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# **APPENDIX N**

## **PROJECT FACILITY AVAILABILITY FORMS**

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Fenway Capital Advisors (858) 880-4277  
 Owner's Name Phone  
 674 Via de la Valle, Suite 310  
 Owner's Mailing Address Street  
 Solana Beach CA 92075  
 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)  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 Design Review Permit, Boundary Adjustment & Coastal Development Permit

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

2	1	6	0	4	1	0	6
2	1	6	0	4	1	2	0
2	1	6	0	4	1	2	1

- B.  Residential . . . Total number of dwelling units 94 units
- Commercial . . . Gross floor area 18,262 s.f.
- Industrial . . . Gross floor area \_\_\_\_\_
- Other . . . . . Gross floor area 30 hotel rooms

Thomas Bros. Page \_\_\_\_\_ Grid \_\_\_\_\_

C. Total Project acreage 3.79 Total number of lots 3

Project address 1900, 1950 & 2100 N Coast Hwy 101  
 Street

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

Comm. Advisory Board Area \_\_\_\_\_

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: \_\_\_\_\_ Date: 2/2/2021

Address: 27127 Calle Arroyo, Suite 1904, San Juan Capistrano, CA 92675 Phone: (949) 661-6695 ext. 224

(On completion of above, present to the sewer district to establish facility availability. Section 2 below)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Leucadia Wastewater District Service area Encinitas

- 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 attached: \_\_\_\_\_
- 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? N/A

Date: 2/2/21 Expiration date: 2/2/22 (One year from date of issuance unless district indicates otherwise)

Authorized signature: [Signature] Print name: Ian Riffel

Print title: Field Services Specialist Phone: (760) 753-0155

NOTE: 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 the Zoning Counter at the Planning &

PROJECT FACILITY AVAILABILITY FORM - City of Encinitas

WATER



Please type or use pen

Fenway Capital Advisors (858) 880-4277  
 Owner's Name Phone  
 674 Via de la Valle, Suite 310  
 Owner's Mailing Address Street  
 Solana Beach CA 92075  
 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 \_\_\_\_\_ to \_\_\_\_\_ zone.
- Major Use Permit (MUP), purpose: \_\_\_\_\_
- Time Extension... Case No. \_\_\_\_\_
- Expired Map... Case No. \_\_\_\_\_
- Other Design Review Permit, Boundary Adjustment & Coastal Development Permit

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

2	1	6	0	4	1	0	6
2	1	6	0	4	1	2	0
2	1	6	0	4	1	2	1

- B.  Residential ..... Total number of dwelling units 94 units
- Commercial ..... Gross floor area 18,262 s.f.
- Industrial ..... Gross floor area \_\_\_\_\_
- Other ..... Gross floor area 30 hotel rooms

Thomas Bros. Page \_\_\_\_\_ Grid \_\_\_\_\_  
 1900, 1950 & 2100 N Coast Hwy 101  
 Project address Street 92024  
 Community Planning Area/Subregion Zip

C. Total Project acreage 3.79 Total number of lots 3

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

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: 2/2/2021  
 Address: 27127 Calle Arroyo, Suite 1904, San Juan Capistrano, CA 92675 Phone: (949) 661-6695 ext. 224

(On completion of above, present to the water district to establish facility availability, Section 2 below)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name San Dieguito Water District Service area Encinitas, CA

- 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? \_\_\_\_\_

Date: 2/2/2021 Expiration date: 2/2/2022 (One year from date of issuance unless district indicates otherwise.)

Authorized signature: \_\_\_\_\_ Print name: Christina Olson

Print title: Associate Engineer Phone: (760) 633-2792

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Planning & Community Development Dept., 505 S. Vulcan Ave., Encinitas, CA 92024



Project # 300000360971  
Job # 300000368672

2/5/2021

Fenway Capital Advisors  
Mike Jensen  
674 Via de la Valle, Suite 310  
Solana Beach, CA 92075

Dear Mike Jensen:

Subject: Encinitas Mixed Use (AD) at 1950 N Highway 101, Encinitas

In accordance with SDG&E "RULES FOR THE SALE OF ELECTRIC ENERGY" and "RULES OF THE SALE OF GAS", filed with and approved by the California Public Utilities Commission, gas and electric facilities can be made available to 1950 N Highway 101, Encinitas.

If purchaser is to pay any cost for the installation and/or extension of utility service, the costs will be calculated in conformance with our extension and service rules.

Evidence of financial arrangements for the installation of gas and electricity can be obtained from the developer and/or owner based on correspondence from SDG&E on this project.

