



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
PROJECT FACILITY AVAILABILITY FORM, Fire

Please type or use pen

Accretive Investments, Inc.	858-546-0700	ORG _____	F
Owner's Name	Phone	ACCT _____	
12275 El Camino Real, Suite 110		ACT _____	
Owner's Mailing Address	Street	TASK _____	
San Diego	CA 92130	DATE _____	
City	State Zip	AMT \$ _____	

DISTRICT CASHIER'S USE ONLY

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

<p>A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input checked="" 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 checked="" type="checkbox"/> Rezone (Reclassification) from <u>A-70 & RR</u> to <u>RU & C34</u> zone. <input checked="" type="checkbox"/> Major Use Permit (MUP), purpose: <u>water reclamation</u> <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input checked="" type="checkbox"/> Other _____</p> <p>B. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>1,746</u> <input checked="" type="checkbox"/> Commercial Gross floor area <u>90,000</u> <input type="checkbox"/> Industrial Gross floor area _____ <input checked="" type="checkbox"/> Other Gross floor area _____</p> <p>C. Total Project acreage <u>608</u> Total lots <u>1,746</u> Smallest proposed lot <u>n/a</u></p>	<p align="center">Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width:100%; height: 100px;"> <tr><td align="center" colspan="2">See Attached</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> <p>Thomas Bros. Page _____ Grid _____ <u>32444 Birdsong Drive, Escondido</u> Project address _____ Street _____ <u>Bonsall & Valley Center</u> _____ 92026 Community Planning Area/Subregion _____ Zip _____</p>	See Attached							
See Attached									

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.
Applicant's Signature: [Signature] Date: 12/18/13
Address: 12275 El Camino Real, Suite 110 Phone: 858-546-0700
(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 Deer Springs Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project: DSFPD Station 1, 8709 Circle "R" Drive, Escondido CA 92026 - 5 miles to primary access to project

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 7 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: 4
 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 the Department of Planning and Land Use.

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.

[Signature] Chris Amestoy, Fire Chief (760)749-8001 2/12/14
Authorized signature _____ 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:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
PROJECT FACILITY AVAILABILITY FORM, Sewer

S

Please type or use pen

Accretive Investments, Inc. 858-546-0700
 Owner's Name Phone
 12275 El Camino Real, Suite 110
 Owner's Mailing Address Street
 San Diego CA 92130
 City State Zip

ORG VGMWD
 ACCT _____
 ACT 01-4433.00
 TASK _____
 DATE 2-6-2013 AMT \$50.00
 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 A70 to RU & C34 zone
 Major Use Permit (MUP), purpose: Water Reclamation Facility
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other General Plan Amendment

B. Residential Total number of dwelling units 1,746
 Commercial Gross floor area 90000 sf
 Industrial Gross floor area _____
 Other Gross floor area Civic, Res/Comm Mixed Use

C. Total Project acreage 608 Total lots 1,746 Smallest proposed lot 0.1

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)

59 Parcels -	
See attached	
list dated	
1-7-2013	<u>Exhibit A</u>

Thomas Bros. Page 1049 Grid B7
 E. of Old Hwy 395 and S. of W. Lilac Rd.
 Project address Street
Bonsall & Valley Center 92026
 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: 1-24-2013
 Address: 12275 El Camino Real, Ste 110, San Diego 92130 Phone: 858-546-0700
 (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 Valley Center Municipal Water District Service area county area of Valley Center

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: one - Exhibit B
 Project will not be served for the following reason(s): _____

C. District conditions are attached. Number of sheets attached: one - Exhibit B
 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; to be determined

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: Wally Grabbe
 District Engineer (760) 735-4500 3/6/2013
 Print title Phone Date

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: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

