



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

Please type or use pen

Archie Maurice Ortega 619-719-8710  
 Owner's Name Phone  
 10125 Channel Road  
 Owner's Mailing Address Street  
 Lakeside CA 92040  
 City State Zip

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

**F**

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 \_\_\_\_\_ to \_\_\_\_\_ zone.  
 Major Use Permit (MUP), purpose: \_\_\_\_\_  
 Time Extension...Case No. \_\_\_\_\_  
 Expired Map...Case No. \_\_\_\_\_  
 Other Site Plan Modification \_\_\_\_\_
- B.  Residential . . . . . Total number of dwelling units \_\_\_\_\_  
 Commercial . . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . . Gross floor area 20,000SF \_\_\_\_\_  
 Other . . . . . Gross floor area \_\_\_\_\_
- C. Total Project acreage 5.49 Total lots 1 Smallest proposed lot 5.49

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

396-111-10	396-111-17

Thomas Guide. Page 1233 Grid A3  
 15247 and 15229 Olde Highway 80  
 Project address Street  
 Lakeside 92040  
 Community Planning Area/Subregion Zip

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

Applicant's Signature: \_\_\_\_\_ Date: 09-05-23  
 Address: 10125 Channel Road, Lakeside CA 92040 Phone: (619) 719-8710

(On completion of above, present to the district that provides fire protection to complete Section 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: 0.6 Miles  
 Station 26 15245 Oak Creek Rd El Cajon, CA 92021
- A.  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.  
 Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.
- B.  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 2 minutes.  
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
- C.  District conditions are attached. Number of sheets attached: \_\_\_\_\_  
 District will submit conditions at a later date.

**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 Planning & Development Services.

- 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.

Authorized Signature: \_\_\_\_\_ Print Name and Title: Jeremy Davis, Fire Marshal Phone: 619-390-2369 Date: 9/07/2023

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
 Planning & Development Services - Zoning Counter, 5510 Overland 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

Archie Maurice Ortega 619-719-8710  
 Owner's Name Phone  
 10125 Channel Road  
 Owner's Mailing Address Street  
 Lakeside CA 92040  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_ DPW2023-WWSAL-00098  
 TASK \_\_\_\_\_  
 DATE \_\_\_\_\_ AMT \$ 15.00

**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 \_\_\_\_\_ to \_\_\_\_\_ zone  
 Major Use Permit (MUP), purpose: \_\_\_\_\_  
 Time Extension...Case No. \_\_\_\_\_  
 Expired Map...Case No. \_\_\_\_\_  
 Other Site Plan Modification \_\_\_\_\_
- B.  Residential . . . . Total number of dwelling units \_\_\_\_\_  
 Commercial . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . Gross floor area 20,000SF  
 Other . . . . Gross floor area \_\_\_\_\_

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

396-111-10	396-111-17

C. Total Project acreage 5.49 Total lots 1 Smallest proposed lot 5.49

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

Thomas Guide Page 1233 Grid A3  
 15247 and 15229 Olde Highway 80  
 Project address Street  
 Lakeside 92040  
 Community Planning Area/Subregion Zip

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: \_\_\_\_\_ Date: 09-05-23  
 Address: 10125 Channel Road, Lakeside CA 92040 Phone: (619) 719-8710

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY**

**TO BE COMPLETED BY DISTRICT**

District name San Diego County Sanitation District Service area Lakeside Service Area

- 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.  
 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? \_\_\_\_\_

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 \_\_\_\_\_ Samantha Mayer - Engineering Tech \_\_\_\_\_ 09/20/2023  
 Print Name and Title Phone Date

**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: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123







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

*Please type or use pen*

Archie Maurice Ortega Owner's Name	619-719-8710 Phone	ORG _____	W
10125 Channel Road Owner's Mailing Address	Street	ACCT _____	
Lakeside City	CA State	ACT _____	
92040 Zip		TASK _____	
		DATE _____ AMT \$ _____	

*DISTRICT CASHIER'S USE ONLY*

**SECTION 1. PROJECT DESCRIPTION** **TO BE COMPLETED BY APPLICANT**

<p>A. <input type="checkbox"/> Major Subdivision (TM)    <input type="checkbox"/> Specific Plan or Specific Plan Amendment  <input type="checkbox"/> Minor Subdivision (TPM)    <input type="checkbox"/> Certificate of Compliance: _____  <input type="checkbox"/> Boundary Adjustment  <input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone.  <input type="checkbox"/> Major Use Permit (MUP), purpose: _____  <input type="checkbox"/> Time Extension...Case No. _____  <input type="checkbox"/> Expired Map...Case No. _____  <input checked="" type="checkbox"/> Other Site Plan Modification _____</p> <p>B. <input type="checkbox"/> Residential . . . . . Total number of dwelling units _____  <input type="checkbox"/> Commercial . . . . . Gross floor area _____  <input checked="" type="checkbox"/> Industrial . . . . . Gross floor area <sup>20,000</sup>SF  <input type="checkbox"/> Other . . . . . Gross floor area _____</p> <p>C. <input checked="" type="checkbox"/> Total Project acreage <sup>5.49</sup> Total number of lots <sup>1</sup> _____</p> <p>D. Is the project proposing the use of groundwater?    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No  Is the project proposing the use of reclaimed water?    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>	<p style="text-align: center;">Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">396-111-10</td> <td style="width: 50%;">396-111-17</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <p>Thomas Guide Page _____ Grid _____  15247 and 15229 Olde Highway 80  Project address _____ Street _____  Lakeside _____ 92040  Community Planning Area/Subregion _____ Zip _____</p>	396-111-10	396-111-17						
396-111-10	396-111-17								

