



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

Please type or use pen

Eden Hills Project Owner, LLC Owner's Name	760-471-2365 Phone	ORG _____	W
2235 Encinitas Blvd, Suite 216 Owner's Mailing Address	Street	ACCT _____	
Encinitas City	Ca State	ACT _____	
92042 Zip		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 _____

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

C. Total Project acreage 195 Total number of lots 390

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)

232-013-02	
232-013-03	
232-020-55	
232-492-01	

Thomas Bros. 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: _____ Date: 7-5-12
Address: 2235 Encinitas Blvd, Suite 216, Encinitas, Ca 92024 Phone: 760-471-2365

(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: Rincon 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 _____ (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. See attached letter.

D. How far will the pipeline(s) have to be extended to serve the project? Unknown, See attached letter

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 Randy Whitmann
Print title Senior Engineer Phone 760 7455522 Date 7/27/12

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES 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



A Public Agency Serving the
Greater Escondido Valley
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



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

Sc

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Eden Hills Project Owner, LLC 760-471-2365
 Owner's Name Phone

2235 Encinitas Blvd, Suite 216
 Owner's Mailing Address Street

Encinitas Ca 92024
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

SECTION 1. PROJECT DESCRIPTION

DISTRICT CASHIER'S USE ONLY
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 _____
- C.**
- Residential Total number of dwelling units 390
 - Commercial Gross floor area _____
 - Industrial Gross floor area _____
 - Other Gross floor area _____
- D. Total Project acreage 195 Total number lots 390**

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

232-013-02	
232-013-03	
232-020-55	
232-492-01	

Thomas Bros. Page 1129 Grid B, 2,3,4
 3240 Mount Whitney Rd.
 Project address Street
 San Dieguito Planning Group 92091
 Community Planning Area/Subregion Zip

Applicant's Signature: _____ Date: 7-5-12
 Address: 2235 Encinitas Blvd, Suite 216, Encinitas, Ca Phone: 760-471-2365

(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: Escondido Union High School Dist.
 if not in a unified district, which elementary or high school district must also fill out a form?
Escondido Union School District

- Indicate the location and distance of proposed schools of attendance. Elementary: _____ miles
- Junior/Middle: _____ miles High school: SAN PASQUALE HIGH SCHOOL miles 9
- 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.

Authorized signature: _____
ASST. SUPT. BUSINESS SERVICES
 Print title

_____ MICHAEL SIMMONSON
 Print name
760-291-3270
 Phone

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



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

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Eden Hills Project Owner, LLC 760-471-2365

Owner's Name Phone

2235 Encinitas Blvd, Suite 216

Owner's Mailing Address Street

Encinitas Ca 92024

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

Sc

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 _____
- C. Residential Total number of dwelling units 390
- Commercial Gross floor area _____
- Industrial Gross floor area _____
- Other Gross floor area _____
- D. Total Project acreage 195 Total number lots 390

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

232-013-02	
232-013-03	
232-020-55	
232-492-01	

Thomas Bros. Page 1129 Grid B, 2,3,4
 3240 Mount Whitney Rd.
 Project address Street
 San Dieguito Planning Group 92091
 Community Planning Area/Subregion Zip

Applicant's Signature: _____ Date: 7-5-12
 Address: 2235 Encinitas Blvd, Suite 216, Encinitas, Ca Phone: 760-471-2365

(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

ESCONDIDO UNION SCHOOL DISTRICT
 District Name: _____

If not in a unified district, which elementary or high school district must also fill out a form?
Escondido Union High School District

Indicate the location and distance of proposed schools of attendance. Elementary: Rock Springs Elem miles 3.48

Junior/Middle: Del Dios miles: 2.47 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.

Martha Maes

Authorized signature Martha Maes
 Director of Facilities & Construction Planning 760-432-2194
 Print title Phone

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



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

Please type or use pen

Eden Hills Project Owner, LLC	760-471-2365	ORG _____	S
Owner's Name	Phone	ACCT _____	
2235 Encinitas Blvd, Suite 216		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Encinitas	Ca 92024	DATE _____	
City	State Zip	AMT \$ _____	

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 _____
- B. Residential Total number of dwelling units 390
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 165 Total lots 390 Smallest proposed lot 5000
- 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)

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

Thomas Bros. 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 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: 8/14/12
 Address: 2235 Encinitas Blvd, Suite 216, Encinitas, Ca Phone: 760-471-2365

(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 Harmony Grove 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):
Project area is not included in approved District Master Reclamation Plan.
- 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.