Exhibit A

Lilac Hills Ranch Assessor Parcel Numbers

<u>No.</u>	<u>APN</u>	<u>No.</u>	<u>APN</u>
1	127-072-20	31	128-290-72
2	127-072-14	32	128-290-07
3	127-072-38	33	128-290-51
4	127-072-46	34	128-290-09
5	127-072-47	35	128-290-10
6	127-072-41	36	128-290-11
7	127-072-40	37	128-290-58
8	128-440-01	38	128-290-54
9	128-280-42	39	128-290-59
10	128-280-46	40	128-290-60
11	128-440-21	41	128-290-61
12	128-440-20	42	128-290-55
13	128-440-17	43	128-290-56
14	128-440-18	44	128-290-57
15	128-440-19	45	128-290-75
16	128-440-03	46	129-010-62
17	128-440-22	47	129-010-76
18	128-440-14	48	129-010-75
19	128-440-15	49	129-010-73
20	128-440-06	50	129-010-74
21	128-440-05	51	129-010-69
22	128-440-23	52	129-010-70
23	128-440-02	53	129-010-71
24	128-280-27	54	129-010-72
25	128-280-10	55	129-010-68
26	128-280-37	56	129-011-15
27	128-290-74	57	129-011-16
28	128-290-69	58	129-300-09
29	128-290-70	59	129-300-10
30	128-290-71		

Exhibit B

Project Facility Availability
Accretive Investments, Inc.
Proposed Lilac Hills Ranch Development

SECTION 2 – ITEM B

1. While, the capital facility plans of the District did not anticipate, nor incorporate, a project of this magnitude in this area, the Developer, under general District direction, oversight and review, shall be responsible for planning, designing and constructing new water, wastewater, and recycled water infrastructure required for the project and dedicating these facilities to the District for ownership, operation and maintenance. All facilities shall be designed and constructed in accordance with District requirements at no cost to the District. Timing of the facilities will depend upon the Developer's schedule and the regulatory approval processes.

SECTION 2 – ITEM C

2. The Developer shall prepare a Preliminary Design Report describing all water, wastewater and recycled water facilities required for the project and obtain VCMWD's Conceptual Approval of the proposed Facility Plan.
3. The Developer shall enter into a District Facilities Agreement for the design, installation and dedication of the proposed Facilities.
4. All onsite ingress/egress and/or utility easements required for the District facilities shall be dedicated to the Valley Center Municipal Water District on the recorded Final Map. Any additional off-site easements that are required for the project shall be granted to VCMWD by separate instrument prior to approval of the project's improvement plans.
5. The Developer shall relocate existing Valley Center Municipal Water District facilities as required for the project, at no cost to the District.
6. All treated effluent produced by the project shall be recycled for beneficial reuse to reduce the amount of imported water required for the project.
7. Upon further review of the planning and preliminary design documents, additional terms and conditions may be required.

MAR 08 2013

BY: Alex



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
PROJECT FACILITY AVAILABILITY FORM, Water

Please type or use pen

Accretive Investments, Inc. 858-546-0700
Owner's Name Phone
12275 El Camino Real, Suite 110
Owner's Mailing Address Street
San Diego CA 92130
City State Zip

ORG vcmwd
ACCT
ACT 01-4433.00
TASK
DATE 2-6-2013 AMT \$50.00
DISTRICT CASHIER'S USE ONLY

W

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 A70 to RU & C34 zone.
Major Use Permit (MUP), purpose: Water Reclamation Facility
Time Extension... Case No.
Expired Map... Case No.
Other General Plan Amendment

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

Table with 2 columns: Parcel Number(s), Assessor's Parcel Number(s). Row 1: 59 Parcels - See attached list dated 1-7-2013 Exhibit A

- B. Residential Total number of dwelling units 1,746
Commercial Gross floor area 90000 sf
Industrial Gross floor area
Other Gross floor area Civic, Res/Comm Mixed Use

Thomas Bros. Page 1049 Grid B7
East of Old Hwy 395 & South of W. Lilac Road
Project address Street
Bonsall & Valley Center 92026
Community Planning Area/Subregion Zip

- C. Total Project acreage 608 Total number of lots 1,746

- D. Is the project proposing the use of groundwater? Yes No
Is the project proposing the use of reclaimed water? Yes 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: 1-24-2013
Address: 12275 El Camino Real, Suite 110, San Diego, CA 92130 Phone: 858-546-0700

(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: valley center Municipal Water District Service area county area of Valley Center

- 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 1. (Number of sheets) Exhibit B
Project will not be served for the following reason(s):
C. District conditions are attached. Number of sheets attached: 1 Exhibit B
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: to be determined

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 Wally Grabbe
Print title District Engineer Phone (760) 735-4500 Date 3/6/2013

