



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

Please type or use pen

Owner's Name _____	Phone _____	ORG _____	S
Owner's Mailing Address _____	Street _____	ACCT _____	
City _____	State _____ Zip _____	ACT _____ DPW2022-WWSAL-00018	
		TASK _____	
		DATE _____ AMT \$ 15.00	

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"/> Certificate of Compliance: _____</p> <p><input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Boundary Adjustment</p> <p><input type="checkbox"/> Specific Plan or Specific Plan Amendment</p> <p><input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone</p> <p><input type="checkbox"/> Major Use Permit (MUP), purpose: _____</p> <p><input type="checkbox"/> Time Extension... Case No. _____</p> <p><input type="checkbox"/> Expired Map... Case No. _____</p> <p><input type="checkbox"/> Other _____</p> <p>B. <input type="checkbox"/> Residential Total number of dwelling units _____</p> <p><input type="checkbox"/> Commercial Gross floor area _____</p> <p><input type="checkbox"/> Industrial Gross floor area _____</p> <p><input type="checkbox"/> Other Gross floor area _____</p> <p>C. Total Project acreage _____ Total lots _____ Smallest proposed lot _____</p> <p>Limits of disturbance = 1.24 ac</p> <p>D. Is the project proposing its own wastewater treatment plant? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the project proposing the use of reclaimed water? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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.</p> <p>Applicant's Signature: <u>Robert Garmo</u> Date: _____</p> <p>Address: _____ Phone: _____</p> <p style="text-align: center;">(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)</p>	<p>Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td><td> </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 _____</p> <p>Project address _____ Street _____</p> <p>Community Planning Area/Subregion _____ Zip _____</p>								

SECTION 2: FACILITY AVAILABILITY	TO BE COMPLETED BY DISTRICT
<p>District name <u>San Diego County Sanitation District</u> Service area <u>Lakeside Service Area</u></p>	
<p>A. <input checked="" type="checkbox"/> Project is in the District.</p> <p><input type="checkbox"/> Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.</p> <p><input type="checkbox"/> Project is not in the District and is not within its Sphere of Influence boundary.</p> <p><input type="checkbox"/> Project is not located entirely within the District and a potential boundary issue exists with the _____ District.</p> <p>B. <input type="checkbox"/> Facilities to serve the project <input type="checkbox"/> ARE <input type="checkbox"/> 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: _____</p> <p><input type="checkbox"/> Project will not be served for the following reason(s): _____</p> <p>C. <input checked="" type="checkbox"/> District conditions are attached. Number of sheets attached: <u>1 (see attached)</u></p> <p><input type="checkbox"/> District has specific water reclamation conditions which are attached. Number of sheets attached: _____</p> <p><input type="checkbox"/> District will submit conditions at a later date.</p> <p>D. <input type="checkbox"/> How far will the pipeline(s) have to be extended to serve the project? <u>As required by the District.</u></p> <p>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.</p> <p><u>Samantha Mayer</u> <u>Samantha Mayer - Engineering Tech III</u> <u>05/20/2022</u> Authorized Signature Print Name and Title Phone Date</p> <p>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</p>	

