

County of San Diego, Planning & Development Services PROJECT FACILITY AVAILABILITY - FIRE ZONING DIVISION

Please type or use pen	ORG
El Cajon Real Estate, LLC, 702,219,4942 Owner's Name Phone	Till the state of
Cymer's Name Phone	ACCT
6 Hutten Centre Drive, Suite 400	ACT
Owner's Mailing Address Street	TASK
Santa And, CA 92707	DATE AMT S
City State Zip	COST 1 2 Comments and the comment of
may trade with	DISTRICT CASHIER'S USE ONLY
SECTION 1. PROJECT DESCRIPTION	TO BE COMPLETED BY APPLICANT
	TO LL CONFILCT LOCATION CONTRACTOR
A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment Minor Subdivision (TPM) Certificate of Compliance:	Assessor's Parcel Number(s) (Add exira if necessary)
I I Boundary Artinstment	387-142-36-00
Rezone (Reclassification) from to zone Major Use Permit (MUP), purpose: Modification	JOI 174-JO-US
Time Extension. Case No.	
Time Extension Case No. Expired Map Case No.	
Other	
B. X Residential Total number of dwelling units 96	
Commercial Crans Consesser	
Industrial Gross floor area	The second secon
Industrial Gross floor area Other Gross floor area	Thomas Guide Page Grid
C. Total Project acreage 3.4 Total lois 1 Smallest proposed lot 3.4	A THE PART OF THE
CHICAGO IN COMMISSION OF THE PROPERTY OF THE P	675 E Bradley Ave Project address Sheet
	Lakeside 92021 Community Planning Area/Subregion Zio
\mathbf{r}	
OWNERIAPPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY	THE DISTRICY.
Applicant's Signature: Address: 6 Hutton Centre Drive, Suite 400, Santa Ana, CA 92707	m / 1/21
612.44-75-4-75-4-75-4-75-4-75-4-75-4-75-4-7	Date: 64 / 11 6 / 1
Address: 6 Hutton Centre Drive, Sufte 400, Santa Ana, CA 92707	Phone: 702.219.4342
(On completion of above, present to the district that provides fire	TO SEE ALL WAS ARREST TO THE CONTROL OF THE CONTROL
SECTION 2: FACILITY AVAILABILITY	TO BE COMPLETED BY DISTRICT
District Hame San Wiquel Fire + Roscue	
Indicate the location and distance of the primary fire station that will serve the propose. A. Project is in the District and eligible for service. Project is not in the District and eligible for service.	ed project:
Station of the District and addition to a second	Ave, Theat - Adjacent
Project is not in the District but is within its Sphere of Influence bound	fary number must simply for appayation
I Project is not in the Diction and not within its Cohern of Inflance have	to be were
Project is not located entirely within the District and a potential bound B. Based on the capacity and capability of the District's existing and pla- adequate or will be adequate to serve the proposed project. The exp	dary issue exists with the District
be LD based on the capacity and capability of the District's existing and placed and pla	mned facilities, fire protection facilities are currently
minutes.	sected emergency traver time to the proposed project is
Fire protection families are not expected to be adequate to some the	e proposed development within the next five years.
C. Li District conditions are attached. Number of sheets attached	
Ostrict will submit conditions at a later date.	
SECTION 3. FUELBREAK REQUIREMENTS	MANAGEMENT AND
Note: The fuelbreak requirements prescribed by the fire disti any clearing prior to project approval by Plant	rict for the proposed project do not authorize ning & Development Services.
Within the proposed project 100 1 feet of cleaning will be	required around all structures.
The proposed project is located in a hazardous wildland fire area, and	d additional fusibrook romáramente may ovoty
Environmental mitigation requirements should be coordinated with the	e fire district to ensure that these reminements will an
pose fire hazards.	was a mengeneral was a state of the file of the state of
This Orning Farity Availability Form is until final discreditional anti- in this man	Property of African property and the second
This Project Facility Availability Form is valid until fine) discretionary action is taken pur withdrawn, unless a shorter expiration date is otherwise noted.	rough to the appacation for the proposed project or find it is
	EAA CONTRACTOR IN
W. Napier L	DEM (619) 660-5357 10/28/2
Act 35 Zed SigNatura Print Name and Title	2000
On completion of Sertion 2 and 3 his the District exertences!	30 In the observable finish factors and the control of the control
On completion of Section 2 and 3 by the District, дрргісалі і Planning & Oevelopment Services – Zorning Counter, 5510 Ove	is to submit this form with application to: #iand Ave, Suite 110, San Dieop, Ca. 92703
On completion of Section 2 and 3 by the District, applicant in Flanning & Development Services — Zbring Counter, 5510 Over PDS-399F (Rev. 09)	erland Ave, Suite 110, San Diego, CA 92123



