

Attachment P – Service Availability Forms



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

Please type or use pen

RCS Harmony Partners LLC 619.930.5435
 Owner's Name Phone
2305 HISTORIC DECATUR ROAD SUITE 100
 Owner's Mailing Address Street
SAN DIEGO, CA CA 92106
 City State Zip

ORG _____
 ACCT _____
 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 A-70 and RR to SBR zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☒ Other GPA
- B. ☒ Residential... Total number of dwelling units 453
☐ Commercial... Gross floor area _____
☐ Industrial... Gross floor area _____
☐ Other... Gross floor area _____

Assessor's Parcel Number(s)
(Add extra if necessary)235-011-06-00238-021-08-00238-021-09-00238-021-10-00

Thomas Guide. Page _____ Grid _____

- C. Total Project acreage
- 11.0
- Total lots
- 242
- Smallest proposed lot
- 0.03 ACRES

Project address _____ Street _____

Community Planning Area/Subregion _____ Zip _____

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

Applicant's Signature: _____ Date: 6.15.16Address: 2305 HISTORIC DECATUR ROAD (See above) Phone: 619.930.5435

(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: Rancho Santa Fe Fire Protection District

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

2604 Overlook Point Dr., 1.3 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 2.85 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 _____ 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: _____ Tony J. Michel, Fire Chief (898) 756-5971 6-16-16
 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



PDS-399F (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)

Sc

David Kovach, ROC Harmony Partners (949) 300-6742

Owner's Name

Phone

Kovach Group of Companies 2305 Historic Decatur
 Owner's Mailing Address Street Road Suite 100

San Diego

CA

9206

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)

<u>235-011-06</u>	
<u>238-021-08</u>	
<u>238-021-09</u>	
<u>238-021-10</u>	

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 1129 Grid C7

south of Harmony Grove Road & east of Country Club Drive

Project address Street

San Dieguito Community Plan/Harmony Grove 92029

Community Planning Area/Subregion Zip

- C. ☒ Residential Total number of dwelling units 453
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☐ Total Project acreage 111 Total number lots 1

Applicant's Signature: [Signature] Date: _____

Address: 2305 Historic Decatur Road Suite 100 Phone: (949) 300-6742

(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?

District Name:

Escondido Union High School District

Indicate the location and distance of proposed schools of attendance.

Elementary: Bernardo School miles: 4.7

Junior/Middle: Del Dios Academy of Arts & Sciences miles: 2.9

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 2/5/2015

Cindy L. Kroon

Authorized Signature

Print Name

Administrative Analyst

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





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)

David Kovach, ROG Harmony Partners (949) 300-6742
 Owner's Name Phone
 Kovach Group of Companies 2305 Historic Decatur
 Owner's Mailing Address Street Road Suite 100
 San Diego CA 9206
 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)

235-011-06

238-021-08

238-021-09

238-021-10

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 1129 Grid C7

south of Harmony Grove Road & east of Country Club Drive
 Project address Street

San Dieguito Community Plan/Harmony Grove 92029
 Community Planning Area/Subregion Zip

- C. ☒ Residential Total number of dwelling units 453
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- D. ☐ Total Project acreage 111 Total number lots 1

Applicant's Signature: David Kovach Date: _____

Address: 2305 Historic Decatur Road Suite 100 Phone: (949) 300-6742

(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 Dist. Escondido Union School Dist.
 If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____

Junior/Middle: _____ miles: _____

High school: SAN PASQUAL HIGH SCHOOL miles: 7.8 mi

- ☒ 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: MICHAEL SIMONSON

Print Title: ASST. Supt. Business Services Phone: 760-291-3210

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 - SEWER
 ZONING DIVISION

2015-10

Please type or use pen

David Kovach, RGS Harmony Partners, LLC (949) 300-6742

Owner's Name Phone

Kovach Group of Companies 2305 Historic District Road

Owner's Mailing Address Street Suite 100

San Diego CA 92106

City State Zip

ORG _____

ACCT _____

ACT _____ DPWWWDPOSSAL

TASK _____

DATE _____ AMT \$ 15⁰⁰

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 A70 & RR to S88 zone
- ☐ Major Use Permit (MUP), purpose: _____
- ☐ Time Extension...Case No. _____
- ☐ Expired Map...Case No. _____
- ☒ Other GPA from SR0.5 to VR10.9 and SR0.5

