



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

Please type or use pen

Eden Hills Project Owner, LLC	760-944-7511	W
Owner's Name	Phone	
2235 Encinitas Blvd Suite 216		
Owner's Mailing Address	Street	
Encinitas	CA	92042
City	State	Zip

ORG _____	
ACCT _____	
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: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other General Plan Amendment _____
- B. Residential Total number of dwelling units _____
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 238 Total number of lots 326
- 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)

232-013-01	232-492-01
228-313-13	232-500-18_24
232-013-02,03	
232-020-55	

Thomas Guide Page 1129 Grid B/2,3,4
 3240 Mount Whitney Rd.
 Project address _____ Street _____
San Dieguito Planning Group 92091
 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: Beth Ehsan Date: 4/21/15
 Address: Beth Ehsan, County Planning + Development Services Phone: 858-694-3103

(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: Pincon Del Diablo MWD Service area 1
- 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 2. (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. Further analysis needed.
- D. How far will the pipeline(s) have to be extended to serve the project? Further analysis needed.

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: Randy Whitman
 Print Title: Senior Engineer Phone: 760 745 5522 Date: 4/29/15

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



Board of Directors

David A. Drake, President
Diana L. Towne, Vice President
James B. Murtland, Treasurer
Dr. Gregory M. Quist, Director
Erin Lump, Director



*A Public Agency Serving the
Greater Escondido Valley Since 1954*

General Manager

Greg Thomas

Board Secretary

Thomas Butler

General Counsel

Redwine and Sherrill

April 29, 2015

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road
San Diego, CA 92123

Subject: Project Water Facility Availability Form, Valiano (Eden Hills) Development

As you are aware, the Rincon del Diablo Municipal Water District (Rincon) filled out a Project Water Facility Availability Form for the subject project and included comments via an attached letter dated August 15, 2012 (herein referred to as "2012 letter"). Given the length of time that has passed, and with recent proclamations from the State on drought conditions, the County has provided Rincon the opportunity to update the Water Facility Availability Form. This letter, along with the previous 2012 letter, shall provide our collective comments on the project and accompany the new Water Facility Availability Form.

The first updated comment relates to the severe drought. The 2012 letter referenced the District being in a voluntary drought condition and the potential for future mandatory restrictions and suspension of new meters if the drought conditions were to continue or worsen. The nature of this comment remains unchanged, as Rincon reentered Level 2 (voluntary) drought restrictions in 2014. On April 1, 2015, the Governor issued Executive Order B-29-15 proclaiming a continued state of drought emergency and mandated 25% reduction in water use across the State. He further tasked the State Water Resources Control Board to develop guidance and regulations to obtain the 25% reduction. Although the local impacts of the Executive Order and draft regulations are still unknown, the suspension of new meters are still possible and will depend on the pending drought restrictions placed by our water wholesalers, Metropolitan Water District and the San Diego County Water Authority, and subsequent actions by Rincon's Board of Directors.

The last comment is in regards to the 2012 letter's mention of the need for an extensive hydraulic analysis to determine facility requirements. This comment also remains unchanged. However, we have since completed a Water Master Plan and now know that this development triggers the need for the R-7 Reservoir project identified in that study. As such, we would request that this facility be included in the project's planning, including the environmental review process.

We appreciate the opportunity to update our comments on the project's Project Facility Availability Form. If you have any questions or require additional information, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Whitmann", is written over a white background.

Randy Whitmann, Senior Engineer



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Since 1954

Dr. Gregory Quist
Division I

David Drake
Division II

James Murtland
Division III

David Draper
Division IV

Diana Towne
Division V

Mitchell Dion
General Manager

Redwine & Sherrill
General Counsel

District Office
1920 North Iris Lane
Escondido, CA 92026

Phone: 760-745-5522
FAX: 760-745-4235

www.rinconwater.org

August 15, 2012

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road
San Diego, CA 92123

**Subject: Project Facility Availability Form, Water
Eden Hills Development
3240 Mt. Whitney Road**

The above referenced project lies within the Rincon del Diablo Municipal Water District's (Rincon's) Improvement District 1 service area. At this time, it is eligible to receive potable and recycled water for fire, normal domestic, and irrigation use following completion of the required facilities, in accordance with all District Rules and Regulations.

The objectives of the District are to ensure that new development conforms to best practices for indoor and outdoor water conservation measures. Therefore, the District anticipates this development will conform to this objective in both building features and landscaping and reflect this as standards in the CCRs if any are required.

Please be advised that due to critical water issues throughout the State, Rincon is currently in a Level 1 Drought Watch (voluntary water reductions) and just last year lifted a two-year Level 2 Drought Alert (mandatory restrictions). If Rincon is forced to re-enter the Level 2 Drought Alert, the Board of Directors will suspend consideration of new potable water availability certifications and rescind outstanding certifications for all commercial projects and residential projects of more than one home.

Please note that the subject project surrounds a property owned by Rincon that is designated for a future potable and/or recycled water reservoir. Also, it is our understanding that some of the proposed home elevations are above the service levels of our existing reservoirs. Therefore, an extensive hydraulic analysis is required to determine the potable facility requirements to serve the new development and integrate it with our existing system. Similar analyses will also be required for the recycled water system including fire flows.

If you have any questions or require additional information, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Whitmann", is written over a horizontal line.

Randy Whitmann
Senior Engineer