



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

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

Owner's Name: Accretive Investments, Inc. Phone: 858-345-3644

Owner's Mailing Address: 12275 El Camino Real #110 Street

City: San Diego State: CA Zip: 92130

ORG \_\_\_\_\_ ACCT \_\_\_\_\_ ACT \_\_\_\_\_ TASK \_\_\_\_\_ DATE \_\_\_\_\_

**Sc**  
 ELEMENTARY \_\_\_\_\_  
 HIGH SCHOOL \_\_\_\_\_  
 UNIFIED \_\_\_\_\_

*DISTRICT CASHIER'S USE ONLY*  
**TO BE COMPLETED BY APPLICANT**

**SECTION 1: PROJECT DESCRIPTION**

- 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: Wastewater Treatment
  - Time Extension... Case No. \_\_\_\_\_
  - Expired Map... Case No. \_\_\_\_\_
  - Other \_\_\_\_\_
- C.**
- Residential . . . . . Total number of dwelling units < 1,000
  - Commercial . . . . . Gross floor area < 70,000
  - Industrial . . . . . Gross floor area \_\_\_\_\_
  - Other . . . . . Gross floor area \_\_\_\_\_
- D.  Total Project acreage 210 Total number lots < 1,000**

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

<u>Numerous, see attached exhibit</u>	

Thomas Bros. Page See Attached Grid \_\_\_\_\_

Project address \_\_\_\_\_ Street \_\_\_\_\_  
Bonsall Valley Center / Es condido 92026  
 Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ 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: Bonsall Union School District

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

Indicate the location and distance of proposed schools of attendance. Elementary: Bonsall Elementary School miles 2

Junior/Middle: Sullivan Middle School miles: 4 High school: \_\_\_\_\_ miles

This project will result in the overcrowding of the  elementary  junior/school  high school. (Check) Please see note below

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 Pauma Valley Center School D. school district.

**\*The District will need to coordinate with the Developer to understand the project phasing and determine the impact to the District's Facilities"**

Tom Krzmarzick \_\_\_\_\_ Tom Krzmarzick  
 Authorized signature \_\_\_\_\_ Print name

Assistant Superintendent \_\_\_\_\_ 760.631.5200 x1000  
 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

127-072-20  
127-072-14  
127-072-38  
127-072-46  
127-072-47  
127-072-41  
127-072-40 \*  
128-440-01 \*  
128-280-03  
128-280-46  
128-440-21 \*  
128-440-20  
128-440-17  
128-440-18  
128-440-19  
128-440-03 \*  
128-440-22  
128-440-14 \*  
128-440-15 \*  
128-440-06 \*  
128-440-05  
128-440-23  
128-440-02  
128-280-27  
128-280-10  
128-280-37

