



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

Please type or use pen

Wohlford Land Company, LLC 760-753-5252
 Owner's Name Phone
 P.O. Box 5005 #17
 Owner's Mailing Address Street
 Rancho Santa Fe CA 92067
 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 Tentative Parcel Map

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

241-140-02	241-140-02
241-140-02	241-140-02
241-140-02	241-140-02
241-140-02	241-140-02

- B. ☒ Residential Total number of dwelling units 1
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 51.2 Total lots 2 Smallest proposed lot 2.91

Thomas Guide. Page _____ Grid _____

2000 Oro Verde

Project address Street

None 92025

Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: _____

Address: P.O. Box 5005 #17, Rancho Santa Fe, CA 92067 Phone: 760-753-5252

(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: Escandido Fire Department

Indicate the location and distance of the primary fire station that will serve the proposed project:
Fire Station 4, 3301 Bear Valley Pkwy - 3.1 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 5 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

Print Name and Title

Phone

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

Sc

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Wohlford Land Company, LLC 760-753-5252
 Owner's Name Phone
 P.O. 5005, #17
 Owner's Mailing Address Street
 Rancho Santa Fe CA 92067
 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

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 Tentative Parcel Map _____

C. ☒ Residential Total number of dwelling units 1
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☒ Total Project acreage 51.2 Total number lots 2

Applicant's Signature: _____ Date: _____
 Address: 2000 Oro Verde Phone: _____

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

241-140-02	

Thomas Guide Page _____ Grid _____
 Project address _____ Street _____
 Community Planning Area/Subregion _____ Zip _____

SECTION 2. FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

FACILITIES PLANNING & CONSTRUCTION
ESCONDIDO UNION SCHOOL DISTRICT
2310 ALDERGROVE AVENUE
ESCONDIDO, CA 92029

District Name: _____
 Indicate the location and distance of proposed schools of attendance.

Elementary: LR Green miles: 3.95
 Junior/Middle: Bar Valley miles: 3.95
 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.

FACILITIES DEPARTMENT

Cindy Kroon
 Authorized Signature Print Name
Adm. Analyst II 760-432-2195 8/12/2022
 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

<i>Please type or use pen</i> (Two forms are needed if project is to be served by separate school districts)		Sc
Wohlford Land Company, LLC	760-753-5252	ORG _____
Owner's Name	Phone	ACCT _____
P.O. 5005, #17		ACT _____
Owner's Mailing Address	Street	TASK _____
Rancho Santa Fe	CA 92067	DATE _____
City	State Zip	ELEMENTARY _____
		HIGH SCHOOL _____
		UNIFIED _____
<i>DISTRICT CASHIER'S USE ONLY</i>		

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

<p>A. LEGISLATIVE ACT</p> <p><input type="checkbox"/> Rezones changing Use Regulations or Development Regulations</p> <p><input type="checkbox"/> General Plan Amendment</p> <p><input type="checkbox"/> Specific Plan</p> <p><input type="checkbox"/> Specific Plan Amendment</p> <p>B. DEVELOPMENT PROJECT</p> <p><input type="checkbox"/> Rezones changing Special Area or Neighborhood Regulations</p> <p><input type="checkbox"/> Major Subdivision (TM)</p> <p><input type="checkbox"/> Minor Subdivision (TPM)</p> <p><input type="checkbox"/> Boundary Adjustment</p> <p><input type="checkbox"/> Major Use Permit (MUP), purpose: _____</p> <p><input type="checkbox"/> Time Extension... Case No. _____</p> <p><input type="checkbox"/> Expired Map... Case No. _____</p> <p><input checked="" type="checkbox"/> Other <u>Tentative Parcel Map</u></p> <p>C. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>1</u></p> <p><input type="checkbox"/> Commercial Gross floor area _____</p> <p><input type="checkbox"/> Industrial Gross floor area _____</p> <p><input type="checkbox"/> Other Gross floor area _____</p> <p>D. <input checked="" type="checkbox"/> Total Project acreage <u>51.2</u> Total number lots <u>2</u></p>	<p>Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width:100%"><tr><td style="text-align:center">241-140-02</td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table> <p>Thomas Guide Page _____ Grid _____</p> <p>Project address _____ Street _____</p> <p>Community Planning Area/Subregion _____ Zip _____</p>	241-140-02							
241-140-02									