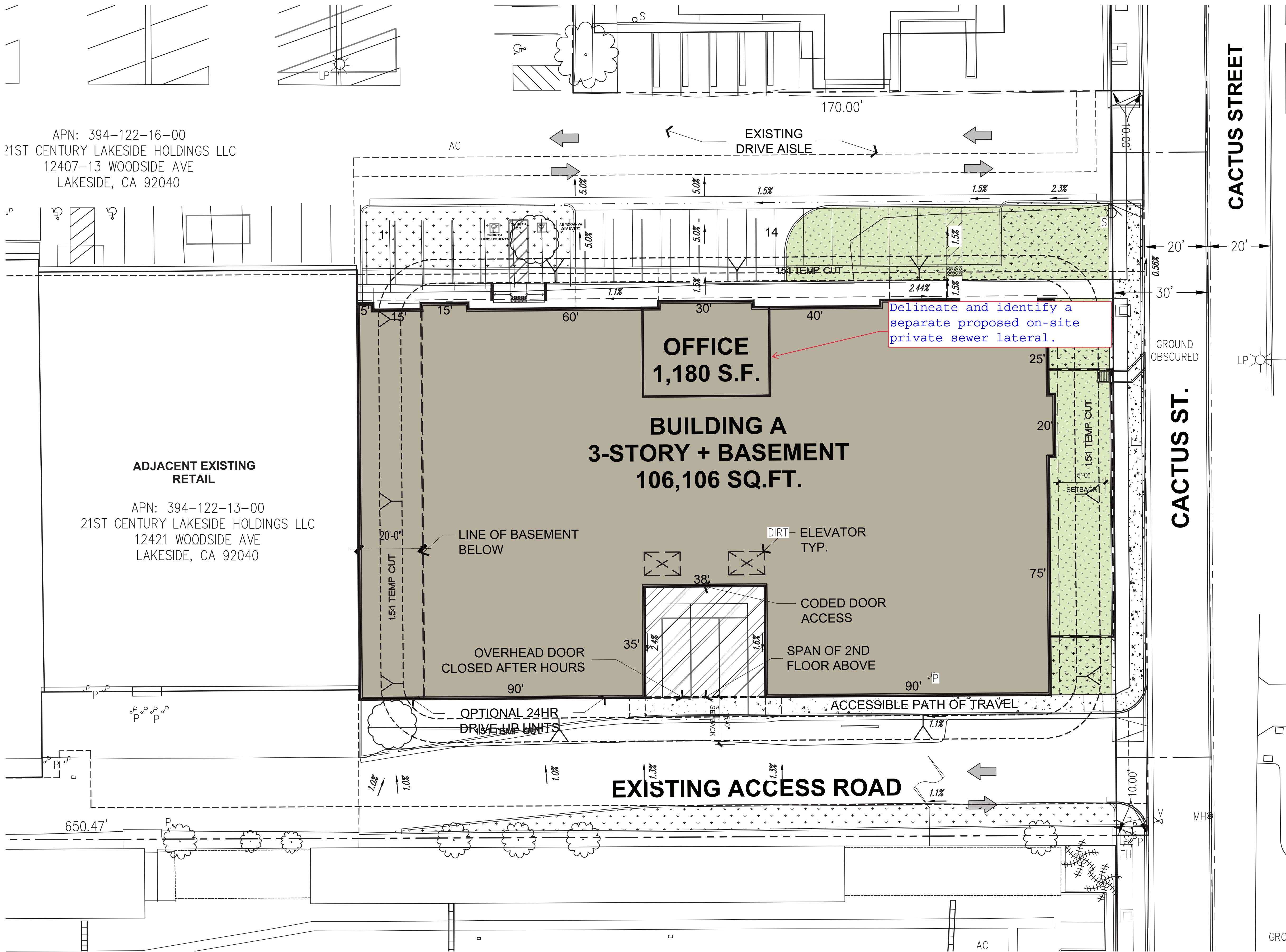


ATTACHMENT

1. The applicant/owner shall furnish documentation that the Self-Storage will be served by a new private sewer lateral.
2. The applicant/owner proposing to connect to San Diego County Sanitation District (District), Lakeside Service Area, sewer system shall obtain a Commercial Wastewater Discharge Permit from the Department of Public Works. The applicant/owner shall make a written application to Wastewater Management through Department of Planning and Development Services (DPDS), building permit counter. For information, contact the DPW/DPDS intake counter at 858-495-5717.
3. The connection (saddle only) to the District sewer shall be installed by District personnel only. For field coordination, phone the District Field Office five (5) days in advance (Tuesday – Friday) at 619-538-2150. All cost associated with permits and construction of the sewer lateral shall be borne by the property owner.
4. The onsite private sewer laterals and cleanouts at the property line are to be approved, permitted, and inspected by the Department of Planning and Development Services Building Division. A cleanout shall be installed approximately 2 feet inside the property line or outside a dedicated future County road right-of-way.

Comments

- Delineate and identify a separate proposed on-site private sewer lateral on plans.



APN: 394-122-16-00
 21ST CENTURY LAKESIDE HOLDINGS LLC
 12407-13 WOODSIDE AVE
 LAKESIDE, CA 92040

ADJACENT EXISTING RETAIL
 APN: 394-122-13-00
 21ST CENTURY LAKESIDE HOLDINGS LLC
 12421 WOODSIDE AVE
 LAKESIDE, CA 92040

PROJECT CONTACT	
NAME	TIM SEAMAN
COMPANY	SD PERMIT CO
ADDRESS	PO BOX 5955
CITY, STATE, ZIP	CHULA VISTA, CA 91912
EMAIL	TIM@SDPERMITCO.COM
PHONE	619-993-8846

OWNER DATA	
ENTITY NAME	21ST CENTURY LAKESIDE HOLDINGS, LLC.
ADDRESS	5464 GROSSMONT CENTER DRIVEM, SUITE 300
CITY, STATE, ZIP	LA MESA, CA 91942

SITE DATA		
APN	394-122-16-00	
ADDRESS	12407-12413 WOODSIDE AVE, LAKESIDE, CA	
LOT AREA	± 34,440	SQ. FT.
	0.79	ACRES
LOT COVERAGE	±27,020	SQ. FT.
LANDSCAPE AREA		
LOT LANDSCAPE AREA	±4,700	SQ. FT.
LOT LANDSCAPE %	13.6	%

BASIS OF DESIGN		
	EXISTING	PROPOSED
ZONE	GENERAL COMMERCIAL	GENERAL COMMERCIAL
FRONTYARD SETBACK	N/A	5' PARKING
SIDEYARD SETBACK	15' ABUTTING STREET	15'
REAR SETBACK	15'	15'

BUILDING AREA TABULATIONS (SQUARE FEET)			
AREA	SELF STORAGE	OFFICE	TOTAL
BUILDING A - BASEMENT	26,814	0	26,814
BUILDING A - 1ST LEVEL	25,544	1,180	26,724
BUILDING A - 2ND LEVEL	26,874	0	26,874
BUILDING A - 2ND LEVEL	26,874	0	26,874
TOTAL BUILDING AREA	106,106	1,180 SQ. FT.	107,286
ESTIMATED NET RENTABLE @75%			±79,500 S.F.