County of San Diego, Planning & Development Services PROJECT FACILITY AVAILABILITY - SEWER ZONING DIVISION

Please type or use pen			
El Cajon Real Estate, LLC. 702.219.4942	ORG		S
Owner's Name Phone	ACCT		
6 Hutton Centre Drive, Suite 400	ACT		
Owner's Mailing Address Street	TASK		
Santa Ana, CA 92707	1		AMT\$
City State Zip	DAIL_	DISTRICT CASHIER'S	S USE ONLY
SECTION 1. PROJECT DESCRIPTION		TO BE COMPLET	ED BY APPLICANT
A. Major Subdivision (TM) Certificate of Compliance: Minor Subdivision (TPM) Boundary Adjustment		Assessor's Parcel N (Add extra if nece	lumber(s)
Specific Plan or Specific Plan Amendment Rezone (Reclassification) from to zone Major Use Permit (MUP), purpose: Modification Time Extension Case No. Expired Map Case No. Other	387-14	2-36-00	
B. X Residential Total number of dwelling units 96 Commercial Gross floor area Industrial Gross floor area Other Gross floor area	Thomas	Guide Page	Grid
C. Total Project acreage 3.4Total lots_1Smallest proposed lot 3.4		lley Ave	
D. Is the project proposing its own wastewater treatment plant? Is the project proposing the use of reclaimed water?	Project ad- Lakeside	dress 92021	Street
		y Planning Area/Subregion	
Owner/Applicant agrees to pay all necessary construction costs and dedicate OWNER/APPLICANT MUST COMPLETE ALL CONDIT	all district re	quired easements to exten	d service to the project.
		///	
Applicant's Signature: Address: 6 Hutton Centre Drive, Suite 400, Santa Ana, CA 92707	Date:	74/2)	
Address: 6 Hutton Centre Drive, Suite 400, Santa Ana, CA 92707 (On completion of above, present to the district that provides s	Phone: 702	.219.4942	
		THE PERSON NAMED IN COLUMN 2 I	A SET LE COALCE DE
	PATRICIA DE LA CONTRACTOR DEL CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR	OMPLETED BY DIST	RICT
District name Padre Dam Municipal Water Service area	WSA		
A. Project is in the District. Project is not in the District but is within its Sphere of Influence boundary, own Project is not in the District and is not within its Sphere of Influence boundary. Project is not located entirely within the District and a potential boundary issue.	er must apply	for annexation.	District.
B. ■ Facilities to serve the project ■ ARE ■ ARE NOT reasonably expected to be capital facility plans of the district. Explain in space below or on attached. Nu			
Project will not be served for the following reason(s):			
C. X District conditions are attached. Number of sheets attached: 1 District has specific water reclamation conditions which are attached. N District will submit conditions at a later date.	umber of sh	eets attached:	
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 puwithdrawn, unless a shorter expiration date is otherwise noted.	rsuant to the	application for the proposed	project or until it is
Brett Schultz Engineering Te	chnician	619-258-4635	02/28/2022
Authorized Signature Print Name and Title		Phone	



County of San Diego, Planning & Development Services PROJECT FACILITY AVAILABILITY - WATER ZONING DIVISION