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

235-011-06

238-021-08

238-021-09

238-021-10

- B. ☒ Residential Total number of dwelling units 453
- ☐ Commercial Gross floor area _____
- ☐ Industrial Gross floor area _____
- ☐ Other Gross floor area _____

C. Total Project acreage 111 Total lots _____ Smallest proposed lot _____

- D. Is the project proposing its own wastewater treatment plant? ☒ Yes ☐ No
- Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

Thomas Guide Page 1129 Grid C7

south of Harmony Grove Road & east of Country Club Drive

Project address Street

San Delguito Community Plan/Harmony Grove 92029

Community Planning Area/Subregion Zip

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: Jeff Bosway Date: _____

Address: 2305 Historic Decatur Road Suite 100 Phone: (949) 300-6742

(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 Service area _____

SANITATION DISTRICT

- 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):

* AVAILABLE SUBJECT TO ATTACHED CONDITIONS.

- 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.

Jeff Bosway JEFF BOSWAY - UNIT MGR. (8) 694-2711 3/3/15

Authorized Signature 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



Kovach Group, Harmony Partners LLC
Sewer Availability Form
Residential 453 DU
APNs: 235-011-06, 238-021-08, 09, 10
March 3, 2015

Page 1 of 1

ATTACHMENT

Sewer facilities to serve the project may be available subject to the following conditions:

1. Applicant must identify and evaluate all potential sewer service providers/agencies and demonstrate that the San Diego County Sanitation District ("District") is the superior preferred alternative based on economic and operational considerations.
2. Project must be annexed into the District and its Sphere of Influence by the Local Agency Formation Commission (LAFCO) in conformance with the California Government Code.
3. District approval of a project sewer study that addresses, at a minimum, the following elements: estimated sewage generation; identification of all required wastewater collection, treatment/reclamation, and storage facilities; preliminary design and layout of the facilities; identification of all costs associated with on-going maintenance and operation of the facilities; and financial analysis demonstrating how on-going facility costs could be funded by revenue generated from within the project without charging unreasonable fees to customers, as determined by the District.
4. Applicant will be responsible to fund and construct required facilities; to fund all plans, designs, and required studies; to obtain and pay for all necessary regulatory and operational permits; and to pay all costs associated with easement acquisition, annexation into the District, and any necessary agreements/improvements required by other agencies.
5. Applicant will also be responsible for all future conditions that may be placed on the project, including but not limited to: submission of facility plans, construction plans, and permitting plans, all to the satisfaction of the District.
6. Applicant must satisfy all conditions of map approval and improvement agreements, including construction by the developer and acceptance by the District of any necessary on-site or off-site sewerage facilities, property, and easements.



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

Please type or use pen

David Kovach, RCG Harmony Partners, LLC (949) 300-6742

Owner's Name

Phone

Kovach Group of Companies 2305 Historic Decatur

Owner's Mailing Address

Street Road Suite 100

San Diego

CA

92106

City

State

Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

W

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 A70 & RR to S88 zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other GPA from SR0.5 to VR10.9 and SR0.5

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

235-011-06

238-021-08

238-021-09

238-021-10

- B. ☒ Residential Total number of dwelling units 453
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. ☒ Total Project acreage 111 Total number of lots _____

- 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 1129 Grid C7

south of Harmony Grove Road & east of Country Club
Project address StreetSan Dieguito Community Plan/Harmony Grove
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: DAVID KOVACH

Date: 1/21/15

Address: 2305 Historic Decatur Road Suite 100

Phone: (949) 300-6742

(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 MWD Service area: ID-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. See attached letter

- D. ☒ How far will the pipeline(s) have to be extended to serve the project? Subject to analysis and looping reqs.