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
0.015 SPACES PER STORAGE UNIT PLUS (2) SPACES PER CARETAKER'S DWELLING (N/A)	±9	15 REGULAR 2 ADA

BUILDING CONSTRUCTION TYPE: IIB
 OCCUPANCY CLASSIFICATION: S-1.
 BUILDINGS ARE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

21ST CENTURY LAKESIDE HOLDINGS, LLC WOODSIDE SELF STORAGE SAN DIEGO COUNTY, CA

PRELIMINARY SITE PLAN

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-528
 SCALE: 1"=30'-0"
 DATE: 03/22/2022

NORTH

ja

JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090



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

Sc

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

21st Century Lakeside Holdings LLC 619-441-2500
 Owner's Name Phone
 5464 Grossmont Center Drive, Suite 300
 Owner's Mailing Address Street
 La Mesa CA 91942
 City State Zip

ORG _____
 ACCT _____
 ACT _____ ELEMENTARY _____
 TASK _____ HIGH SCHOOL _____
 DATE _____ 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: Construct Self-Storage Facility
 - Time Extension...Case No. _____
 - Expired Map...Case No. _____
 - Other _____
- C. Residential Total number of dwelling units _____
 Commercial Gross floor area 106,106 sf (25,690 sf footprint)
 Industrial Gross floor area _____
 Other Gross floor area _____
- D. Total Project acreage 4.57 Total number lots 1
 Limits of disturbance = 1.24 ac Robert Garmo
- Applicant's Signature: _____ Date: 04/07/2022

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

394-122-16	

Thomas Guide Page _____ Grid _____
 12407-13 Woodside Avenue, Lakeside, CA 92040
 Project address Street
 Lakeside Community Planning Group
 Community Planning Area/Subregion Zip

Address: 5464 Grossmont Center Drive, Suite 300 La Mesa, CA 91942 Phone: _____
 (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

District Name: Lakeside Union School Dist. Grossmont Union
 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: Lemon Crest miles: 0.6
 Junior/Middle: Lakeside Middle School miles: 0.8
 High school: N/A miles: N/A

- 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] Lisa Davis
 Authorized Signature Print Name
Assistant Superintendent 619-390-2640
 Print Title 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 92123





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

Please type or use pen

21st Century Lakeside Holdings LLC Owner's Name	619-441-2500 Phone	ORG _____	W
5464 Grossmont Center Dr. Suite 300 Owner's Mailing Address	Street	ACCT _____	
La Mesa City	Ca 91942 State Zip	ACT _____	
		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 _____ to _____ zone.
 Major Use Permit (MUP), purpose: Construct Self-Storage Facility
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

B. Residential Total number of dwelling units _____
 Commercial Gross floor area ^{106,106 sf} _____
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage ^{4.57} _____ 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)

394-122-16	

Thomas Guide Page 1232 Grid A4
12407-13 Woodside Ave.
Project address _____ Street _____
Lakeside Community Planning Group 92040
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: Robert Garmo Date: 04/07/2022
Address: 5464 Grossmont Center Dr. Suite 300 La Mesa, Ca 91942 Phone: 619-441-2500

(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: LAKESIDE WATER DISTRICT Service area: SHERMAN 650

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.

D. How far will the pipeline(s) have to be extended to serve the project? N/A

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: Brett Sanders Print Name: BRETT SANDERS
Print Title: GENERAL MANAGER Phone: 619-443-3805 Date: 4-7-2022

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





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

Please type or use pen

Owner's Name _____ Phone _____
 Owner's Mailing Address _____ Street _____
 City _____ State _____ Zip _____

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ 0.00
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 _____

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

C. Total Project acreage _____ Total lots _____ Smallest proposed lot _____
 Limits of disturbance = 1.24 ac

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

Thomas Guide. Page _____ Grid _____
 Project address _____ Street _____
 Community Planning Area/Subregion _____ Zip _____

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

Applicant's Signature: Robert Garmo Date: _____
 Address: _____ Phone: _____
 (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:
 12216 Lakeside Ave, Lakeside CA 92040 0.9 miles

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 _____ 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 _____ 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: [Signature] Jeremy Davis, Fire Marshal 619-390-2350 4/07/2022
 Print Name and Title Phone 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 92123

