



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)

Eden Hills Project Owner, LLC 760-944-7511  
 Owner's Name Phone

2235 Encinitas Blvd., suite 216  
 Owner's Mailing Address Street

Encinitas CA 92024  
 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 326  
 Commercial ..... Gross floor area \_\_\_\_\_  
 Industrial ..... Gross floor area \_\_\_\_\_  
 Other ..... Gross floor area \_\_\_\_\_

**D.**  Total Project acreage 238 Total number lots 326

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

232-020-055	228-313-13
232-492-01	232-313-14
232-500-18 to 24	232-013-01 to 03

Thomas Guide Page 1129 Grid B, 2,3,4  
 3240 Mt. Whitney Road  
 Project address Street  
 San Dieguito Planning Group 92091  
 Community Planning Area/Subregion Zip

Applicant's Signature: \_\_\_\_\_ Date: 2/21/2018  
 Address: 2235 Encinitas Blvd., suite 216, Encinitas, CA 92024 Phone: 760-944-7511  
 (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  
 If not in a unified district, which elementary or high school district must also fill out a form?  
 Escondido Union School District

Indicate the location and distance of proposed schools of attendance.

Elementary: \_\_\_\_\_ miles: \_\_\_\_\_  
 Junior/Middle: \_\_\_\_\_ miles: \_\_\_\_\_  
 High school: San Pasqual High School miles: 9

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: \_\_\_\_\_ Michael Simonson  
 Print Title: Asst. Superintendent Business Services Print Name: (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

BOARD OF EDUCATION

## District Service Center

302 North Midway Drive • Escondido, CA 92027-2741  
Telephone (760) 291-3200 • FAX (760) 480-3163  
Steve Boyle, Superintendent

Bill Durney  
Christi Knight  
Jon Petersen  
Tina Pope  
Dane White

February 22, 2018

Eden Hills Project Owner, LLC  
2235 Encinitas Blvd., Suite #216  
Encinitas, CA 92024

RE: Eden Hills Porject (Parcel #'s 232-020-055, 232-492-01, 232-500-18 to 24, 228-313-13, 14,  
232-013-01 to 03))  
Address: 3240 Mt. Whitney Rd, Escondido, CA

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 2017-2018 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. Transportation is provided for special education students if required through their Individual Education Plan.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Simonson".

Mike Simonson  
Assistant Superintendent  
Business Services



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)

Eden Hills Project Owner, LLC Phone 760-944-7511

Owner's Name Phone

2235 Encinitas Blvd., suite 216 Street

Owner's Mailing Address

Encinitas CA 92024

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

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 326

- Commercial ..... Gross floor area \_\_\_\_\_
- Industrial ..... Gross floor area \_\_\_\_\_
- Other ..... Gross floor area \_\_\_\_\_

D.  Total Project acreage 288 Total number lots 326

Applicant's Signature: \_\_\_\_\_ Date: 2/21/2018

Address: 2235 Encinitas Blvd., suite 216, Encinitas, CA 92024 Phone: 760-944-7511

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

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

232-020-055	228-313-13
232-492-01	232-313-14
232-500-18 to 24	232-013-01 to 03

Thomas Guide Page 1129 Grid B 2, 3, 4  
 3240 Mt. Whitney Rd.  
 Project address Street  
San Dieguito Planning Group 92091  
 Community Planning Area/Subregion Zip

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

District Name: 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

Indicate the location and distance of proposed schools of attendance.

Elementary: Rock Springs miles: 3.48

Junior/Middle: Del Dios miles: 2.47

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 2/22/2018

Administrative Analyst II Print Name 760-432-2195

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



PLANNING & CONSTRUCTION  
 ESCONIDO UNION SCHOOL DISTRICT  
 110 ALDERGROVE AVENUE  
 ESCONIDO, CA 92029





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

Please type or use pen

Eden Hills Project Owner LLC  
 Owner's Name Phone 760.944.7511

2235 Encinitas Blvd, Ste 216  
 Owner's Mailing Address Street

Encinitas CA 92024  
 City State Zip

ORG \_\_\_\_\_ S  
 ACGT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE \_\_\_\_\_ AMT \$ \_\_\_\_\_

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)

232.013.02	228.313.13
232.013.03	228.315.18 232.492.01
232.020.55	232.500.18, 19, 20, 21, 22, 23
232.492.01	232.031.41