El Cajon Real Estate, LLC> 702,219.4942	ORG	V
Owner's Name Phone	ACCT	***
6 Hutton Centre Drive, Suite 400	ACT	
Owner's Malling Address Street	TACK	
Santa Ana, CA 92707	DATE	AMT\$
City State Zip	***************************************	HIER'S USE ONLY
SECTION 1. PROJECT DESCRIPTION	TO BE COMPLETE	D BY APPLICANT
	A	arcel Number(s)
Minor Subdivision (TPM) Certificate of Compliance:		if necessary)
Boundary Adjustment Rezone (Reclassification) from to zone	387-142-36-00	
Rezone (Reclassification) from to zone. Major Use Permit (MUP), purpose: Modification Time Extension Case No.	007-142-00-00	
Time Extension Case No.		
Expired MapCase No.		
마늘보고 그 문화가 그냥, 방에 얼굴에 하늘 주수를 가장하게 하면 하는 사람들이 되어 되었다. 그는 사람들은 모든 그는 그는		
Residential Total number of dwelling units 6		
CommercialGross floor area IndustrialGross floor area		
Other Gross floor area	Thomas Guide Page	Grid
. 🗵 Total Project acreage <u>34</u> Total number of lots 1	675 E Bradley Ave	
뭐 그렇게 하는 아이들에게 되워 들어가 들어서 사용하다 하는 것도 된다. 사람은 사람들이 가득하고 하면 모든 사람이 하는 것 같다.	Project address	Street
. Is the project proposing the use of groundwater? Yes X No Is the project proposing the use of reclaimed water? Yes X No	Lakeside	92021
	Community Planning Area/Sut	
Applicant's Signature: Address: 6. Hutton Centre Drive, Sulte 400, Santa Ana, CA 92707	Phone: 702,219,49	42
(On completion of above, present to the district that provides		
. Section from the property of the contract of the contract of the section of the contract of		en el mentre de la companya de la c
	TO BE COMPLETED B	AND RESIDENCE AND
District Name: HELIX WAYEN DISTRUCT Service A. Project is in the district. Project is not in the district but is within its Sphere of Influence boundary, own 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 in the project is not located entirely within the district and a potential boundary in the district and a potential boundary in the district in the distric	e area WBST EL CAND er must apply for annexation. ssue exists with the be available within the next 5 yes (Number of sheets)	N GRAVION, Hal = 6 District the property of t
Olstrict Name: HELIX WAYEN DISTRUCT Service Project is in the district. Project is not in the district but is within its Sphere of Influence boundary, own Project is not in the district and is not within its Sphere of Influence boundary. Own The project is not located entirely within the district and a potential boundary. Project is not located entirely within the district and a potential boundary. ARE NOT reasonably expected to capital facility plans of the district. Explain in space below or on attached Project will not be served for the following reason(s): District conditions are attached. Number of shoots attached: District will submit conditions at a lator date.	e area WBST EL CAND er must apply for annexation. ssue exists with the be available within the next 5 yes (Number of sheets)	N GROVION, HAL= 6 Distributes based on the
District Name: HELIX WAYER DISTRICT Service Project is in the district but is within its Sphere of Influence boundary, own Project is not in the district and is not within its Sphere of Influence boundary, own The project is not located entirely within the district and a potential boundary in the project is not located entirely within the district and a potential boundary in Facilities to serve the project ARE ARE NOT reasonably expected to capital facility plans of the district. Explain in space below or on attached Project will not be served for the following reason(s): District conditions are attached. Number of shoots attached: 3 District will submit conditions at a later date. How far will the pipeline(s) have to be extended to serve the project? his Project Facility Availability Form is valid until final discretionary action is taken put	e area WBST ET CAND er must apply for annexation. ssue exists with the be available within the next 5 yea(Number of sheets) umbor of shoots attached:	N GROVIOV, Hal-G
District Name: HELIX WAREN DISTRICT Service Note: Project is in the district. Project is not in the district and is not within its Sphere of Influence boundary, own Project is not in the district and is not within its Sphere of Influence boundary, own The project is not located entirely within the district and a potential boundary in the project is not located entirely within the district and a potential boundary in the project will not be served for the following reason(s): District conditions are attached. Number of shoots attached: 3	e area WBST ET CAND er must apply for annexation. ssue exists with the be available within the next 5 yea(Number of sheets) umbor of shoots attached:	N GROVIOV, Hal-G
District Name: HELIX WMEN DISTRUCT Service A. Project is in the district. Project is not in the district but is within its Sphere of Influence boundary, own 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 is a potential boundary. Facilities to serve the project ARE ARE NOT reasonably expected to capital facility plans of the district. Explain in space below or on attached Project Will not be served for the following reason(s): District conditions are attached. Number of shoots attached:	e area WBST EL CAND er must apply for annexation. ssue exists with the be available within the next 5 yea (Number of sheets) umbor of shoots attached:	Distriction of the coposed project or until it is
District Name: HELIX WATEN DISTRUCT Service. Project is in the district. Project is not in the district but is within its Sphere of Influence boundary, own Project is not in the district and is not within its Sphere of Influence boundary, own The project is not located entirely within the district and a potential boundary in the project is not located entirely within the district and a potential boundary in the project is not located entirely within the district and a potential boundary in the project is not located entirely within the district and a potential boundary in the project is not located entirely within the district and a potential boundary in the project is not located entirely within the district and a potential boundary in the project is not located entirely as not a later with the project in the project is not project in the project in the project is not project in the project is not project in the project in the project in the project is not project in the project in the project in the project is not project in the project in the project in the project is not project in the project in the project in the project is not project in the project in the project in the project is not project in the project in the project in the project is not in the district and in the district and a project is not within its sphere of influence boundary in the project is not within its sphere of influence boundary in the project is not within its sphere of influence boundary in the project is not within its sphere of influence boundary in the project is not within its sphere of influence boundary in the project is not within its sphere of influence boundary in the	e area WBST EL CARD er must apply for annexation. ssue exists with the be available within the next 5 year. (Number of sheets) umbor of shoots attached: umbor of shoots attached: Print Name ANBUM ANGLE OR FACILITIES BY THE	District of the Date of Strict of the Date 3/1/2022
Istrict Name: HELIX WAYER DISTRICT Service Project is in the district, Project is not in the district but is within its Sphere of Influence boundary, own Project is not in the district and is not within its Sphere of Influence boundary, own The project is not located entirely within the district and a potential boundary in Facilities to serve the project ARE ARE NOT reasonably expected to capital facility plans of the district. Explain in space below or on attached Project will not be served for the following reason(s): District conditions are attached. Number of shoots attached: 3 District will submit conditions at a later date. District will submit conditions at a later date. How far will the pipolino(s) have to be extended to serve the project? Interpretation of the project of t	e area WBST EL CARD er must apply for annexation. ssue exists with the be available within the next 5 year. (Number of sheets) umbor of shoots attached: umbor of shoots attached: Print Name ANBUM ANGLE OR FACILITIES BY THE	Distributes of the state of the