[Signature] Daniel S. Brogadir
 Authorized signature Print name
 LUEG Program Manager (858) 694-2714 11/5/2012
 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



County of San Diego

RICHARD E. CROMPTON
DIRECTOR

DEPARTMENT OF PUBLIC WORKS

5510 OVERLAND AVE, SUITE 410
SAN DIEGO, CALIFORNIA 92123-1237
(858) 694-2212 FAX: (858) 694-3597
Web Site: www.sdcounty.ca.gov/dpw/

November 6, 2012

Melissa Krause
Integral Communities
2235 Encinitas Boulevard
Suite 216
Encinitas, CA 92024

Ms. Krause:

EDEN HILLS PROJECT FACILITY AVAILABILITY FORM – SEWER

Please find enclosed a signed Sewer Facility Availability Form for the Eden Hills project as requested in your August 14, 2012 letter.

As was discussed at an October 2, 2012 project meeting attended by the applicant, the County Department of Planning and Development Services and the San Diego County Sanitation District, the Sanitation District currently has no plans to expand the Harmony Grove Sewer Service Area, as would be required to provide sanitary sewer service for the Eden Hills project. The Master Reclamation Plan for the Harmony Grove Service Area, approved by the County Board of Supervisors on February 7, 2007, established the Service Area boundary, which does not include the Eden Hills project site.

Furthermore, the Municipal Service Review for the San Diego County Sanitation District, adopted by the Local Agency Formation Commission on September 13, 2010, established a Sphere of Influence Boundary coterminous with the Harmony Grove Service Area boundary.

Consequently, the attached Facility Availability Form indicates that sanitary sewer facilities to serve the project are not reasonably expected to be available within the next five years, based on the current capital facility plans of the District.

If you have any questions or require additional information, please phone me at 858-694-2714 or email at Daniel.Brogadir@sdcounty.ca.gov.

Sincerely,

DANIEL S. BROGADIR, Program Manager
San Diego County Sanitation District

Enclosure: Sewer Facility Availability Form

c: Beth Ehsan (O650); Louis Conde (O384)



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

Please type or use pen

The Eden Hills Project Owner, LLC 760-471-2365
 Owner's Name Phone
 2235 Encinitas Blvd, Suite 216
 Owner's Mailing Address Street
 Encinitas CA 92024
 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 _____
- 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 lots 326 Smallest proposed lot 5630

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

232-013-02,03	228-313-13
232-020-55	228-313-18
232-013-01	232-500-18 to 23
232-492-01	235-031-41

Thomas Guide, Page 1129 Grid B, 2,3,4
 3240 Mt Whitney Rd.
 Project address Street
 San Dleguito Planning Group 92091
 Community Planning Area/Subregion Zip

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

Applicant's Signature: [Signature] Date: April 27, 2015
 Address: 2235 Encinitas Blvd, Suite 216, Encinitas, CA 92024 Phone: 760-471-2365
 (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 MARCOS FIRE PROTECTION DISTRICT

Indicate the location and distance of the primary fire station that will serve the proposed 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 _____ 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: 2
 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.

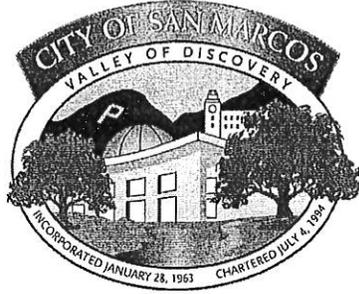
- Within the proposed project 150 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure 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.

Robert Scott Robert Scott Division Chief/FM 760-744-1050 4/23/2015
 Authorized Signature Print Name and Title Phone x 3404 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





Memorandum – Fire Department

TO: Beth Ehsan, San Diego County Planning Department

FROM: Robert Scott, Division Chief *R. Scott*

DATE: 04-23-2015

**SUBJECT: San Marcos Fire Protection District Requirements for Valiano Development,
3240 Mt. Whitney Rd, San Marcos, CA.**

The Developer is required to obtain fire department services from the Harmony Grove Fire Station thru an agreement with the San Diego County Fire Authority. This agreement shall be reviewed by and acceptable to the San Marcos Fire Protection District.