B.  Residential Total number of dwelling units 390  
 Commercial Gross floor area \_\_\_\_\_  
 Industrial Gross floor area \_\_\_\_\_  
 Other Gross floor area \_\_\_\_\_

C. Total Project acreage 255 Total lots 390 Smallest proposed lot 5000  
 Thomas Guide Page 1129 Grid B 2, 3, 4  
 Project address 3240 Mt Whitney Rd Street  
 San Dieguito Plan Group Community Planning Area/Subregion Zip 92091

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: 2-21-14  
 Address: 2235 Encinitas Blvd, Ste 216, Encinitas, CA 92024 Phone: 760.944.7511  
 (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 San Diego County Sanitation District 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: (Conditional-See Attachment)  
 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: \_\_\_\_\_  
 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 Signatory [Signature] Daniel S. Brogan Pilot Name and Title (858) 694-2714 3/10/14 Phone Date  
 OPW MANAGER

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 Counsel, 5510 Overland Ave. Suite 110 San Diego, CA 92123



PDS-398S (Rev. 09/21/2012)

SDC PDS RCVD 05-15-14  
 SP13-001, GPA13-001,  
 STP13-003, TM5575,  
 REZ13-001, ER13-08-002



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

Please type or use pen

Eden Hills Project Owner, LLC 760-944-7511  
 Owner's Name Phone

2235 Encinitas Boulevard, Suite 210  
 Owner's Mailing Address Street

Encinitas CA 92024  
 City State Zip

ORG: \_\_\_\_\_  
 AGENT: \_\_\_\_\_  
 ACT: \_\_\_\_\_  
 TASK: \_\_\_\_\_  
 DATE: \_\_\_\_\_ 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 \_\_\_\_\_ zoning  
 Major Use Permit (MUP) purpose: \_\_\_\_\_  
 Time Extension Case No. \_\_\_\_\_  
 Expired Map Case No. \_\_\_\_\_  
 Other: \_\_\_\_\_

B  Residential Total number of dwelling units 326  
 Commercial Gross floor area \_\_\_\_\_  
 Industrial Gross floor area \_\_\_\_\_  
 Other Gross floor area \_\_\_\_\_

Total Project acreage 239 Total lots 326 Smallest proposed lot 5,000

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

228-313-13	232-020-55
232-013-01	232-492-01
232-013-02	232-500-18
232-013-03	Thru 24

Thomas Guide Page 1129 Grid 8.23A  
 3240 Mount Whitney Road  
 Project address Street  
 San Diegoito Planning Group 92091  
 Community Planning Area-Subregion Zip

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

Applicant's Signature: *[Signature]* Date: 7/19/2016  
 Address: 2235 Encinitas Boulevard, Suite 210, Encinitas, CA 92024 Phone: 760-944-7511  
 (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: \_\_\_\_\_  
 Indicate the location and distance of the primary fire station that will serve the proposed project: \_\_\_\_\_

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 4-6 minutes  
 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.**

Within the proposed project 150 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.

*[Signature]* *[Signature]* DIV. Chief / Fire Marshal (760) 744-1050 7/20/16  
 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 92121



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

Please type or use pen

Eden Hills Project Owner, LLC Owner's Name	760-944-7511 Phone	ORG _____	<b>W</b>
2235 Encinitas Boulevard, Suite 216 Owner's Mailing Address	Street	ACCT _____	
Encinitas City	CA 92024 State Zip	ACT _____	
		TASK _____	
		DATE _____ 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 326  
 Commercial Gross floor area \_\_\_\_\_  
 Industrial Gross floor area \_\_\_\_\_  
 Other Gross floor area \_\_\_\_\_

C.  Total Project acreage 239 Total number of lots 326

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)	
228-313-13	232-020-55
232-013-01	232-492-01
232-013-02	232-500-18
232-013-03	<u>Thru-24</u>

Thomas Guide Page 1129 Grid B,2,3,4  
 3240 Mount Whitney Rd.  
 Project address Street  
San Dieguito Planning Group 92091  
 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 5/31/2016  
 Address: 2235 Encinitas Boulevard, Suite 216 Encinitas CA Phone: 760-944-7511

(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: Rincon del Diablo Municipal Water District Service area: Imperial District (1)

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: \_\_\_\_\_  
 District will submit conditions at a later date.

D.  How far will the pipeline(s) have to be extended to serve the project? Further design required

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: Chint Baze  
 Print Title: Director of Engineering Ops Phone: 760-745-5522 Date: 6-20-2016

**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