APPENDIX D-19
SERVICE AVAILABILITY LETTERS SUPPLEMENTAL ANALYSIS
OTAY RANCH RESORT VILLAGE 13 – ALTERNATIVE H

PREPARED FOR:
COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE
SAN DIEGO, CA 92123
## Section 1. Project Description

<table>
<thead>
<tr>
<th>A.</th>
<th>Major Subdivision (TM)</th>
<th>Certificate of Compliance:</th>
<th>Boundary Adjustment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B.</th>
<th>Residential</th>
<th>Total number of dwelling units: 931</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Commercial</td>
<td>Gross floor area: 40,000 sq. ft.</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
<td>Gross floor area:</td>
</tr>
<tr>
<td></td>
<td>Other</td>
<td>Gross floor area: 200-room resort, parks, school</td>
</tr>
</tbody>
</table>

| C. | Total Project acreage: 982 | Total lots: 979 | 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 |

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: August 8, 2013
Address: 610 W. Ash Street, Suite 1500, San Diego, CA 92101
Phone: 619-234-4050

## Section 2: Facility Availability

<table>
<thead>
<tr>
<th>District name</th>
<th>San Diego County Sanitation District</th>
</tr>
</thead>
</table>

| 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: 1 (SEE ATTACHMENT) |
|    | 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. |

| D. | How far will the pipeline(s) have to be extended to serve the project? |

Unknown at this time.

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.

Author's Signature: [Signature]
Print Name and Title: MCR.
Phone: [Phone]
Date: [Date]

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 for Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123.

PDS-399S (Rev. 09/21/2012)
ATTACHMENT

Sewer facilities to serve the project will be available subject to the following conditions:

1. Formation of a new County Sewer Maintenance District to serve the project (Streets and Highways Code, 5820 et seq), or annexation into the San Diego County Sanitation District and Sphere of Influence by LAFCO (Government Code, 56000 et seq). Hereafter, the term “District” shall mean either a future County Sewer Maintenance District, or the San Diego County Sanitation District.

2. Approval and execution of a transportation agreement between the District and the City of Chula Vista to allow connection and conveyance of project flows through the City’s Salt Creek Sewer Interceptor, or approval of an alternative service route such as through the Spring Valley Outfall.

3. District approval of a project sewer study that specifies the estimated project sewage generation; proposed on-site and off-site sewerage infrastructure locations, alignments, and sizes; hydraulic analysis of the proposed sewerage facilities and existing downstream City of Chula Vista sewerage system; and impacts to existing downstream sewerage facilities.

4. Satisfaction of all conditions of map approval and improvement agreements, including construction by the developer and acceptance by the District of on-site and off-site sewerage facilities, property, and easements.

5. Payment for all costs associated with easement acquisition, District formation or annexation, sewer studies, sewage transportation agreements, and agreements for securing Metro capacity (if not annexed into the San Diego County Sanitation District) to serve the project.

6. Payment for all District and City of Chula Vista sanitation fees and charges, as applicable.
# County of San Diego, Planning & Development Services

## PROJECT FACILITY AVAILABILITY - SEWER

### ZONING DIVISION

**Please type or use pen**

<table>
<thead>
<tr>
<th>Owner's Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Otay Village San Diego ASLI V, LLC</td>
<td>(619)-210-0568</td>
</tr>
<tr>
<td>1392 E. Palomar Street, #202</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner's Mailing Address</th>
<th>Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chula Vista</td>
<td>CA 91913</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chula Vista</td>
<td>CA</td>
<td>91913</td>
</tr>
</tbody>
</table>

### SECTION 1. PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>A.</th>
<th>Major Subdivision (TM)</th>
<th>Certificate of Compliance:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minor Subdivision (TPM)</td>
<td>Boundary Adjustment</td>
</tr>
<tr>
<td></td>
<td>Specific Plan or Specific Plan Amendment</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rezone (Reclassification) from</td>
<td>S87/S88 to S90/S88 zone</td>
</tr>
<tr>
<td></td>
<td>Major Use Permit (MUP), purpose:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Time Extension... Case No.:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Expired Map... Case No.:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B.</th>
<th>Residential... Total number of dwelling units</th>
<th>1,097</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Commercial... Gross floor area</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Industrial... Gross floor area</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other... Gross floor area, Parks, Public Safety Site</td>
<td></td>
</tr>
</tbody>
</table>

| C. | Total Project acreage | 867 |
|    | Total lots | 1044 |
|    | Smallest proposed lot | 6,000 sf |

| D. | Is the project proposing its own wastewater treatment plant? | Yes |
|    | Is the project proposing the use of reclaimed water? | No |

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.