PDS-399W (Rev. 09/21/2012)

STANDARD WATER DISTRICT'S CONDITIONS BEFORE APPROVAL OF A PROJECT

W01		The plans and specifications for the installation of a water system to serve each lot independently with public water must be approved by the serving water district.
W02		The developer shall install the water system according to the serving water district standards, and dedicate to the serving water district the portion of the water system which is to be public water.
W03		The developer shall comply with the County and serving water district standards and policies, and conditions contained in a secured agreement to install the water system concurrent with project need.
W04		The developer shall dedicate to the serving water district all necessary easements for that portion of the water system which is to be public water.
W05		Adequate water service shall be committed for this project prior to final approval/map recordation of the subdivision map and shall be available concurrent with project need.
W06		All buildings in this project shall be connected to public water according to the water permit and approval process of the serving water district.
W07		The developer shall apply for and pay the costs of annexing all the land within the project to the serving water district for operation and maintenance of the public water system.
80W	\boxtimes	Water and sewer lines shall not be laid in the same trench in any part of this project development.
W09	\boxtimes	Water and sewer lines must have 10-foot horizontal separation in this project.
W10		PVC water main required and6" fire hydrants with2 1/2" and4" outlets as required by the
W11		Upgrade existing fire hydrant with new head with2 1/2" and4" outlets as required by the
W12		Install6" fire hydrant(s) with2 1/2" and4" outlets as required by the <u>East County Fire Protection District</u> .
W13		Backflow prevention will be required on all water meters, properties with fire sprinkler systems, properties served by a well, and/or on landscape irrigation water meters

SECTION 4.11 WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT PROCEDURE FOR WATER EFFICIENCY

4.11-1 GENERAL

Helix Water District hereby establishes a comprehensive water conservation and water efficiency program for new development or redevelopment within the district.