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Exhibit B

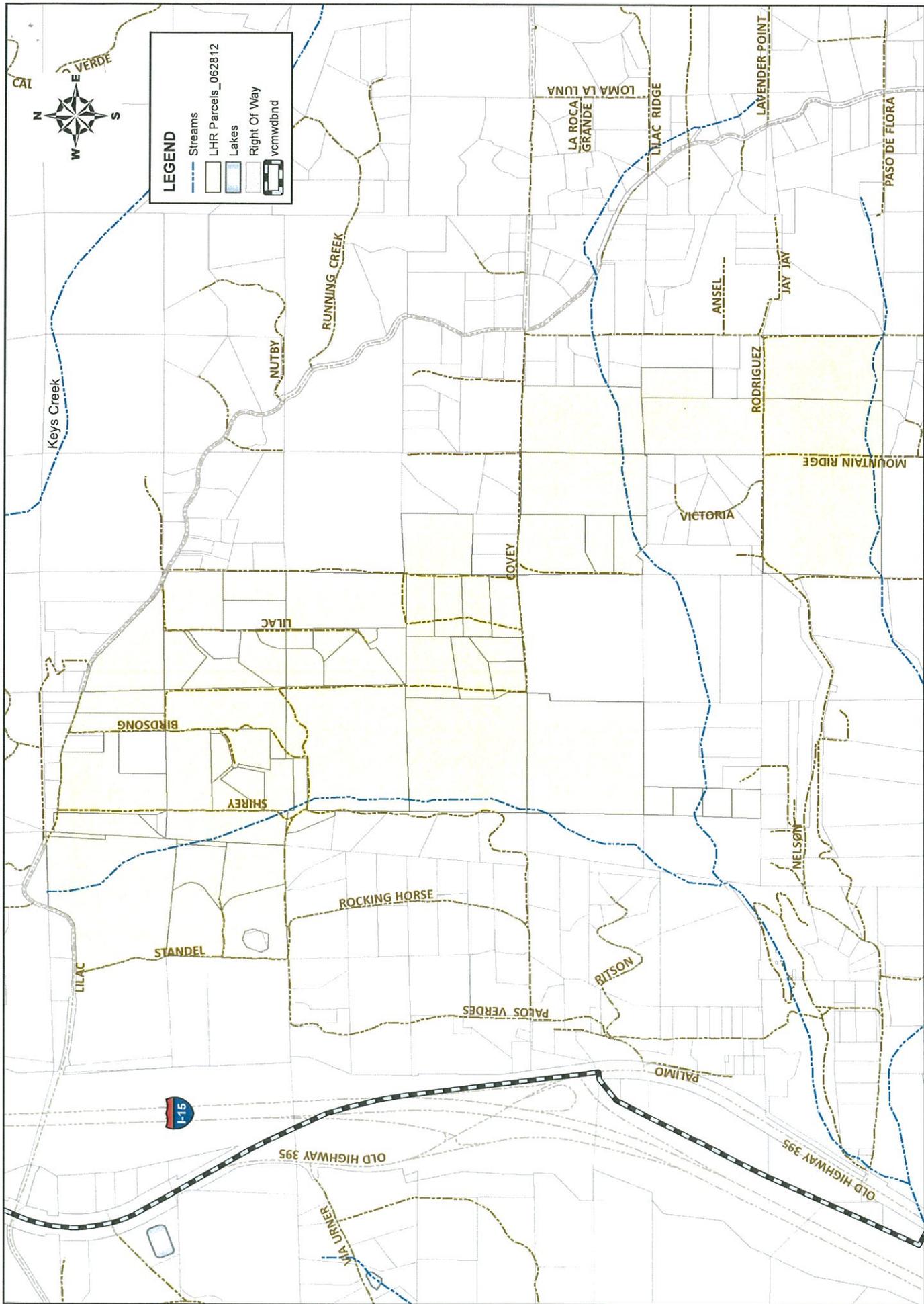
Project Facility Availability
Accretive Investments, Inc.
Proposed Lilac Hills Ranch Development

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6. All treated effluent produced by the project shall be recycled for beneficial reuse to reduce the amount of imported water required for the project.
7. Upon further review of the planning and preliminary design documents, additional terms and conditions may be required.



Lilac Hills Ranch PFA

Feb. 7, 2013

Valley Center Municipal Water District