Applicant's Signature: _____ Date: _____

Address: _____ Phone: _____

(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

<p>Escondido Union High School District</p> <p>District Name: _____</p>	<p>If not in a unified district, which elementary or high school district must also fill out a form?</p> <p>Escondido Union School District</p>
<p>Indicate the location and distance of proposed schools of attendance.</p> <p>Elementary: _____ miles: _____</p> <p>Junior/Middle: _____ miles: _____</p> <p>High school: <u>Orange Glen High School</u> miles: <u>2.6</u></p> <p><input type="checkbox"/> This project will result in the overcrowding of the <input type="checkbox"/> elementary <input type="checkbox"/> junior/school <input type="checkbox"/> high school. (Check)</p> <p><input checked="" type="checkbox"/> Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.</p> <p><input checked="" type="checkbox"/> Project is located entirely within the district and is eligible for service.</p> <p><input type="checkbox"/> The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.</p>	
<p> Authorized Signature</p> <p>Assistant Superintendent, Business Services</p> <p>Print Title</p>	<p>Amanda Phillips</p> <p>Print Name</p> <p>(760) 291-3210</p> <p>Phone</p>

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)

SDC PDS RCVD 11-30-22
TPM21323



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

Please type or use pen		
Wohlford Land Company, LLC	760-753-5252	ORG _____
Owner's Name	Phone	ACCT _____
P.O. Box 5005 #17		ACT _____
Owner's Mailing Address	Street	TASK _____
Rancho Santa Fe	CA 92067	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 Tentative Parcel Map _____

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

240-140-02	240-140-02
240-140-02	240-140-02
240-140-02	240-140-02
240-140-02	240-140-02

- B. ☒ Residential Total number of dwelling units¹ _____

☐ Commercial Gross floor area _____

☐ Industrial Gross floor area _____

☐ Other Gross floor area _____

- C. ☒ Total Project acreage 51.2 Total number of lots² _____

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

Thomas Guide Page _____ Grid _____
2000 Oro Verde Road
Project address Street
NONE 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: _____
Address: P.O. 5005 #17, Rancho Santa Fe, CA 92067 Phone: 760-753-5252

(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 Reed

- 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: 1
☐ 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: Laurie Gordon Print Name Laurie Gordon
Print Title Associate Engineer Phone 760-839-6290x7040 Date 9-1-22

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
Associate Engineer
Construction and Engineering
1521 South Hale Avenue, Escondido, CA 92029
Phone: 760-839-6290 x 7040 Fax: 760-738-5168

September 1, 2022

Wohlford Land Company, LLC
PO Box 5005 #17
Rancho Santa Fe, CA 92067

Subject: Water Service Availability for San Diego County – Oro Verde Road) APN 241-140-02)

Dear Sir or Madam:

The City of Escondido received the attached Water Availability form for APN 241-140-02. The project site is located within the County of San Diego east of Oro Verde Road, west of Cloverdale Road, and South of Vista Lucia. The project consists of a proposal to subdivide the parcel into two lots and construct one residential dwelling unit. 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. If Fire requires a new fire hydrant(s) for the project, a water main extension may be required. The fire hydrants shall be installed at locations approved by the Fire Marshall and shall come off of a minimum 8" public water main.
2. A Public Utility Easement shall be granted to the City of Escondido for any proposed public potable waterlines on private property. The easement shall include all fire hydrants, water meters and other public appurtenances.

If you have any additional questions, please feel free to contact me at (760) 839-6299 x 7040

Sincerely,

A handwritten signature in cursive script that reads "Laurie Gordon".

Laurie Gordon
Associate Engineer