



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

Please type or use pen

Joseph Brikho, Eddy Brikho 619-654-3815

Owner's Name Phone

245 Highland Ave

Owner's Mailing Address Street

National City California 91950

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

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 Minor Use Permit, Site Plan Permit, Variance Permit

- B. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 6,728 square feet
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 0.49 Total lots 1 Smallest proposed lot _____

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

584-160-52-00

Thomas Guide. Page 1291 Grid A4

Paradise Valley Road and Elkerton Boulevard.

Project address Street

Spring Valley CPA (La Presa) 91977

Community Planning Area/Subregion Zip

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

Applicant's Signature: [Signature]

Date: 10-24-19

Address: 256 Highland Avenue, National City California 91950

Phone: 619-726-7741 / 619-654-3815

(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: SAN MIGUEL FIRE DISTRICT

Indicate the location and distance of the primary fire station that will serve the proposed project:

905 GILLESPIE PL. Spring Valley: STATION 16 CA, 91977

- 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 TWO (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.

[Signature]
Authorized Signature

ELIZABETH GLOIN
Print Name and Title

619-660-5352
Phone

10/20/19
Date

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 92121

SDC PDS RCVD 11-13-19



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

ZAP19-003



San Miguel Fire Protection District

2850 Via Orange Way
Spring Valley CA 91978
(619) 670-0500
www.smgfire.org

INVOICE	SMG31949
Date	10/28/2019

Bill to:

Rincon Consultants Inc.
2215 Faraday Avenue, Ste A
Carlsbad CA 92008

Site Address:

Gas Station
Paradise Valley / Elkelton
Spring Valley CA 91977

Quantity	Item Number	Description	Unit Price	Ext. Price
1.0	1.1	Project Availability Form (Minor)	\$172.00	\$172.00
<div>PAID OCT 29 2019 BY: CK# 359 <i>[Signature]</i></div>				

Make Checks Payable to: San Miguel Fire Protection District

Questions: Please Call 619 670-0500

Subtotal	\$172.00
Misc	\$0.00
Total	\$172.00

A 10% late fee will be added to invoices not paid
within 30 days with as additional 1% each month.
Invoices over 90 days will be sent to collections.



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

2019-34

Eddy Brikho, Please type or use pen
Joseph Brikho 619-726-7741

Owner's Name Phone

245 Highland Avenue

Owner's Mailing Address Street

National City, California 91950

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

DPWWWDPOSSAL

AMT \$ 15⁰⁰

DISTRICT CASHIER'S USE ONLY

S

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 Minor Use Permit, Site Plan Permit (B Designator), Variance Permit

- B. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 6,728 square feet
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. Total Project acreage 0.49 Total lots 1 Smallest proposed lot _____

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

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

584-160-52-00

Thomas Guide Page 1291 Grid A4

Paradise Valley Road and Elkelton Boulevard

Project address Street

Spring Valley CPA (La Presa) 91977

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: [Signature]

Date: 10-24-19

Address: 256 Highland Avenue, National City California 91950

Phone 619-726-7741

(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 SD County Sanitation Service area SPRING VALLEY

- 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? EXTEND PUBLIC SEWER 200'

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 and Title LOUI'S CONDE TECH III Phone (619) 694-2660 Date 10/16/19

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



PDS-399S (Rev. 01/05/2017)

SDC PDS RCVD 11-13-19

ZAP19-003



County of San Diego

Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123
Phone: 1-800-411-0017

Receipt #: 4119523
Date: 10/24/2019
Cashier: CTRIEU

Receipt

POS Transaction

From AKB PETROLEUM, INC
Purpose 584-160-52-00

Fee Information

Invoice Date	Invoice Number	Record Number	Fee Code	Description	Amount
10/24/2019	3039382		DPWWWDPOS SAL	Sewer Availability Letter	\$15.00

Payment Information

Pymt Method	Reference #	Comments	Amount Paid
Check	1358	584-160-52-00	\$15.00

Amount Received: \$15.00

Change: \$0.00



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)

Joseph Brikho, Eddy Brikho Owner's Name	619-654-3815 Phone	ORG _____	Sc
245 Highland Avenue Owner's Mailing Address	Street	ACCT _____	
National City, California 91950 City	State Zip	ACT _____	
		TASK _____	
		DATE _____	
		ELEMENTARY _____	
		HIGH SCHOOL _____	
		UNIFIED _____	
DISTRICT 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
☐ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
☐ Rezones changing Special Area or Neighborhood Regulations
☐ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☒ Other Minor Use Permit, Site Plan Permit (B Designator), Variance Permit

C. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 6,728 square feet
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☒ Total Project acreage 0.49 Total number lots 1

