## Section 1. Project Description

### A. Major Subdivision (TM)
- [ ] Specific Plan or Specific Plan Amendment
- [ ] 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: 23

### C. Total Project Acreage: 23.6
- Total Lots: 23
- Smallest proposed lot: 8AC

### Owner/Applicant Agrees to Complete All Conditions Required by the District:
- Applicant's Signature: ___________
- Date: 7/1/9
- Address: 19782 MacArthur Blvd, Suite 300 Irvine CA 92646
- Phone: 949 933 4103

---

## Section 2: Facility Availability

### District Name: Los Angeles Fire Department

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

- [ ] 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 ___________.

### 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 ___________.

### 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.

---

## 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. Any clearing prior to project approval by Planning & Development Services will cause expedite fees to be charged.

- [ ] Within the proposed project, __________ 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.

**Authorizing Signature**

**Print Name and Title**

**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
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)  
2510 Summit LLC  858-735-6096  
Owner's Name  Phone  
100 Border Ave #102-B  
Owner's Mailing Address  Street  
Del Mar  CA  92014  
City  State  Zip  

ORG_________  
ACCT_________  
ACT_________  ELEMENTARY_________  
TASK_________  HIGH SCHOOL_________  
DATE_________  UNIFIED_________  

DISTRICT CASHIER'S USE ONLY  

SECTION 1. PROJECT DESCRIPTION  

A. LEGISLATIVE ACT  
[ ] Razones changing Use Regulations or Development Regulations  
[ ] General Plan Amendment  
[ ] Specific Plan  
[ x ] Specific Plan Amendment  

B. DEVELOPMENT PROJECT  
[ ] Razones 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. [ x ] Residential ...... Total number of dwelling units 23  
[ ] Commercial ...... Gross floor area  
[ ] Industrial ...... Gross floor area  
[ ] Other ...... Gross floor area  

D. [ x ] Total Project acreage 22.86 Total number lots 23  

Applicant's Signature:  
Date: 7/2/2019  
Address: 100 Border Ave #102-B, Del Mar, CA 92014  
Phone: 858-735-6096  

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

SECTION 2. PLANNING & CONSTRUCTION  

ESCONDIDO UNION SCHOOL DISTRICT  
2310 ALDERGROVE AVENUE  
ESCONDIDO, CA 92025  

District Name:  
Indicate the location and distance of proposed schools of attendance.  
Elementary: LR Green  
Junior/Middle: Bear Valley  
High school:  

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.  

Cindy Kroon  
Authorized Signature  
Print Name  7604322195  
Phone  
Facilities Analyst  
Print Title  

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

2510 Summit LLC 858-735-6096
Owner's Name Phone
100 Border Ave #102-B Street
Owner's Mailing Address
Del Mar CA 92014
City State Zip

ORG ACCT ACT TASK DATE
ELEMENTARY HIGH SCHOOL UNIFIED

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

A. LEGISLATIVE ACT
   [x] Razones changing Use Regulations or Development Regulations
   [ ] General Plan Amendment
   [ ] Specific Plan
   [ ] Specific Plan Amendment

B. DEVELOPMENT PROJECT
   [x] Razones 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)
237-090-05-00

Thomas Guide Page 1130 Grid E6
2510 Summit Drive
Project address Street
Escondido 92025
Community Planning Area/Subregion Zip

C. [x] Residential . . . . . . Total number of dwelling units 23
   [ ] Commercial . . . . Gross floor area
   [ ] Industrial . . . . Gross floor area
   [ ] Other . . . . Gross floor area

D. [x] Total Project acreage 22.89 Total number lots 23

Applicant's Signature: __________________________ Date: 7/2/2019
Address: 100 Border Ave #102-B, Del Mar, CA 92014 Phone: 858-735-6096
(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

ESCONDIDO 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: __________________________ miles: __________________________
Jr. High: __________________________ miles: __________________________

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.

Authorized Signature: __________________________ Print Name: __________________________
Print Title: __________________________

Amanda Phillips 760-291-3210

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)
July 3, 2019

Mr. Keegan McNamara  
McNamara Ventures  
100 W. Border Avenue  
Suite #102-B  
Del Mar, CA  92014  

RE:  2510 Summit Drive, Escondido, CA  92025, Parcel Number: 237-090-05-00

Dear Mr. McNamara,

This letter will serve as the project service availability letter for the City of Escondido. Escondido Union High School District continues to experience enrollment growth from new developments such as yours. This growth has created an increased demand for new school facilities within the District.

The District is committed to providing educational services to students generated by the above-described development. However, without the mitigation of student housing needs, the District is unable to comply with the Quality of Life Standards approved within the City of Escondido General Plan and is unable to provide school facilities for the students generated by new development. Mitigation of the impact of new development on school facilities is possible through the payment of school fees prior to the issuance of building permits. These fees, which are set by State law, do not fully mitigate the impact of new residential development on the District.

The area of the proposed project is within the 2018-2019 attendance boundaries of San Pasqual High School, 3300 Bear Valley Parkway, Escondido, (760) 291-6000, serving grades 9-12. There is no guarantee, however, that the boundaries will not be adjusted to meet school housing needs in future school years.

If we can provide any additional information, please contact me at (760) 291-3210.