The district finds that water conservation and water efficiency in all new residential or commercial development or redevelopment is essential to the district's continued ability to provide water to new and redeveloped areas and to avoid or minimize the effects of any future shortage.

4.11-2 REQUIREMENTS

All new commercial and residential developments or redevelopments shall install only high-efficiency appliances, use only high-efficiency watering technologies and landscape using waterwise principles as follows:

- A. Install the following indoor fixtures in all residential (houses, condominiums, apartments) and commercial areas (if applicable):
 - 1. High-efficiency toilets (1.28 gallons or less per flush).
 - 2. High-efficiency dishwashers (Energy Star, WaterSense or equivalent).
 - 3. High-efficiency clothes washers (meets or exceeds the CEE Tier 1 standard).
 - 4. Low-flow shower heads (1.8 gallons per minute or less).
- B. Design and install landscaping in all parks, common areas, commercial, industrial, multi-family and residential landscapes in compliance with the most recent Department of Water Resources model ordinance or the water efficient landscape ordinance and the Maximum Applied Water Allowance set forth by the local land use agency, as applicable.
- **C.** Install dedicated meters for outdoor water use:
 - 1. In single-family residences with one or more acre(s) of irrigated landscape.
 - 2. In all parks and common areas.
 - 3. In commercial/government/multi-family sites with 5,000 square feet or more of irrigated landscape.
- **D.** Enroll all new irrigation meters (except those at single-family residences) in the district's water budget program and provide documentation of irrigated landscape area at the time of meter purchase.

- E. Install automatic irrigation controllers with automatic rain delay that utilize either evapotranspiration (weather-based) or soil moisture data at all homes (residential areas), common areas, parks and commercial landscapes.
- F. If using overhead spray to irrigate, high-efficiency, matched-precipitation rate sprinkler nozzles are required at all homes (residential landscapes), common areas, parks and commercial landscapes.

Any project that requires a permit, plan check or design review by local planning agencies is considered a redevelopment.

4.11-3 PROCEDURE

Executive Order B-29-15 required the Department of Water Resources to update the existing model water efficient landscape ordinance established pursuant to the Water Conservation in Landscaping Act (California Government Code Section 65591 and following) and AB 1881. The updated Department of Water Resources model ordinance serves as a model ordinance for all cities and counties to adopt mandatory water efficient landscape ordinances for new and rehabilitated landscaping projects. EB B-29-15 makes the DWR model ordinance automatically applicable within the jurisdiction of each city and county that has not adopted its own water efficient landscape ordinance or the DWR model ordinance. Effective December 1, 2015, new and rehabilitated landscape projects shall comply with the provisions of the most recent DWR model ordinance or the water efficient landscape ordinance as adopted or implemented by the applicable local land use agency.



County of San Diego, Planning & Development Services PROJECT FACILITY AVAILABILITY - SCHOOL ZONING DIVISION