**To be completed by applicant**

**Assessor's Parcel Number(s)**

<table>
<thead>
<tr>
<th>598-130-05</th>
<th>598-140-06</th>
</tr>
</thead>
<tbody>
<tr>
<td>598-130-06</td>
<td>598-130-07</td>
</tr>
<tr>
<td>598-140-05</td>
<td></td>
</tr>
</tbody>
</table>

Thomas Guide Page: 1312  
Grid: B2-G2, B6

Otay Lakes Road, north of Lower Otay Reservoir  
Project address:  
Street: |

<table>
<thead>
<tr>
<th>Community Planning Area/Subregion</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Otay</td>
<td>91914</td>
</tr>
</tbody>
</table>

**Applicant's Signature:**

**Date:** August 6, 2013

**Address:** 1392 E. Palomar Street, Suite #202 Chula Vista, CA 91913  
**Phone:** (619)-210-0568

**(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**

<table>
<thead>
<tr>
<th>District name</th>
<th>Service area</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Diego County Sanitation District</td>
<td></td>
</tr>
</tbody>
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</tr>
<tr>
<td></td>
<td>Project is not in the District and is not within its Sphere of Influence boundary.</td>
</tr>
<tr>
<td></td>
<td>Project is not located entirely within the District and a potential boundary issue exists with the ________________________ District.</td>
</tr>
</tbody>
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<tr>
<th>B.</th>
<th>Facilities to serve the project</th>
<th>ARE</th>
<th>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: 1 (SEE ATTACHMENT)</th>
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<tr>
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<td>Project will not be served for the following reason(s):</td>
<td></td>
<td></td>
</tr>
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</table>

<table>
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<tr>
<th>C.</th>
<th>District conditions are attached. Number of sheets attached:</th>
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<tbody>
<tr>
<td></td>
<td>District has specific water reclamation conditions which are attached. Number of sheets attached:</td>
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<tr>
<td></td>
<td>District will submit conditions at a later date.</td>
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<tr>
<th>D.</th>
<th>How far will the pipeline(s) have to be extended to serve the project?</th>
<th>Unknown at this time.</th>
</tr>
</thead>
</table>

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.

**Authorizing Signature:**

**Print Name and Title:** MGR.

**Phone:** (8) 694-2711

**Date:** 9/14

**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

PDS-399S (Rev. 09/21/2012)
ATTACHMENT

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<tr>
<th>A. Major Subdivision (TM)</th>
<th>Specific Plan or Specific Plan Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Residential</td>
<td>Total number of dwelling units 1,938</td>
</tr>
<tr>
<td></td>
<td>Commercial, Gross floor area 20,000</td>
</tr>
<tr>
<td></td>
<td>Industrial, Gross floor area</td>
</tr>
<tr>
<td></td>
<td>Other, Gross floor area</td>
</tr>
<tr>
<td>C. Total Project acreage</td>
<td>1869 Total lots 1,950 Smallest proposed lot 5,000sf</td>
</tr>
</tbody>
</table>

### TO BE COMPLETED BY APPLICANT

- **Assessor’s Parcel Number(s):**
- **(Add extra if necessary):**

### District Name: San Diego County Fire Authority

- **Indicate the location and distance of the primary fire station that will serve the proposed project:**
  - New fire station to be built within the development.

### Section 2. Facility Availability

- **District Name:** San Diego County Fire Authority
- **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 located entirely within the District and a potential boundary issue exists with the District:**

### 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.

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**Authorized Signature:**

**Signature:** [Signature]

**Date:** 7/9/18

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**Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123**

**PDS-399F (Rev. 09/21/2012)**
**County of San Diego, Planning & Development Services**

**PROJECT FACILITY AVAILABILITY - FIRE**

**ZONING DIVISION**

| Baldwin & Sons | 619-515-9109 |
| Owner's Name | Phone |
| 610 W. Ash Street, Suite 1500 | |
| Owner's Mailing Address | Street |
| San Diego | CA | 92101 |
| City | State | Zip |

| Date | DISTRICT CASHIER'S USE ONLY |
| AMT $ |
| TASK | ACT. |
| ORG. | ACCT |

---

**SECTION 1. PROJECT DESCRIPTION**

| A. Major Subdivision (TM) | X Specific Plan or Specific Plan Amendment |
| Boundary Adjustment | |
| Rezone (Redevelopment) from | to zone. |
| Major Use Permit (MUP), purpose: | Resort - 200 rooms |
| Time Extension...Case No. | |
| Expired Map...Case No. | |
| Other | |

| B. Residential | Total number of dwelling units | 1,938 |
| Commercial | Gross floor area | 20,000 |
| Industrial | Gross floor area | |
| Other | Gross floor area | |

| C. Total Project acreage | 18.99 | Smallest proposed lot | 5,000sf |

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**Assessor's Parcel Number(s)**

| (Add extra if necessary) |

**Owner/Applicant agrees to complete all conditions required by the District.**

| Applicant's Signature | Date: July 5, 2018 |
| Address: 610 W. Ash Street, Suite 1500, San Diego, CA 92101 | Phone: 619-515-9109 |