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: \_\_\_\_\_ Date: 09-05-23  
Address: 10125 Channel Road, Lakeside CA 92040 Phone: 619-719-8710

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY** **TO BE COMPLETED BY DISTRICT**

District Name: BORE DAN MUNICIPAL WATER DIST. EXP: 9/25/2024 ESDA

Service area \_\_\_\_\_

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) \_\_\_\_\_  
 Project will not be served for the following reason(s): \_\_\_\_\_

C.  District conditions are attached. Number of sheets attached: 2  
 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? \_\_\_\_\_

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: Vincent E. De Anda Print Name VINCENT E. DE ANDA  
Print Title ENR. TECH PROJECT MANAGER Phone 619-258-4636 Date 9/20/2023

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT  
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

**WATER AVAILABILITY ATTACHMENT  
CONDITIONS OF APPROVAL**

PROJECT NAME 15247 & 15229 Olde Hwy 80 FOR New 20,000 S.F. Warehouse MAP NUMBER \_\_\_\_\_

Address/A.P.N.(s): 403-192-01 & 403-192-02

**FACILITIES**

Domestic/Irrigation services, fire hydrant requirements, and layout information is necessary to determine if the proposed project will require a water main extension and/or a looped system. A water study may be needed based on the complexity of the improvements. If a water main extension or looped system is necessary, the following are requirements to proceed with the project. The Developer / Property Owner shall:

- [ X ] Prepare and submit plans for a Potable Water system according to Padre Dam's Requirements. Deposits for plan review shall be paid in accordance with Padre Dam's rules and regulations. Plans will be reviewed by Padre Dam for conformance to adopted design guidelines, specifications, and standards.
- [ X ] Obtain Fire Department approval for the size, location, and placement of fire hydrants and fire services. Padre Dam is not responsible for ensuring that fire demands are met.
- [ X ] Provide the applicable agreements and securities required by the County / City and/or Padre Dam to install the public water system required for the project. Agreements shall be fully executed, securities shall be in place, and the deposit for inspection services shall be in place prior to commencement of construction and/or recordation of a Final Map.
- [ X ] Install a Potable Water System per the Padre Dam Rules and Regulations and Standard Specifications. Water services shall not be established until installation, testing, and acceptance of the water system by Padre Dam. For phased construction, a phasing plan shall be submitted for review and approval by Padre Dam.
- [ X ] Pay for all installation and capacity fees for each meter connection. Fees shall be paid prior to the installation of the service lateral and as described in section 4.4.1 of the Padre Dam Rules and Regulations.
- [ X ] Install private/public potable water with the required separation as determined by the Health Department and Padre Dam.

Padre Dam does not require that all lots be connected to the public water system. Alternate sources of water are under the jurisdiction of the County of San Diego, or the City of Santee.

**EASEMENTS**

- [ X ] Dedicate to Padre Dam all necessary easements for installation, operation, access, and maintenance of that portion of the water system which is to be public. All easements shall be dedicated to Padre Dam and accepted prior to meter release. Easements shall be dedicated free and clear from exclusions.
- [ X ] Dedicate offsite easements required by Padre Dam to allow for future main extensions to serve property beyond the boundaries of the map/project. Offsite easements shall be dedicated and accepted by Padre Dam prior to commencement of construction. Developer is responsible for all costs and expenses related to obtaining easements outside of the property boundary.

**FACILITY COMMITMENT**

- [ X ] Adequate water facility commitment shall be committed prior to final project approval/map recordation and shall be available concurrent with project need. Unconditional Facility Commitment form will be signed upon payment of capacity and meter fees.

**SPECIAL CONDITIONS**

- [ X ] Maintain water services to existing customers during and after construction. Developer shall relocate existing meters and provide necessary easements to ensure water service availability.
- [ X ] Water mains shall be located no closer than 7' from the face of existing/proposed face of curb.
- [ X ] Water mains, services, and appurtenances shall not be located in within 5' of post construction storm water quality BMP, retaining wall, structures, or large trees. Appurtenances shall not be placed in areas with decorative pavement or porous pavement. Exceptions may be granted at the discretion of the Director of Engineering and will require an Encroachment Agreement.