Our ability to serve future projects in our service territory will depend on the supply of fuel and other essential materials available to us and on our obtaining government authorization to construct the facilities required.

#### Online Portal & Contact Information

Did you know you can access your Planner's contact information and track the progress of your project on the new [SDG&E Builder Services Portal](#)? Visit [sdge.com/builder-portal](http://sdge.com/builder-portal) and have your Project #: 300000360971 and Access Code: 092552.

We appreciate your business and hope you are very satisfied with our service. If I may be of further assistance or should you have any non-construction-related questions (easements, charges, etc.), please call me or your Project Support Coordinator at the number below. Our office hours are 7:00 a.m. to 4:00 p.m., Monday through Friday. For additional information, visit [sdge.com/builder-services](http://sdge.com/builder-services).

Sincerely,

*Rosie Matanane*

Rosie Matanane  
Project Planner III  
(760) 480-7728

February 3, 2021

**Board of Trustees**

Emily Andrade  
Gregg Sonken  
Marla Strich  
Marlon Taylor  
Jodie Williams

Fenway Capital Advisors  
Attn: Mike Jensen  
674 Via de la Valle, Suite 310  
Solana Beach, CA 92075  
mjensen@fenwayca.com

**Superintendent**

Andrée Grey, Ed.D.

Dear Mr. Jensen:

**Assistant  
Superintendents**

Amy Illingworth, Ed.D.  
Educational Services

This letter is in response to your request for information on our school district's attendance areas for "Marea Village". This ninety-four unit apartment project is located at 1900 and 1950 N Coast Highway 101, Encinitas, CA.

Angelica Lopez, Ed.D.  
Administrative Services

This development is within Paul Ecke Elementary School boundary, a K – 6<sup>th</sup> grade school located at 185 Union Street, Encinitas, CA 92024. Their phone number is (760) 944-4323. Paul Ecke Elementary is approximately 1.80 miles away. The district does not provide school bus transportation.

Joseph Dougherty  
Business Services

You and your clients are advised that this project is in a significant growth area. As such, the Board will make adjustments as necessary to provide appropriate housing for students. In addition, fees will be levied in accordance with Government Code Section 53080 or Section 65970 prior to the issuance of building permits.

Sincerely,



Beth Hilton  
Director, Fiscal Services

# San Dieguito

Union High School District

Board of Trustees  
Joyce Dalessandro  
Kristin Gibson  
Beth Hergesheimer  
Melisse Mossy  
Maureen "Mo" Muir

Superintendent  
Robert A. Haley, Ed.D.

710 Encinitas Boulevard, Encinitas, CA 92024  
Telephone (760) 753-6491  
www.sduhsd.net

Facilities Planning & Construction Department

February 5, 2021

Mike Jensen  
Fenway Capital Advisors  
674 Via de la Valle, Suite 310  
Solana Beach, CA 92075

Re: Marea Village  
1099 & 1950 N. Coast Hwy 101, Encinitas  
94 Multi-Units  
216-041-20, 216-041-21, 216-041-06

Dear Mr. Jensen,

This letter is to inform you, on behalf of the San Dieguito Union High School District, that the District will serve the residents of the homes to be constructed in the proposed development.

The San Dieguito Union High School District is experiencing growth and as a general policy, assigns students to schools according to the enclosed attendance boundary policy. However, the District cannot guarantee attendance of students to a specific school within the District from this new development. Students who reside in the development may be reassigned from their original school of enrollment to another school within the District at the beginning of a new school year if student enrollment at the original school exceeds the school's capacity. This policy was ratified by the Governing Board on March 15, 1990 and is in the process of being updated. A copy of this resolution "School Assignments for New Residential Development" is enclosed.

This project is in the Diegueno Middle School and La Costa Canyon High School attendance area.

This development will be subject to all assessments and fees of the District that are in effect at the time that building permits are issued.

