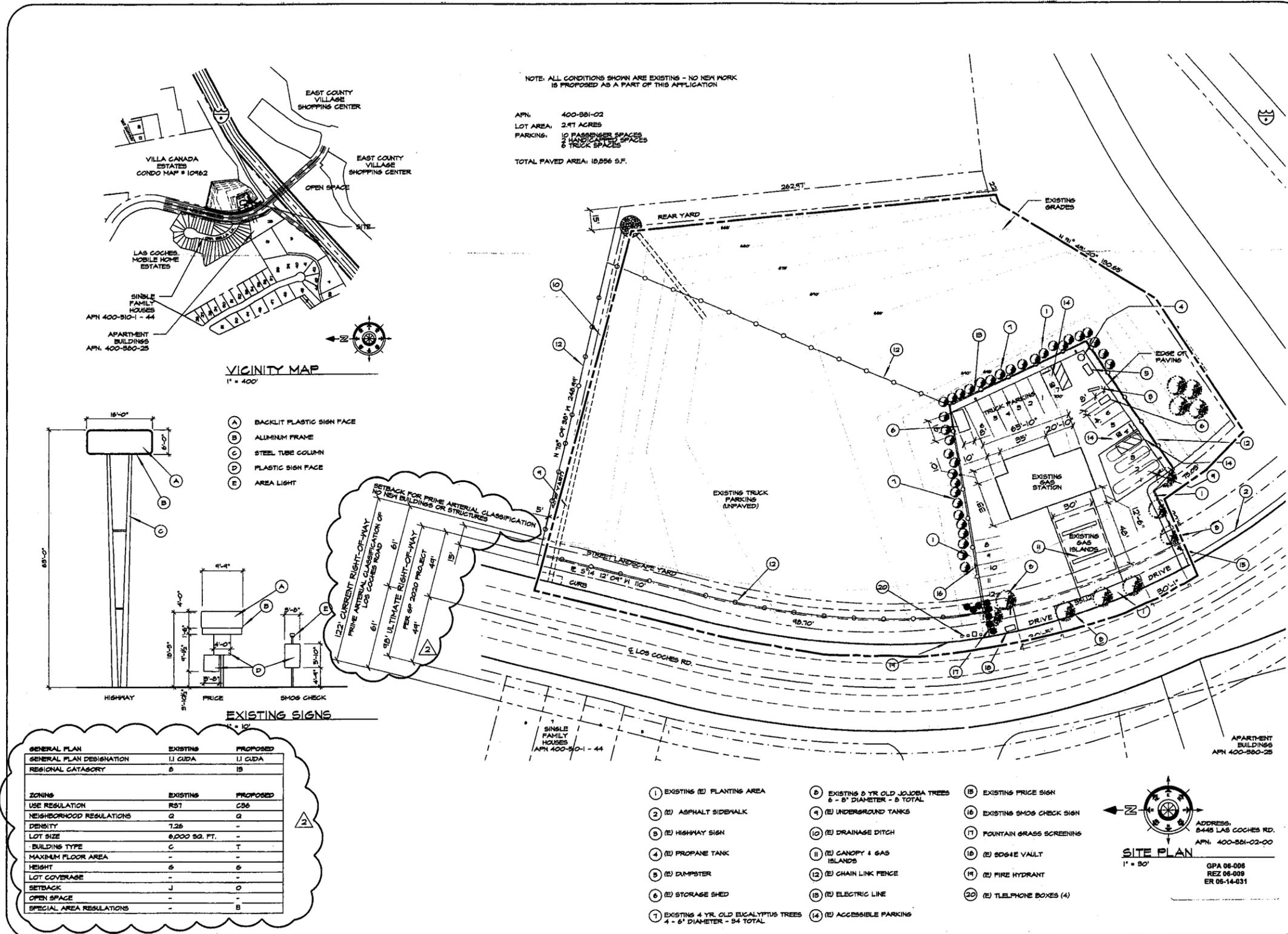
San Diego County

DATE: 12/06/2006



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PLANNING
 ARCHITECTURE
 CONSTRUCTION FORENSICS
 7100 GARNET AVENUE SUITE 210
 SAN DIEGO, CALIFORNIA 92104

By: [Signature]
 Date: 6/6/07

LOS COCHES GAS STATION
 ZONING CHANGE

Sheet No. 1 of 1 sheets

Source: David Bishop (Approved July 2007)