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: Randy Whitmann

Print Name Randy Whitmann

Print Title Senior Engineer

Phone 760 745 5522

Date 1/30/15

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



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

Board of Directors

Dr. Gregory M. Quist, President
David A. Drake, Vice President
Diana L. Towne, Treasurer
James B. Murtland, Director
David L. Draper, Director



*A Public Agency Serving the
Greater Escondido Valley Since 1954*

General Manager

Greg Thomas

Board Secretary

Thomas Butler

General Counsel

Redwine and Sherrill

January 30, 2015

County of San Diego
Planning & Development Services
Zoning Counter
5510 Overland Ave., Ste. 110
San Diego, CA 92123

Reference: Project Facility Availability – Water
David Kovach, RCS Harmony Partners, APN 235-011-06, 238-021-08, 09 & 10

Gentlemen:

The above referenced project lies within the Rincon Del Diablo Municipal Water District's (Rincon's) Improvement District 1 (ID 1) service area. At this time, it is eligible to receive water for fire and normal domestic use following completion of the required facilities, in accordance with all District Rules and Regulations.

Please be advised that in response to critical water issues throughout the State, on August 11, 2014, the Board of Directors of Rincon issued a mandatory Level 2 Drought Alert as defined in the Drought Response Plan (Ordinance No. 08-120) and as amended in Resolution No. 14-04. The amended Resolution provides that at this time, Rincon will not suspend consideration of water availability certifications for all commercial projects and residential projects of more than one home, but may consider that action at a later date. If the current drought continues, Rincon may be forced to re-evaluate the Level 2 Drought Alert and impose further restrictions such as the suspension of new potable water availability certifications and rescinding outstanding certifications. Therefore, Rincon will re-evaluate water availability for this project at the time the plans are submitted and we are requested to determine requirements necessary to serve the project. The drought levels in Rincon's Drought Response Plan support those set by our wholesaler, the San Diego County Water Authority.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Whitmann", with a stylized flourish at the end.

Randy Whitmann
Senior Engineer

Board of Directors

David A. Drake, President
Diana L. Towne, Vice President
James B. Murtland, Treasurer
Dr. Gregory M. Quist, Director
Erin R. Lump, Director



*A Public Agency Serving the
Greater Escondido Valley Since 1954*

ATTACHMENT P

General Manager
Greg Thomas

General Counsel
Redwine and Sherrill

August 20, 2015

County of San Diego
Planning & Development Services
Zoning Counter
5510 Overland Ave., Ste. 110
San Diego, CA 92123

Subject: Project Facility Availability – Water
David Kovach, RCS Harmony Partners, APN 235-011-06, 238-021-08, 09 & 10

As you are aware, the Rincon del Diablo Municipal Water District (Rincon) filled out a Project Water Facility Availability Form for the subject project and included comments via an attached letter dated January 30, 2015 (January letter). Because of the continuing drought conditions, the County has requested that Rincon provide an update to the January letter. This letter, along with the January letter, shall provide our collective comments on the project.

On April 1, 2015, the Governor issued Executive Order B-29-15 proclaiming a continued state of drought emergency and mandated a 25% reduction in water use across the State. He further tasked the State Water Resources Control Board to develop guidance and regulations to obtain the 25% reduction.

The January letter referenced Rincon being in a mandatory Level 2 Drought Alert, where the district was not suspending the installation of new water meters for projects. Since the issuance of the Governor's Order, Rincon remains in a Level 2 Drought Alert but the ordinance has been modified where the availability of meters for projects are to be considered on a case-by-case basis. Therefore, the ability to serve this project will still depend on the drought conditions when the project is submitted for approval and will depend on restrictions placed by our water wholesalers, Metropolitan Water District and the San Diego County Water Authority, and subsequent actions by Rincon's Board of Directors.

We appreciate the opportunity to update our comments. If you have any questions or require additional information, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Whitmann", with a long horizontal flourish extending to the right.

Randy Whitmann, Senior Engineer