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

584-160-52-00	

Thomas Guide Page 1291 Grid A4
Paradise Valley Road and Elkerton Boulevard.
Project address Street
Spring Valley CPA (La Presa) 91977
Community Planning Area/Subregion Zip

Applicant's Signature: Tracey Baker Date: 10-24-19
Address: 256 Highland Avenue, National City California 91950 Phone: 619-726-7741 / 619-654-7815
(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

LA MESA SPRING VALLEY SCHOOL DIST.
District Name: _____

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: RANCHO ELEMENTARY SCHOOL miles: .04
Junior/Middle: STEAM ACADEMY miles: .09
High school: _____ miles: _____

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Tracey Baker
Authorized Signature
Accounting Technician
Print Title

Tracey Baker
Print Name
(619) 668-5700
Phone

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 92121





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)

Joseph Brikho, Eddy Brikho 619-654-3815
 Owner's Name Phone

245 Highland Avenue
 Owner's Mailing Address Street

National City, California 91950
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

Sc

DISTRICT 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
☐ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
☐ Rezones changing Special Area or Neighborhood Regulations
☐ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☒ Other Minor Use Permit, Site Plan Permit (B Designator), Variance Permit

C. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 6,728 square feet _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☒ Total Project acreage 0.49 Total number lots 1

Applicant's Signature: [Signature] Date: 10-24-19

Address: 256 Highland Avenue, National City California 91950 Phone: 619-726-7741 / 619-654-3815

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

584-160-52-00	

Thomas Guide Page 1291 Grid A4
 Paradise Valley Road and Elkton Boulevard.
 Project address Street
 Spring Valley CPA (La Presa) 91977
 Community Planning Area/Subregion Zip

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

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

Grossmont Union H.S. District
 District Name:

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____
 Junior/Middle: _____ miles: _____
 High school: Mount Miguel High School miles: _____

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

[Signature]
 Authorized Signature

Rosa Russell
 Print Name

10/24/19
 Print Title

619 644-8177
 Phone

SDC PDS RCVD 11-13-19
 ZAP19-003

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

Joseph Brikho, Eddy Brikho Owner's Name	619-726-7741 Phone	ORG _____	W
245 Highland Ave Owner's Mailing Address	619-654-3815 Street	ACCT _____	
National City California 91950 City	State Zip	ACT _____	
		TASK _____	
		DATE _____	
AMT \$ 75.00			
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 Minor Use Permit, Site Plan Permit (B Designator), Variance Permit
- B. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 6,728 square feet
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
- C. ☒ Total Project acreage 0.49 Total number of lots 1
- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

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

584-160-52-00	

Thomas Guide Page 1291 Grid A4
Paradise Valley Road and Elkilton Boulevard.
Project address Street
Spring Valley CPA (La Presa) 91977
Community Planning Area/Subregion Zip

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: 10-24-19
Address: 256 Highland Avenue, National City California 91950 Phone: 619-726-7741 / 619-654-3815

(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: OTAY WATER DISTRICT Service area: WATER I.D. 22
- 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: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date. PARCEL FRONTS 16'-INCH
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? POTABLE WATER MAIN ON ELKELTON BLVD

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: Vu Tran
Print Title: PERMIT TECH. Phone: 619-670-2241
SDC PDS RCVD 11-13-19 Date: 10/24/19

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

ZAP19-003



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

THIS APPROVAL OF AVAILABILITY IS
SUBJECT TO ALL OTAY WATER DISTRICT
REQUIREMENTS IN EFFECT AT THE TIME OF
APPLICATION FOR SERVICE.



Otay Water District
Otay Cashier
2554 Sweetwater Springs Blvd
Spring Valley, CA 91978
619 670-2222

001792-0005 Kristina 10/24/2019 09:31AM

MISC RECEIPTS

Payment Tran Code:
Availability Letter
(avltr)

Description: The Paradise
Valley Gas Station
Availability Letter
(avltr)

2018 Item: avltr 75.00

75.00

Subtotal 75.00

Total 75.00

CREDIT CARD 75.00

Visa *****5957
Ref=20191024093030820DGE
Auth=854159
Terminal ID=XXXXXXXXXX472
Trans ID=000000013629
Trans Type=Purchase
Entry Legend=CHIP READ
Entry Method=CONTACT
AC=C6860509D406D9AD
ATC=0005
AID=A0000000031010
TVR=8080008000
TSI=6800
RESP CD=00
TRN REF #=309297594527995
VAL CODE=TRG6

Change due 0.00

Paid by: Eddy Brikho

Signature: _____

<http://www.otaywater.gov>
Thank you for your payment

CUSTOMER COPY