Project Facility Availability Forms

PROJECT FACILITY AVAILABILITY FORM



Please type or use pen

Owner's Name: AWEN MONJAZER Phone: (415) 828-3794

Owner's Mailing Address: 4605 CONRAD DRIVE Street

City: LA MESA State: CA Zip: 91941

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____ AMT \$ _____

SECTION 1. PROJECT DESCRIPTION

DISTRICT CASHIER'S USE ONLY
TO BE COMPLETED BY APPLICANT

A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance
 Boundary Adjustment
 Rezone (Reclassification) from R57 to C36 zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension ... Case No. _____
 Expired Map ... Case No. _____
 Other GENERAL PLAN AMENDMENT

B. Residential Total number of dwelling units _____
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage 2.97 Total lots 1 Smallest proposed lot _____

Assessor's Parcel Number(s)
(Add extra if necessary)

4	0	0	3	8	1	0	2

Thomas Bros. Page 1232 Grid D/7

Project address 8445 LOS COCHES RD. Street
LAKESIDE Community Planning Area/Subregion
92021 ZIP

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 1/25/06

Address: 2400 E Katella Ave 92150 Phone: 714-935-9076
 (On completion of above, present to the district that provides fire protection to complete Sections 2 and 3 below.)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name: Lakeside Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project: Fire Station 3 is located at 14008 Hwy 8 Bus and is approx. 2.13 miles from the project site.

Project is in the District and eligible for service.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and not within its Sphere of Influence boundary.
 Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 4 minutes.
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
 District conditions are attached. Number of sheets attached: 2
 District will submit conditions at a later date.

SDC DPLU RCVD 6/08/06
REZ06 009

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

Within the proposed project 100 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. Expires 6/6/07

J. Charles Weber J.C. Weber, Deputy Fire Marshal (619) 390-2350 X 308 6/6/06

On completion of Sections 2 and 3 by the District, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



Lakeside Fire Protection District

12365 PARKSIDE ST.
LAKESIDE, CA 92040-3006
BUSINESS (619) 390-2350
FAX (619) 443-1568

**FIRE CHIEF
MARK T. BAKER**

STANDARD CONDITIONS FOR APN # 400-381-02

June 6, 2008

San Diego County
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA. 92123

RE: Fire protection requirements for above referenced APN

1. The existing fire hydrant at the northwest corner of the proposed project site shall be maintained in accordance with Helix Water District, Lakeside Fire Protection District and San Diego County Standards. On paved roads, blue reflective pavement markers shall be installed and maintained to indicate the location of hydrants.
2. Driveways accessing the proposed project site shall have a minimum of twenty-four foot (24') improved paved width.
3. Any road widths, including driveways behind existing structures, less than thirty-six (36') foot improved paved width shall be designated as fire lanes. Fire Lanes shall be posted with signs and red curbs with white stenciling indicating this is a Fire Lane that is plainly visible from a vehicle. Parking shall be permitted in clearly marked and defined parking spaces only. This information shall be recorded as a covenant on the Parcel Map.
4. All gates or other structures or devices which could obstruct or otherwise hinder emergency operations shall meet the standards approved by the District and receive specific plan approval.
5. Within the proposed project, 100 feet of clearing of natural vegetative fuels shall be required around all buildings. The fuel modification zone shall be maintained in perpetuity.

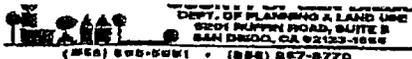
**SDC DPLU RCVD 6/08/06
REZ 06-009**

6. Numbers and addresses shall be placed on all new or existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property to the satisfaction of the Lakeside Fire Protection District. Said numbers shall contrast with their background and shall meet the minimum size standard of 6" high and 1/2" stroke for commercial buildings.
7. The storage, use and dispensing of flammable and combustible liquids and other hazardous materials shall be in accordance with the most current edition of the California Fire Code.
8. The storage, use and dispensing of flammable and combustible gases shall be in accordance with the most current edition of the California Fire Code. The storage, use and dispensing of Liquefied Petroleum Gases shall be in accordance with Article 82 of the California Fire Code.
9. Motor vehicle fuel dispensing shall be in accordance with Article 52 of the most current edition of the California Fire Code.
10. The application of Flammable Finishes shall not be allowed on the proposed project site.
11. Repair garages for the repair and servicing of motor vehicles shall be in accordance with Article 29 of the most current edition of the California Fire Code.