- [ X ] Any existing water services not used as part of this project is to be abandoned at the main by Padre Dam at developer expense and removed from the ground by the developer.
- [ X ] Due to Water Quality issues, water line testing and flushing will be done by PDMWD at Developers expense until there is sufficient use of the water facilities by the proposed development.
- [ X ] Water Quality maintenance throughout this project will be a consideration that must be part of the water system design for this project. Onsite/offsite water line looping may be required.
- [ X ] The project facilities may be sized to support future development. Approval or denial of a reimbursement agreement shall be determined by the Board prior to acceptance if the improvements.
- [ X ] There is a 3/4" water service on Olde Hwy 80 for this property. If a meter larger than 3/4" is needed, a new water service will need to be installed by PDMWD at the Developer's, and the 3/4" service will need to be abandoned at the main by PDMWD at the Developer's expense.



# PRELIMINARY GRADING PLAN

## EASEMENT NOTES:

EASEMENTS PLOTTED PER PRELIMINARY REPORT PREPARED BY STEWART TITLE COMPANY AS ORDER NO. 18000480408 DATED 03/26/18.

100' HIGHWAY EASEMENT PER DOCUMENT RECORDED 01/29/1932 BOOK 85, PAGE 194 OF OFFICIAL RECORDS.

EASEMENT FOR PUBLIC ROAD PURPOSES PER DOCUMENT RECORDED 01/22/1912 IN BOOK 505, PAGE 33 OF DEEDS - NOT PLOTTABLE.

EASEMENT FOR PUBLIC ROAD PURPOSES PER DOCUMENT RECORDED 02/24/1916 IN BOOK 702, PAGE 373 OF DEEDS - NOT PLOTTABLE.

EASEMENT FOR CABLE TELEVISION PURPOSES PER DOC. NO. 1984-444187 RECORDED 11/28/1984 - NOT PLOTTABLE.

EASEMENT FOR ELECTRICAL SERVICE PURPOSES PER DOC. NO. 2007-0449565 RECORDED 07/09/2007 - NOT PLOTTABLE.

EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT RECORDED 12/12/1929 IN BOOK 1713 PAGE 386 OF DEEDS - NOT PLOTTABLE.

SDG&E EASEMENT FOR PUBLIC UTILITIES PER DOC. NO. 2011-0221395 RECORDED 04/28/2011 - NOT PLOTTABLE.

**GRADING:**  
CUT= 0 C.Y.  
FILL= 10,000 C.Y.  
IMPORT= 10,000 C.Y.  
EXPORT= 0 C.Y.

## LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- EXISTING PCC
- EXISTING AC PAVEMENT
- PROPOSED POROUS PAVEMENT
- PROPOSED PCC
- 
- EXISTING 2' BY 2' CATCH BASIN
- EXISTING LIGHT
- EXISTING POWER POLE
- PROPOSED STORM DRAIN PIPE
- PROPOSED TYPE C CATCH BASIN PER RSD D-08
- PROPOSED 2' X 2' CATCH BASIN
- PROPOSED ROCK/GRAVEL
- PROPOSED VERTIBLOCK WALL
- PROPOSED RETAINING WALL
- BUILDING SETBACK
- EXISTING OVERHEAD LINE

## NOTES:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.

\* 100' YEAR WSEL (WATER SURFACE ELEVATION) ADJUSTED 2.1' TO CONVERT FROM NAVD 29 DATUM USED ON THE COUNTY OF SAN DIEGO FLOODPLAIN MAP 250-1815 TO THIS PLAN'S TOPOGRAPHY WHICH USES THE NAVD 88 DATUM. 100' YEAR FLOODWAY LIMITS ON THIS PLAN CORRESPOND TO THE EXISTING TOPOGRAPHY.

## ASSESSOR PARCEL NUMBERS:

396-111-10 & 17

## TOPOGRAPHY:

TOPOGRAPHY PROVIDED BY PHOTOGEODETIC, INC. DATE FLOWN: 02-18-18.

## SITE ADDRESS:

15247 AND 15229 OLDE HIGHWAY 80  
EL CAJON, CA 92021

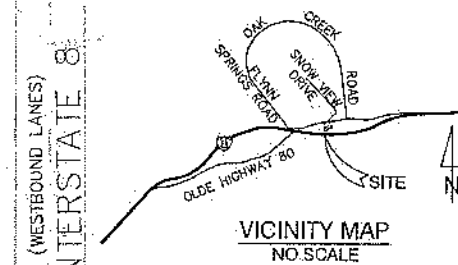
## BASIS OF ELEVATIONS:

DESCRIPTION: 3" BRASS DISC IN WELL MONUMENT STAMPED "RCE 1937"

LOCATION: 300 FEET SOUTHERLY OF CUL-DE-SAC ON MARINA SPRINGS LANE.

ELEVATION: 933.5 (NAVD 88)

SOURCE: SAN DIEGO COUNTY VERTICAL CONTROL (ROS 17957)



## OWNER:

ARCHIE MAURICE ORTEGA DATE  
TRUSTEE OF THE ORTEGA FAMILY TRUST DATED MARCH 1, 1989  
10125 CHANNEL ROAD  
LAKESIDE, CA 92040  
(619) 719-6710

Lawrence W. Walsh  
Lawrence W. Walsh  
Walsh Engineering & Surveying, Inc.  
607 Aldwych Road, El Cajon, CA 92020  
(619) 588-0747 (619) 782-1232 Fax