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**SECTION 2: FACILITY AVAILABILITY**

**TO BE COMPLETED BY DISTRICT**

**District Name: San Diego County Fire Authority**

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

**New fire station to be built within the development**

| 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: |
| District will submit conditions at a later date. |

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**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.

| X | 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.

| Authorized Signature | Print Name and Title | Phone | Date |
| James Pine, Asst. FM | 858.495.5439 | 7/9/18 | |

| 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 |
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)

Lakeview 1, LLC; Lakeview 2, LLC; Moller Otay Lakes Investment, LLC

Owner's Name: Phone:
610 West Ash Suite 1500
Owner's Mailing Address: Street:
San Diego CA 92101
City: State: Zip:

ORG: ACCT: ACT: TASK: DATE: ELEMENTARY: HIGH SCHOOL: UNIFIED:

DISTRICT CASHIER'S USE ONLY

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:
☐ Time Extension...Case No.
☐ Expired Map...Case No.
☐ Other:

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

See Attached

Ottay Lakes Road, North of Lower Otay Reservoir
Project address: Street:
Otay 91915
Community Planning Area/Subregion: Zip:

C. ☐ Residential . . . . . . Total number of dwelling units 1938
☐ Commercial . . . . . . Gross floor area 40,000
☐ Industrial . . . . . . Gross floor area
☐ Other . . . . . . Gross floor area 200 room hotel, parks, school, HOA

D. ☐ Total Project acreage 1.869 Total number lots 1,900

Applicant's Signature:
Date: April 2, 2018
Address: 610 West Ash Suite 1500 San Diego, CA 92101
Phone: 619.515-9109

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

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

District Name:

Indicate the location and distance of proposed schools of attendance.

Elementary: Salt Creek Elementary School miles: 4
Junior/Middle: N/A miles: N/A
High school: N/A miles: N/A

☐ 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:
Facilities Planning Manager
Print Name: Carolyn L. Scholl
Phone: 619.425.9600 ext. 1375

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

Please type or use pen

Lakeview 1, LLC; Lakeview 2, LLC; Moller Otay Lakes Investment, LLC
Owner's Name Phone
610 West Ave Suite 1500
Owner’s Mailing Address Street
San Diego CA 92101

City State Zip

DISTRIBUTOR CASHIER’S USE ONLY

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:
Time Extension...Case No.
Expired Map...Case No.
Other

Assessor’s Parcel Number(s)
(Add extra if necessary)
598-130-04 598-140-05
598-130-05 598-140-06
598-130-06 647-020-14
598-130-07 647-030-05

O
tay Lakes Road, North of Lower Otay Reservoir
Project address Street

Otay
91915
Community Planning Area/Subregion Zip

C. Residential . . . . Total number of dwelling units 1938

Commercial . . . . Gross floor area 40,000

Industrial . . . . Gross floor area

Other . . . . Gross floor area 200 mcm hotel, parks, school, HOA

D. Total Project acreage 1.889 Total number lots +1,900

Applicant’s Signature: Date: April 2, 2018

Address: 610 West Ave Suite 1500 San Diego, CA 92101 Phone: 619.515-9109

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

SWAMMERTON UNION HIGH SCHOOL DISTRICT

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

District Name:

Indicate the location and distance of proposed schools of attendance.

Elementary: NA

Junior/Middle: EASTLAKE MIDDLE SCHOOL

High school: EASTLAKE HIGH SCHOOL

miles: 3.9

miles: 4.5

☑ 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.

Moisés G. Acuña
Assistant Superintendent Facilities & Operations

Print Name

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)
COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
2051 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1956
(858) 565-9361 • (858) 267-6770

FEB 26 2003

PROJECT FACILITY AVAILABILITY FORM

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

Ogny Project LP 619/234-4050

ORG_________

ACCT_________

ELElEMENTARY_________

ACT_________

HIGH SCHOOL_________

DATE_________

UNIFIED_________

DISTRIBUT CASHIER'S USE ONLY

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: resort hotel
   Time Extension...Case No.
   Expired Map...Case No.
   Other...

C. Total number of dwelling units, 2,120
   Residential...
   Commercial... Gross floor area 40,000 s.f.
   Industrial...
   Other...

D. Total Project acres 2.045, Total number lots +/− 2,000
   Applicant's Signature: *including 1.360 acres open space
   Date: 1/2/02
   Address: 350 West Ash Street, Suite 730 San Diego, CA 92101

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Sweetwater Union High School District
C.V. Elementary School

Indicate the location and distance of proposed schools of attendance. Elementary: miles
Middle:
High School: Eastlake High School miles

This project will result in the overcrowding of the [ ] elementary [ ] junior-high school [ ] high school. [Check]
Fees will be levied or land will be dedicated in accordance with either Government Code Section 53310 or Section 65970
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

Directo of Planning

Print title

Print name

Signature

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

DPLU #398Sc (01/02)

SP04-02