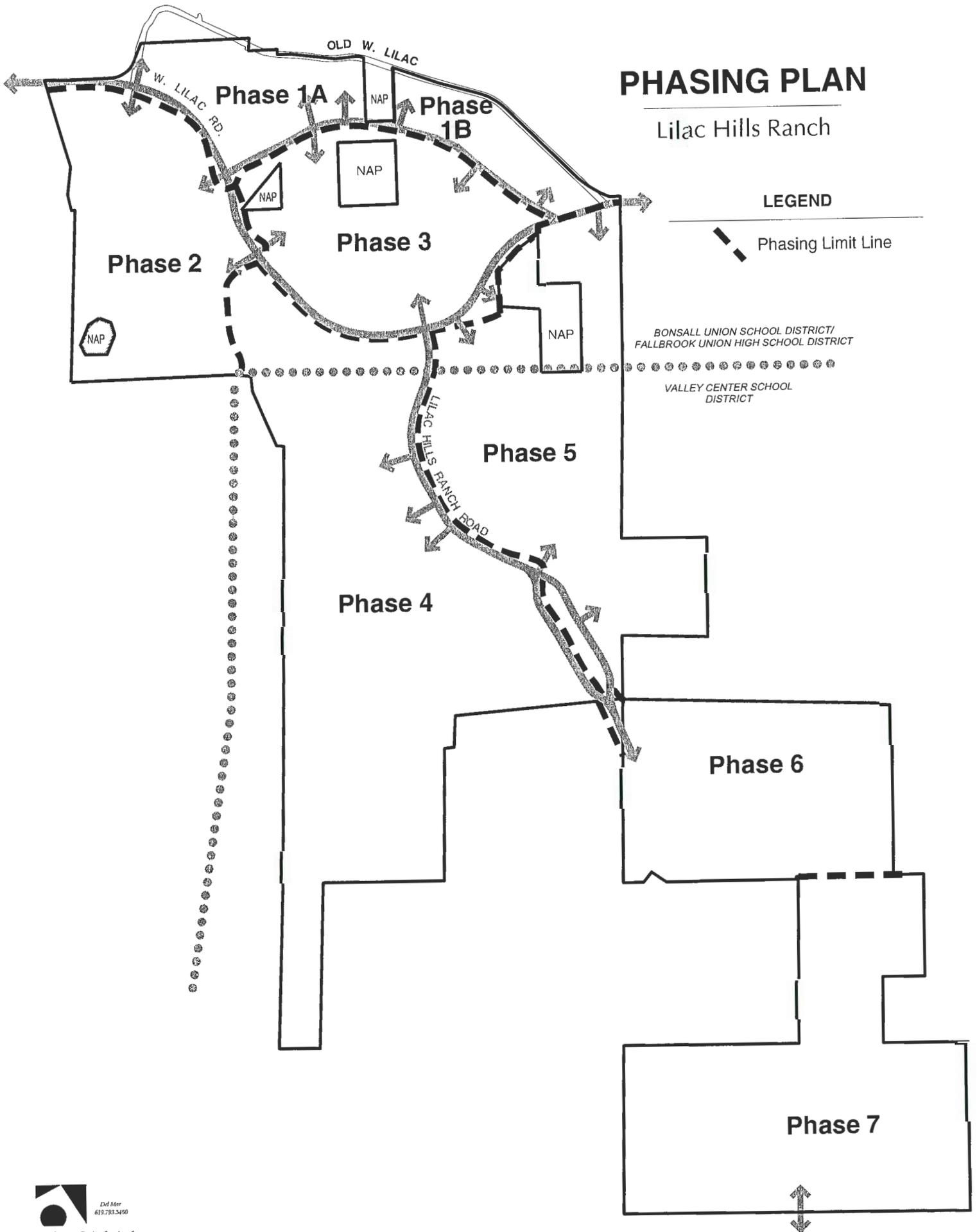
\* PARTIALLY IN VALLEY CENTER SD

# PHASING PLAN

Lilac Hills Ranch

## LEGEND

 Phasing Limit Line





**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)

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 \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_ ELEMENTARY \_\_\_\_\_  
 TASK \_\_\_\_\_ HIGH SCHOOL \_\_\_\_\_  
 DATE \_\_\_\_\_ UNIFIED \_\_\_\_\_

*DISTRICT CASHIER'S USE ONLY*

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**TO BE COMPLETED BY APPLICANT**

- A. LEGISLATIVE ACT**
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  - 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: Water Reclamation Facility
  - Time Extension...Case No. \_\_\_\_\_
  - Expired Map...Case No. \_\_\_\_\_
  - Other \_\_\_\_\_
- C.**
- Residential ..... Total number of dwelling units 278
  - Commercial ..... Gross floor area 10000 sf
  - Industrial ..... Gross floor area \_\_\_\_\_
  - Other ..... Gross floor area \_\_\_\_\_
- D.**  Total Project acreage 225 Total number lots n/a

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

See Exhibit A	

Thomas Bros. Page \_\_\_\_\_ Grid \_\_\_\_\_  
 32444 Birdsong Drive, Escondido  
 Project address Street  
 Bonsall & Valley Center 92026  
 Community Planning Area/Subregion Zip

Applicant's Signature: [Signature] Date: 2/11/2013  
 Address: 12275 El Camino Real, Suite 110 Phone: 858-546-0700

(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: VALLEY CENTER PAUMA UNIFIED SCHOOL DISTRICT  
 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: \*\* VC Elem. and/or VC Elem. Upper miles  
 Junior/Middle: VC Middle miles: 14.8 High school: VC High School miles 14.9

11.8

- 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. It is our understanding that this project is also in the Bonsall School District.

[Signature] Dr. Lou Obermeyer  
 Authorized signature Print name  
 Superintendent 760-749-0464  
 Print title Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:  
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DPLU-399Sc (12/09)

\*\*Valley Center Elementary Upper School is closed at the present time. Depending on the number of students from this development, we may need to re-open the Elementary Upper School. The closest school site to this area is Lilac School and it would be impacted.

# EXHIBIT A

## VALLEY CENTER-PAUMA UNIFIED SCHOOL DISTRICT

No	APN
1	128-290-74
2	128-290-69
3	128-290-70
4	128-290-71
5	128-290-72
6	128-290-07
7	128-290-51
8	128-290-09
9	128-290-10
10	128-290-11
11	128-290-58
12	128-290-54
13	128-290-59
14	128-290-60
15	128-290-61
16	128-290-55
17	128-290-56
18	128-290-57
19	128-290-75
20	129-010-62
21	129-010-76
22	129-010-75
23	129-010-73
24	129-010-74
25	129-010-69
26	129-010-70
27	129-010-71
28	129-010-72
29	129-010-68
30	129-010-15
31	129-010-16
32	129-010-17
33	129-300-09
34	129-300-10