



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

Please type or use pen

Escondido Estates, LLC c/o Oscar Uranga (949) 933-4103
 Owner's Name Phone
 19782 MacArthur Boulevard, Suite 300
 Owner's Mailing Address Street
 Irvine CA 92612
 City State Zip

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

F

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 _____

- B. ☒ Residential Total number of dwelling units 20
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 10.28 Total lots 20 Smallest proposed lot 9,602sf

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

234-231-01	

Thomas Guide. Page _____ Grid _____
 San Pasqual Valley Road & Idaho Avenue
 Project address Street
 North County Metropolitan 92027
 Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: 11/10/20
 Address: 19782 MacArthur Boulevard, Suite 300, Irvine CA, 926 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 2, 421 N Midway Dr 1.8 miles 4 mins

- 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 4 minutes.
☐ 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: _____
☒ District will submit conditions at a later date. See FP Report

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.

Laina Karetke
 Authorized Signature

Laina Karetke Deputy Fire Marshal 760 939-8115
 Print Name and Title Phone

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

Date 21/11/2021





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

Please type or use pen

Escondido Estates, LLC	(949) 933-4103	ORG _____	W
Owner's Name	Phone	ACCT _____	
19782 MacArthur Blvd, Suite 300		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Irvine	CA 92612	DATE _____	AMT \$ _____
City	State	Zip	

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 _____

B. ☒ Residential Total number of dwelling units 20
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. ☒ Total Project acreage 10.28 Total number of lots 20

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

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

234-231-01	

Thomas Guide Page _____ Grid _____
 San Pasqual Valley Road. & Idaho Ave.
 Project address _____ Street _____
 North County Metropolitan _____ 92027
 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: 11/10/20
 Address: 19782 MacArthur Blvd, Suite 300, Irvine, CA 92612 Phone: (949) 933-4103

(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: All-Lindley

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: 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? _____

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: Laurie A Gordon Print Name: Laurie Gordon
 Print Title: Engineer II Phone: 760-839-6290 x7040 Date: Dec 17, 2020

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





Laurie Gordon
Utilities Engineer II
Construction and Engineering
lgordon@escondido.org
Phone: 760-839-6290 x 7040 Fax: 760-738-5168

Dec 17, 2020

Escondido Estates, LLC
ATTN: Oscar Uranga
19782 MacArthur Boulevard, Suite 300
Irvine, CA 92612

Subject: Water Service Availability for San Diego County – 1125 Idaho Avenue (APN 234-231-0100)

Dear Sir or Madam:

The City of Escondido received the attached Water Availability Form for APN 234-231-01. The project is located within the County of San Diego near the intersection of San Pasqual Valley Road and Idaho Avenue and consists of a proposal to construct a residential major subdivision with 20 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. Per the attached Water Study prepared by Dexter Wilson dated December 3, 2020, adequate upsizing and replacement of all water infrastructure shall be required to provide adequate water service and/or fire protection for the proposed development. Construction of the water mains 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:
 - a) An extension of a 12-inch water line in Idaho Avenue to the project site shall be constructed to the satisfaction of the Utilities Engineer. On-site water mains shall be a minimum of 8-inches and shall be constructed to the satisfaction of the Utility Engineer. Plans for the proposed water system 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. Fire hydrants shall be public and connected to a minimum 8" public water main.
- 2. A Public Utility Easement shall be granted to the City of Escondido for any proposed public waterlines and/or public water appurtenances 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,



Laurie Gordon
Engineer II

Enclosure: Water System Analysis for the Escondido Estates Project APN 234-231-01 prepared by Dexter Wilson dated December 3, 2020.



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)

Escondido Estates, LLC c/o Oscar Uranga (949) 933-4103
 Owner's Name Phone
 19782 MacArthur Boulevard, Suite 300
 Owner's Mailing Address Street
 Irvine CA 92612
 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

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

234-231-01

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 _____ Grid _____

San Pasqual Valley Road & Idaho Avenue
 Project address Street

North County Metropolitan 92027
 Community Planning Area/Subregion Zip

- C. ☒ Residential Total number of dwelling units 18
☐ Commercial Gross floor area
☐ Industrial Gross floor area
☐ Other Gross floor area

- D. ☒ Total Project acreage 10.28 Total number lots 18

Applicant's Signature: _____ Date: 4/27/2020

Address: 19782 MacArthur Boulevard, Suite 300, Irvine CA 92612 Phone: (949) 933-4103

(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

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

ESCONDIDO UNION HIGH SCHOOL DISTRICT

District Name:

Indicate the location and distance of proposed schools of attendance.

Elementary: LR GREEN miles: 2.5 approx
 Junior/Middle Bear Valley miles: 2.5 approx
 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.

Cindy Kroon

Cindy Kroon April 29, 2020

Authorized Signature

Print Name

FACILITIES

760-432-2195

Print Title Insert text here

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

SDC PDS RCVD 05-14-20

TM5639

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)

Escondido Estates, LLC c/o Oscar Uranga (949) 933-4103
Owner's Name Phone
19782 MacArthur Boulevard, Suite 300
Owner's Mailing Address Street
Irvine CA 92612
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

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

234-231-01	

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 _____ Grid _____

San Pasqual Valley Road & Idaho Avenue

Project address Street

North County Metropolitan 92027

Community Planning Area/Subregion Zip

- C. ☒ Residential Total number of dwelling units 18
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- D. ☒ Total Project acreage 10.28 Total number lots 18

Applicant's Signature: _____ Date: 4/27/2020

Address: 19782 MacArthur Boulevard, Suite 300, Irvine CA 92612 Phone: (949) 933-4103

(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

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

District Name: Escondido Union High School District

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____

Junior/Middle: _____ miles: _____

High school: Orange Glen High School miles: 1.7

- ☐ 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

Amanda Phillips

Print Name

Assistant Superintendent, Business Services

(760) 291-3210

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

SDC PDS RCVD 05-14-20



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

TM5639