



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

Please type or use pen

2510 Summit, LLC care of Oscar Uranga 9499334103

Owner's Name Phone

19782 MacArthur Blvd, Suite 300

Owner's Mailing Address Street

Irvine, Ca 92646

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

- B. ☒ Residential Total number of dwelling units 23
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. Total Project acreage 23.6 Total lots 23 Smallest proposed lot .8AC

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

Thomas Guide. Page _____ Grid _____

2510 Summit Drive

Project address Street

Metro North

Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: 7/1/19

Address: 19782 MacArthur Blvd, suite 300 Irvine CA 92646 Phone: 949 933 4103

(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: Escondido Fire Department

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

- Sta 4: 3301 Bear Valley Hwy 1.9 miles 4mins
- 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.
- C. ☒ District conditions are attached. Number of sheets attached: 4
- ☐ 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: [Signature] Print Name and Title: Lavonka Kethe Fire Prevention Specialist II Phone: 760-835-5415 Date: 8/2/19

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 _____
 TASK _____
 DATE _____
 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

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

237-090-05-00

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 _____

- ☒ Residential Total number of dwelling units 23
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- ☒ Total Project acreage 22.89 Total number lots 23

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

Applicant's Signature: [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

TO BE COMPLETED BY DISTRICT

ESCONDIDO UNION SCHOOL DISTRICT

2310 ALDERGROVE AVENUE

District Name: **ESCONDIDO, CA 92029**

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

Escondido Union High School

Indicate the location and distance of proposed schools of attendance.

Elementary: LR Green miles: 2.6
 Junior/Middle: Bear Valley miles: 2.6
 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

Cindy Kroon

Cindy Kroon

Print Name

7/2/2019

Facilities Analyst

7604322195

Print Title

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





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
 Owner's Name
 100 Border Ave #102-B
 Owner's Mailing Address
 Del Mar CA 92014
 City State Zip

858-735-6096
 Phone

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

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

237-090-05-00

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 _____

Thomas Guide Page 1130 Grid E6

2510 Summit Drive

Project address Street

Escondido 92025

Community Planning Area/Subregion Zip

C. ☒ Residential Total number of dwelling units 23

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

D. ☒ Total Project acreage 22.89 Total number lots 23

Applicant's Signature: *[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

TO BE COMPLETED BY DISTRICT

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: _____

Junior/Middle: _____ miles: _____

High school: San Pasqual 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

Assistant Superintendent, Business Services

Print Title

Print Name

Amanda Phillips

760-291-3210

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





Escondido Union High School District

District Service Center

302 North Midway Drive • Escondido, CA 92027-2708
Telephone (760) 291-3200 • FAX (760) 480-3163
Anne L. Staffieri, Ed.D., Superintendent

BOARD OF EDUCATION

Bill Durney
Christi Knight
Jon Petersen
Tina Pope
Dane White

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



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

Please type or use pen

2510 Summit, LLC care of OSCAR UFWANGA
 Owner's Name Phone

19782 MacArthur Blvd Suite 300
 Owner's Mailing Address Street

Irvine CA 92646
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

W

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 _____

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

237-090-0500	

- B. ☒ Residential Total number of dwelling units 23
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. ☒ Total Project acreage 23 Total number of lots 23

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

Thomas Guide Page _____ Grid _____
2510 Summit Drive
 Project address Street
North County Metro 92025
 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: 3/24/19
 Address: 19782 MacArthur Blvd Suite 300 Irvine Phone: 949 933-4102

(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: City of Escondido Service area A-3

- 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 2. (Number of sheets)
☐ Project will not be served for the following reason(s): _____
- C. ☒ District conditions are attached. Number of sheets attached: 2
☐ 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? See attached.

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
 Print Title Associate Engineer Phone (760) 650-5687 Date 04.04.19

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





Stephanie Roman, P.E.
Associate Engineer
1521 S. Hale Avenue, Escondido, CA 92029
Phone: 760-839-6290 x 7035

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.

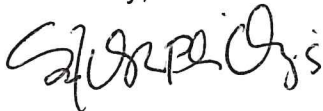
1. An existing City of Escondido water easement currently runs through the northern portion of the property. The existing water easement shall not be disturbed temporarily, or permanently, during the construction of the proposed project.
2. The City of Escondido is currently in the design phase for the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