If you have any questions concerning this project, please contact me at (619) 390-2350, ext. 307.

J. Charles Weber

J. Charles Weber
Deputy Fire Marshal
Lakeside Fire Protection District.



PROJECT FACILITY AVAILABILITY FORM

SEWER

Please type or use pen

Owner's Name: ALLEN MANJAZEB Phone: _____
 Owner's Mailing Address: 4605 CONRAD DRIVE Street
LA MESA CA 91941
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

S

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Certificate of Compliance: _____
 Minor Subdivision (TPM) Boundary Adjustment
 Specific Plan or Specific Plan Amendment
 Rezone (Reclassification) from R57 to C36 zone
 Major Use Permit (MUP), purpose: _____
 Time Extension ... Case No. _____
 Expired Map ... Case No. _____
 Other GENERAL PLAN AMENDMENT
- B. Residential Total number of dwelling units _____
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

4	0	0	3	8	1	0	2

Thomas Bros. Page 1232 Grid D/7

Project address 8445 LOS COCHES DR.
Street

LAKESIDE 92021
Community Planning Area/Subregion Zip

C. Total Project acreage 2.97 Total number of lots 1

- D. Is the project proposing its own wastewater treatment plant? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 1/25/06

Address: 2400 E Katella Ave, STE 350, ANAHEIM CA 92801 Phone: 714-939-9470

(On completion of above, present to the sewer district to establish facility availability. Section 2 below.)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name LAKESIDE Service area SDC DPLU RCVD 6/08/06

REZ 06-009

- A. Project is in the district.
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the district and is not within its Sphere of Influence boundary.
 The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

- B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
 Project will not be served for the following reason(s): _____

- C. District conditions are attached. Number of sheets attached: _____
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

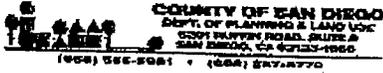
D. How far will the pipeline(s) have to be extended to serve the project? AS REQUIRED

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: [Signature] Print name: DANIEL BROGANIK

Print title: DPW UNIT MANAGER Phone: 858-694-2714 Date: 6/6/06

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.



PROJECT FACILITY AVAILABILITY FORM

WATER

Please type or use pen

Owner's Name: ALLEN MONJAZES (415) 828-3744
Owner's Mailing Address: 4605 CONRAD DRIVE
City: LA MESA CA 91941

ORG:
ACCT:
ACT: PLAT. B-5-32-B
TASK:
DATE: AMT \$:



DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) [] Specific Plan or Specific Plan Amendment []
Minor Subdivision (TPM) [] Certificate of Compliance: []
Boundary Adjustment []
Rezone (Reclassification) from residential to commercial zone. [X]
Major Use Permit (MUP), purpose: []
Time Extension ... Case No. []
Expired Map ... Case No. []
Other: GENERAL PLAN AMENDMENT [X]
B. Residential ... Total number of dwelling units []
Commercial ... Gross floor area []
Industrial ... Gross floor area []
Other ... Gross floor area []

Assessor's Parcel Number(s) (Add extra if necessary)
Grid with numbers: 400, 381, 02

C. Total Project acreage 2.97 Total number of lots 1

Thomas Bros. Page 1232 Grid D7
Project address 8445 Los Cochinos Rd.
LAKESIDE 92021

D. Is the project proposing the use of groundwater? [X] Yes [] No
Is the project proposing the use of reclaimed water? [] Yes [X] No

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 1/23/06
Address: 2400 E Ketchikan Ave. STE 350 Phone: 714-958-9070

(On completion of above, present to the water district to establish facility availability. Section 2 below.)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name: HELIX WATER DISTRICT Service area: JOHNSTOWN, T. HILL, HOMERIDGE

- A. [X] Project is in the district.
[] Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
[] Project is not in the district and is not within its Sphere of Influence boundary.
[] The project is not located entirely within the district and a potential boundary issue exists with the District.
B. [X] Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached (Number of sheets)
[] Project will not be served for the following reason(s):

SDC DPLU RCVD 6/08/06
REZ 06-009

- C. [] District conditions are attached. Number of sheets attached:
[] District has specific water reclamation conditions which are attached. Number of sheets attached:
[X] District will submit conditions at a later date.

D. [] How far will the pipeline(s) have to be extended to serve the project?
This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: [Signature] Print name: ANDREW ANNA
Print title: ASSOCIATE ENGINEER Phone: 466-6625 Date: 6/1/06

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT.
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