



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

Permit Number: PS-2024-000000
Date: 10/2/2025

Please type or use pen

Touchstone Communities, LLC 858-586-0414
Owner's Name Phone
9815 Mira Mesa Blvd
Owner's Mailing Address Street
San Diego CA 92131
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 42
- Commercial Gross floor area _____
- Industrial Gross floor area _____
- Other Gross floor area _____
- C. Total Project acreage 10.39 Total lots 47 Smallest proposed lot 5,087 sf

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

234-160-25-00	

Thomas Guide. Page 1130 Grid B3
830 Idaho Ave
Project address Street
North County Metro 92025
Community Planning Area/Subregion Zip

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

Applicant's Signature: [Signature] Date: 10-10-24
Address: 9815 Mira Mesa Blvd 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: Esccondido Fire Department Sta 7

Indicate the location and distance of the primary fire station that will serve the proposed project:
1220 n Ash St Esccondido CA 92027 2.3 miles

- 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 6 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.

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: Lalnakarekhe Deputy Fire Marshal Phone: 760-839-5415 Date: 11/20/24

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 - SEWER
ZONING DIVISION

Please type or use pen

Touchstone Communities, LLC 858-586-0414
 Owner's Name Phone
 9815 Mira Mesa Blvd
 Owner's Mailing Address Street
 San Diego CA 92131
 City State Zip

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

S

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 _____ 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)

234-160-25-00	

- B. Residential Total number of dwelling units 42
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

Thomas Guide Page 1130 Grid B3
 830 Idaho Ave
 Project address Street
 North County Metro 92025
 Community Planning Area/Subregion Zip

C. Total Project acreage 10.39 Total lots 47 Smallest proposed lot 5700

- 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: 10-10-24
 Address: 9815 Mira Mesa Blvd 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 City of Escondido Service area N/A

- 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: 8
 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? 1,050 Ft.

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] Kyle Morgan, Interim Director of Utilities 760-839-6290 ext. 7017 7/23/2025
 Print Name and Title Phone 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 to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

SDC PDS RCVD 08-04-25

TM5657





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

Please type or use pen

Touchstone Communities, LLC	858-586-0414	ORG _____	W
Owner's Name	Phone	ACCT _____	
9815 Mira Mesa Blvd		ACT _____	
Owner's Mailing Address	Street	TASK _____	
San Diego	CA 92131	DATE _____	
City	State Zip	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 _____ to _____ zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other _____
- B. Residential Total number of dwelling units 42
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 10.39 Total number of lots 47
- 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)

234-160-25-00	

Thomas Guide Page 1130 Grid B3
 830 Idaho Ave
 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: [Signature] Date: 10-10-24
 Address: 9815 Mira Mesa Blvd 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: City of Escondido Service area Clearwell Zone
- 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: _____
 District has specific water reclamation conditions which are attached. Number of sheets attached: 8
 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: [Signature] Print Name Kyle Morgan
 Print Title Interim Director of Utilities Phone 760-839-6290 ext.7017 Date 7/23/2023

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

SDC PDS RCVD 08-04-25
TM5657





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 Communities, LLC	858-586-0414		Sc
Owner's Name	Phone		
9815 Mira Mesa Blvd			
Owner's Mailing Address	Street		
San Diego	CA	92131	
City	State	Zip	

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 42
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

D. Total Project acreage 10.39 Total number lots 47

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

234-160-25-00	

Thomas Guide Page 1130 Grid B3
 830 Idaho Ave
 Project address Street
 North County Metro 92025
 Community Planning Area/Subregion Zip

Applicant's Signature: [Signature] Date: 10.10.2024
 Address: 9815 Mira Mesa Blvd, 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**

District Name: Escondido Union High School District
 Escondido Union School District

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____
 Junior/Middle: _____ miles: _____
 High school: Orange Glen High School, 2200 Glenridge Rd. Escondido, CA 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.

[Signature] Amanda Phillips
 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





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 Communities, LLC 858-586-0414
 Owner's Name Phone

9815 Mira Mesa Blvd
 Owner's Mailing Address Street

San Diego CA 92131
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

Sc
 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

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 42
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

D. Total Project acreage 10.39 Total number lots 47

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

234-160-25-00	

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 North County Metro 92025
 Community Planning Area/Subregion Zip

Applicant's Signature: [Signature] Date: 10.10.2024
 Address: 9815 Mira Mesa Blvd, 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

FACILITIES PLANNING & CONSTRUCTION
 District Name: CONDADO UNION SCHOOL DISTRICT If not in a unified district, which elementary or high school district must also fill out a form? EUHSD

Indicate the location and distance of proposed schools of attendance.
 Elementary: 5050 ALDERGROVE AVENUE LR GREEN miles: 2.5
 Junior/Middle: CONDADO, CA 92029 BEAR VALLEY miles: 2.3
 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: [Signature] Print Name: CINDY KROON
 Print Title: Adm Analyst II Phone: 760-437-2400

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 100 San Diego, CA 92123