Sincerely,

Amanda Phillips  
Assistant Superintendent  
Business Services
## SECTION 1. PROJECT DESCRIPTION

### TO BE COMPLETED BY APPLICANT

<table>
<thead>
<tr>
<th>A.</th>
<th>Major Subdivision (TM)</th>
<th>☐ Specific Plan or Specific Plan Amendment</th>
<th>Assessor's Parcel Number(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minor Subdivision (TPM)</td>
<td>☐ Certificate of Compliance:____________</td>
<td>(Add extra if necessary)</td>
</tr>
<tr>
<td></td>
<td>Boundary Adjustment</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rezone (Reclassification) from_______ to_______ zoning.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Major Use Permit (MUP), purpose:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Time Extension...Case No.,</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Expired Map...Case No.,</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B.</td>
<td>☑ Residential . . . . . Total number of dwelling units <strong>23</strong>__</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commercial . . . . . Gross floor area</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Industrial . . . . . Gross floor area</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other . . . . . Gross floor area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C.</td>
<td>☑ Total Project acreage <strong>23</strong>__ Total number of lots <strong>23</strong>__</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Thomas Guide Page _______ Grid ______

| D. | Is the project proposing the use of groundwater? | ☑ Yes | ☐ No | --on hold-- |
|    | Is the project proposing the use of reclaimed water? | ☑ Yes | ☐ No | |

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:** __________________________

**Address:** 19782 MacArthur Blvd Suite 300

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**SECTION 2: FACILITY AVAILABILITY**

### TO BE COMPLETED BY DISTRICT

<table>
<thead>
<tr>
<th>District Name: City of Escondido</th>
<th>Service area: A-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Project is in the district.</td>
</tr>
<tr>
<td></td>
<td>Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.</td>
</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>The project is not located entirely within the district and a potential boundary issue exists with the _______ District.</td>
</tr>
<tr>
<td>B.</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>Explain in space below or on attached <strong>2</strong> (Number of sheets)</td>
</tr>
<tr>
<td></td>
<td>Project will not be served for the following reason(s):</td>
</tr>
<tr>
<td>C.</td>
<td>District conditions are attached. Number of sheets attached: <strong>2</strong></td>
</tr>
<tr>
<td></td>
<td>District will submit conditions at a later date.</td>
</tr>
<tr>
<td>D.</td>
<td>How far will the pipeline(s) have to be extended to serve the project?</td>
</tr>
</tbody>
</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.

**Authorized Signature:** __________________________

**Print Name:** Stephanie Roman Phillips

**Phone:** (760) 650-5687

**Date:** 04.04.19

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**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 116, San Diego, CA 92123

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PDS-399W (Rev. 09/21/2012)
April 4, 2019

2510 Summit, LLC
ATTN: Oscar Uranga
19782 MacArthur Boulevard, Suite 300
Irvine, CA 92646

Subject: Water Service Availability for San Diego County – 2510 Summit Drive (APN 237-090-0500)

Dear Sir or Madam:

The City of Escondido received the attached Water Availability Form for APN 237-090-05. The project is located within the County of San Diego near the intersection of Summit Drive and Mary Lane and consists of a proposal to construct a residential major subdivision with 23 total lots. The site falls within the City of Escondido’s water service area and is eligible for water service. The following conditions of approval must be satisfied prior to obtaining water service from the City of Escondido.

1. An existing City of Escondido water easement currently runs through the northern portion of the property. The existing water easement shall not be disturbed temporarily, or permanently, during the construction of the proposed project.

2. The City of Escondido is currently in the design phase for the A3 Reservoir Elimination Project. As a part of this project, a proposed pressure reducing station has been identified to be placed near the intersection of Summit Drive and Mary Lane along the westerly boundary of APN 237-090-0500. The City of Escondido will need a permanent easement and potentially a temporary construction easement from APN 237-090-0500 for the future construction of the pressure reducing station. Upon final easement negotiations, the above mentioned water easement referenced in Section 1 can then be quit-claimed.

3. A minimum 8-inch water main shall be required to provide adequate water service and/or fire protection for the proposed development. Construction of the water main shall be in accordance with the Standards and Specifications of the City of Escondido. Please submit to the City of Escondido water line plans for the following:
April 4, 2019
Water Service Availability 2510 Summit Drive
Page 2

a) A looped potable water system shall be constructed to the satisfaction of
the Utilities Engineer. Plans for the proposed water main shall be submitted
to the City of Escondido for review and approval.

b) All improvements to the existing public potable water system shall be
designed and constructed per the City of Escondido Design Standards and
Standard Drawings.

c) Minimum 1” water meters and backflow prevention devices shall be required
to each lot.

d) If the Fire Department requires fire hydrants, the fire hydrants shall be
installed at a location approved by the Fire Marshal.

4. A Public Utility Easement shall be granted to the City of Escondido for any
proposed public waterlines on private property. The easement shall include all fire
hydrants, water meters and other appurtenances. The minimum easement width
shall be 20 feet, or the full width of the private easement road, whichever is greater.

If you have any additional questions, please feel free to contact me at (760) 839-6290 x
7035.

Sincerely,

Stephanie Roman, P.E.
Associate Engineer