Please type or use pen (Two forms are needed if project is to be served by separate school districts)	ORG	So
El Cajon Real Estate, LLC. 702.219.4942	ACCT	
Owner's Name Phone	ACT	
6 Hutton Centre Drive, Suite 400	_ TASK	ELEMENTARY
Owner's Mailing Address Street	DATE	HIGH SCHOOL
Santa Ana, CA 92707	DATE	UNIFIED
City State Zip		
	DISTRIC	T-CASHIER'S USE ONLY
SECTION 1. PROJECT DESCRIPTION	TO BE	COMPLETED BY APPLICANT
A. LEGISLATIVE ACT Rezones changing Use Regulations or Development Regulations General Plan Amendment Specific Plan	(A	sor's Parcel Number(s) dd extra if necessary)
Specific Plan Amendment	387-142-36-0	00
B. DEVELOPMENT PROJECT Rezones changing Special Area or Neighborhood Regulations Major Subdivision (TM) Minor Subdivision (TPM) Boundary Adjustment Major Use Permit (MUP), purpose: Modification Time Extension Case No.		
Expired Map Case No.	Thomas Cuido Das	ge Grid
Other		ge Grid
C. X Residential Total number of dwelling units 96	675 E Bradley Ave Project address	Street
Commercial Gross floor area		Girect
Other Gross floor area	 Lakeside 92021 Community Planning Ar 	ea/Subregion Zip
Applicant's Signature:	Date:	
Address: 6 Hutton Centre Drive, Suite 400, Santa Ana, CA 92707 (On completion of above, present to the district that provide		Phone: 702.219.4942
SECTION 2: FACILITY AVAILABILITY	TO BE COMPLET	S. A. C.
Corin Vallace Union School Dist If no high	t in a unified district, which school district must also fi	elementary or
ndicate the location and distance of proposed schools of attendance.		
Elementary: Magnolia Elementary		miles:
Junior/Middle: Greenfield Middle School		miles:
High school:		miles:
 □ This project will result in the overcrowding of the □ elementary □ Fees will be levied or land will be dedicated in accordance with Edpermits. □ Project is located entirely within the district and is eligible for servion The project is not located entirely within the district and a potential school district. 	lucation Code Section 176 ce.	320 prior to the issuance of building
. 61	1/11	ml-1
VXQuenan	V Hayr	an 1/29/201
Authorized Signature	Print Name	
0/	1.19-	588-3210
Marke Accident		



County of San Diego, Planning & Development Services PROJECT FACILITY AVAILABILITY - SCHOOL ZONING DIVISION

Sc	ORG	Please type or use pen needed if project is to be served by separate school districts)	(Two
00	ACCT	tate, LLC. 702.219.4942	El Cajo
	ACTELEMENTARY	Phone	Owner's
TARY	ELEMENTARY	Drive, Suite 400	6 Hutto
HOOL	DATE HIGH SCHOOL	dress Street	Owner's
		2707	Santa A
	ONITIED	State Zip	City
SE ONLY	DISTRICT CASHIER'S USE ONL		
BY APPLICANT	TO BE COMPLETED BY A	ROJECT DESCRIPTION	SECTIO
	Assessor's Parcel Number(s) (Add extra if necessary) 387-142-36-00	IVE ACT changing Use Regulations or Development Regulations lan Amendment lan lan lan lan	
		PMENT PROJECT hanging Special Area or Neighborhood Regulations division (TM) division (TPM) Adjustment Permit (MUP), purpose: Modification	
	Thomas Guide Page Grid	nsion Case No ap Case No	
	675 E Bradley Ave		
eet	Project address Street	Total number of dwelling units_96	C. 🗵
	Lakeside 92021	ial Gross floor area Gross floor area	H
Zip	Community Planning Area/Subregion	Gross floor area_	
	Date: 5/1/21	ect acreage 3.4 Total number loss 1	Applican
942	Phone: 702.219.4942	Centre Drive, Suite 400, Santa Ana, CA 92707	Address
low.)	s school protection to complete Section 2 below.)	On completion of above, present to the district that provid	
T	TO BE COMPLETED BY DISTRICT	ACILITY AVAILABILITY	SECTION
	in a unified district, which elementary or school district must also fill out a form?	nt Unon H.S. District night	District N
miles:	mile	on and distance of proposed schools of attendance.	Indicate Element
miles:	mile		Junior/M
miles.	School	SANTARA HIGH	High ect
)	junior/school ☐ high school. (Check) ucation Code Section 17620 prior to the issuance	ect will result in the overcrowding of the elementary be levied or land will be dedicated in accordance with E located entirely within the district and is eligible for serv	
ر. 2.7	Rosa Rossell' Print Name 619 buy 8177	ect is not located entirely within the district and a potential strict.	Authorize
10/28/2021	Phone		Print Till
77 10/	Phone is to submit this form with application to:	On completion of Section 2 by the district, applicar	Print Title