



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

Please type or use pen

Touchstone MDV, LLC (858)586-0414

Owner's Name Phone

9909 Mira Mesa Blvd., Suite 150

Owner's Mailing Address Street

San Diego CA 92131

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

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 S90 to _____ zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

- B. ☒ Residential Total number of dwelling units 47
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 5.20 Total lots 48 Smallest proposed lot _____

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

186-270-01

Thomas Guide, Page _____ Grid _____

27522 Valley Center Road

Project address Street

Valley Center 92082

Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: 12/7/16

Address: 9909 Mira Mesa Blvd., Suite 150 San Diego, CA 92131 Phone: (858) 586-0414

(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: Valley Center Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:

28234 LILAC ROAD, VC 92082

- 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.
- C. ☒ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
☒ District conditions are attached. Number of sheets attached 10
☐ 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 100 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

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

SDC PDS RCVD 01-25-17

PDS-399F (Rev. 09/21/2012)

TM5614



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

Please type or use pen

Touchstone MDV, LLC		(858)586-0414	S
Owner's Name	Phone		
9909 Mira Mesa Blvd., Suite 150			
Owner's Mailing Address	Street		
San Diego	CA	92131	
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) ☐ Certificate of Compliance _____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment _____
☐ Specific Plan or Specific Plan Amendment _____
☒ Rezone (Reclassification) from S90 to RR zone _____
☐ Major Use Permit (MUP), purpose _____
☐ Time Extension, Case No _____
☐ Expired Map, Case No _____
☐ Other _____

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

186-270-01

- B ☒ Residential Total number of dwelling units 47
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Thomas Guide Page 1090 Grid 4E

- C Total Project acreage 5.20 Total lots 48 Smallest proposed lot 2600sf

27522 Valley Center Road

- D Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

Project address _____ Street _____

Valley Center 92082

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 _____ Date 9/2/16

Address 9909 Mira Mesa Blvd., Suite 150 San Diego, CA 92131 Phone: (858)586-0414

(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: _____
☐ Project will not be served for the following reason(s): _____

- C ☒ District conditions are attached. Number of sheets attached: one
☐ 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

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 and Title Wally Grabbe District Engineer Phone (760) 736-4500 Date 02 Sept '16

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



Exhibit 'A'
Project Facility Availability - WASTEWATER
Shady Oak Development
APN: 186-270-01

- 1) The applicant is subject to all policies and codes as outlined in the District's Administrative Code.
- 2) All onsite ingress/egress and/or utility easements required for 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 Valley Center Municipal Water District by separate instrument prior to approval of the project's improvement plans, if applicable.
- 3) The applicant has entered into a Wastewater Service Agreement with the Valley Center Municipal Water District for 45 EDU's of capacity in the District's South Village Wastewater Expansion Project. Sewer capacity for the project is limited to this participation level at this time.
- 4) All sites with above ground wastewater and recycled water facilities shall be conveyed to Valley Center Municipal Water District for ownership, operation and maintenance upon completion of construction and prior to District acceptance of the facilities.
- 5) The applicant shall enter into a District Facilities Agreement for design, construction, operation and maintenance of the wastewater collection and recycled water distribution facilities.
- 6) The applicant maybe required to enter into a Recycled Water Use Agreement with Valley Center Municipal Water District.
- 7) Wastewater service for this project will require construction of an extensive off site gravity main across the Orchard Run Project or construction of an on-site wastewater lift station for dedication to the District and connection to the Low Pressure sewer main in Valley Center Road.



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

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

Touchstone MDV, LLC (858)586-0414
Owner's Name Phone
9909 Mira Mesa Blvd., Suite 150
Owner's Mailing Address Street
San Diego CA 92131
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____

ELEMENTARY _____
HIGH SCHOOL _____
UNIFIED _____

Sc

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 47
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D ☒ Total Project acreage 5.20 Total number lots 48

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

186-270-01-00	

Thomas Guide Page 1090 Grid 4E
27522 Valley Center Road
Project address Street
Valley Center 92082
Community Planning Area/Subregion Zip

Applicant's Signature _____ Date 8/23/16
Address: 9909 Mira Mesa Blvd., Suite 150 San Diego, CA 92131 Phone (858)586-0414

(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

Valley Center - Pauma Unified School District
District Name

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 Valley Center Elementary School - 28751 Cole Grade Rd., Valley Center, CA 92082 miles 2.9
Junior/Middle Valley Center Middle School - 28102 N. Lake Washington Rd., Valley Center, CA 92082 miles 5.5
High school Valley Center High School - 31322 Cole Grade Rd., Valley Center, CA 92082 miles 5.8

☐ 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

Mary Gorsuch
Authorized Signature
Superintendent

Mary Gorsuch
Print Name
760-749-0464
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



PDS-399SC (Rev. 09/21/2012)

SDC PDS RCVD 01-25-17

TM5614



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

W

Please type or use pen

Touchstone MDV, LLC (858) 586-0414
 Owner's Name Phone
 9909 Mira Mesa Blvd., Suite 150
 Owner's Mailing Address Street
 San Diego CA 92131
 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 S90 to RR zone
☐ Major Use Permit (MUP), purpose:
☐ Time Extension Case No.
☐ Expired Map Case No.
☐ Other

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

186-270-01

- B ☒ Residential Total number of dwelling units 47
☐ Commercial Gross floor area
☐ Industrial Gross floor area
☐ Other Gross floor area

- C ☒ Total Project acreage 5.20 Total number of lots 48

- D Is the project proposing the use of groundwater? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

Thomas Guide Page 1090 Grid 4E
 27522 Valley Center Road
 Project address Street
 Valley Center 92082
 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: [Signature] Date 9/2/16
 Address 9909 Mira Mesa Blvd., Suite 150 San Diego, CA 92131 Phone: (858)586-0414

(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 _____ (Number of sheets)
☐ Project will not be served for the following reason(s): _____
 C ☒ District conditions are attached. Number of sheets attached: one
☐ 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 for fire protection

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: 02 Sept '16

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



PDS-399W (Rev. 09/21/2012)

SDC PDS RCVD 01-25-17

TM5614

Exhibit 'A'
Project Facility Availability - WATER
Shady Oak Development
APN: 186-270-01

ITEM I

Offsite water facility (pipeline, pumping station, and local storage) capacity is available to serve this development. However, given the current and potentially long-term hydrologic, legal and regulatory conditions negatively impacting quantity and reliability of supplies from the State Water Project and the Colorado River delivered through our sole source suppliers, the Metropolitan Water District and the San Diego County Water Authority, there exists the very real possibility that at any point in the foreseeable future the Valley Center Municipal Water District may not have adequate water supplies available to issue actual water meters to serve this development. Once meters are installed, residents of this property will be required to participate in any future conservation measures that may be adopted by the Valley Center Municipal Water District.

ITEM II

- 1) The applicant is subject to all policies and codes as outlined in the District's Administrative Code.
- 2) All onsite ingress/egress and/or utility easements required for 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, if applicable.
- 3) Relocation of existing Valley Center Municipal Water District facilities may be required.
- 4) All sites with above-ground water facilities shall be conveyed to VCMWD for ownership, operation and maintenance upon completion of construction and prior to District acceptance of the facilities.
- 5) Project proponent shall contact the Valley Center Fire Protection District for fire district requirements.
- 6) The applicant shall enter into a District Facilities Agreement for design, construction, operation and maintenance of the water distribution required for development.
- 7) Provision to loop the waterline through the subdivision will be required.