Sincerely,



John Addleman  
Executive Director of Planning Services  
Enclosures

**District Site Addresses - San Dieguito Union High School District**

**Canyon Crest Academy**  
5951 Village Center Loop Road  
San Diego, CA 92130  
(858) 350-0253

**Oak Crest Middle School**  
675 Balour Drive  
Encinitas, CA 92024  
(760) 753-6241

**Carmel Valley Middle School**  
3800 Mykonos Lane  
San Diego, CA 92130  
(858) 481-8221

**Pacific Trails Middle School**  
5975 Village Center Loop Road  
San Diego, CA 92130  
(858) 509-1000

**Diegueno Middle School**  
2150 Village Park Way  
Encinitas, CA 92024  
(760) 944-1892

**San Dieguito High School Academy**  
800 Santa Fe Drive  
Encinitas, CA 92024  
(760) 753-1121

**Earl Warren Middle School**  
155 Stevens Avenue  
Solana Beach, CA 92075  
(858) 755-1558

**Sunset High School**  
684 Requeza Street  
Encinitas, CA 92024  
(760) 753-3860

**La Costa Canyon High School**  
One Maverick Way  
(3451 Camino de Los Coches)  
Carlsbad, CA 92009  
(760) 436-6136

**Torrey Pines High School**  
3710 Del Mar Heights Road  
San Diego, CA 92130  
(858) 755-0125

**ATTENDANCE BOUNDARIES**

In order to maintain an equitable balance in the enrollment at each campus, the Board shall establish attendance boundaries for each school in the San Dieguito Union High School District. Boundaries of school attendance areas in the District shall be as follows:

1. Canyon Crest Academy shall be open to a limited number of 9-12 grade students within District boundaries through an open enrollment application process approved by the Board of Trustees.
2. La Costa Canyon High School shall include the boundaries of the Encinitas and Cardiff school districts and the area north of Escondido Creek in Rancho Santa Fe District.
3. San Dieguito High School Academy shall be open to a limited number of 9-12 grade students within District boundaries through an open enrollment application process approved by the Board of Trustees.
4. Torrey Pines High School shall include the boundaries of the Del Mar, Solana Beach and Rancho Santa Fe school districts, with the exception of the area north of Escondido Creek in the Rancho Santa Fe School District.
5. Diegueño Middle School shall include the following portions of the Encinitas Elementary District for grades 7-8:
  - a. East of El Camino Real; south of Olivenhain Road and north of Encinitas Boulevard.
  - b. La Costa east of Rancho Santa Fe Road.
  - c. Leucadia - South of La Costa Avenue; west of El Camino Real; north of Union Street; west of Saxony Road; north of Encinitas Boulevard to the coast; south to Cardiff State Beach and west of Highway 101.
6. Oak Crest Middle School shall include the boundaries of the Cardiff Elementary District and the remainder of the Encinitas Elementary District for grades 7-8.
7. Earl Warren Middle School shall include the boundaries of Del Mar Elementary School District west of Interstate 5, and the Solana Beach Elementary School District, except for that portion of the Solana Beach Elementary School District located in North City West, and the boundary area served by Solana Ranch Elementary.
8. Carmel Valley Middle School shall include the area bounded by land east of Interstate 5 extending to the District's eastern most boundary; and land south of the Carmel Valley Planning Area boundary (generally following Gonzales Canyon) extending to the district's southernmost boundary for grades 7-8, except the boundary areas served by Ashley Falls Elementary, Sycamore Ridge Elementary, and Solana Ranch Elementary.
9. Pacific Trails Middle School shall include the boundary areas of the Del Mar Elementary School District served by Ashley Falls Elementary and Sycamore Ridge Elementary, and the boundary area of the Solana Beach Elementary School District served by Solana Ranch Elementary.

It is the intent of the Board of Trustees to provide equal educational opportunities for all students of the District. In order to avoid duplication of certain costly facilities, some programs will be offered on a single campus and opportunities will be provided for all qualified district students to attend under specified conditions.

The administration is authorized to establish procedures that set forth the conditions under which students may attend classes at a District campus located outside of their assigned attendance boundaries.

Approved by the Governing Board

on 3/15/90

SAN DIEGUITO UNION HIGH SCHOOL DISTRICT

RESOLUTION NO. \_\_\_\_\_ /89-90  
School Assignments For New Residential Development

WHEREAS, the San Dieguito Union High School District is experiencing growth in student enrollment, and

WHEREAS, the majority of the enrollment growth results from new families occupying homes in new residential housing developments, and

WHEREAS, individual school assignments for students in these subdivisions may need to change from year to year, or within a year, at the discretion of the superintendent, and

WHEREAS, the San Dieguito Union High School District Board of Trustees adopted a policy on attendance boundaries for each school,

THEREFORE, BE IT RESOLVED, that the policy of the San Dieguito Union High School District that students enrolling from new residential housing development will be assigned to a specific school, at the time of enrollment, subject to change as school capacity and availability requires.

BOARD OF TRUSTEES

Mary Lou Schultz  
President

David L. Thompson  
Clerk

Mary Anne McCarthy  
Member

Deanna Rich  
Member

William D. Boyl  
Member

March 15, 1990  
Adoption Date

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