
Appendix F
Utility Technical Report



Memo

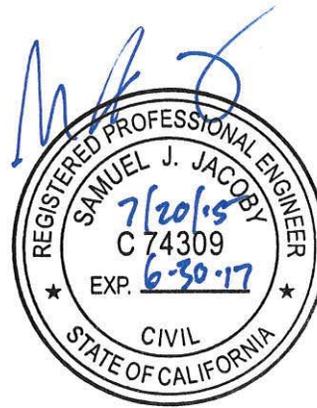
DATE: 7/20/15

TO: **Larry Slonim**
Senior Project Manager
Architects Orange
144 North Orange Street
Orange, Ca 92866

FR: Samuel Jacoby, P.E.
R.A. Smith National

CC: File, Developer

RE: Multiplex Cinema
Westfield North County
272 E. Via Rancho Parkway
Escondido, CA. 92025
Statement on Existing and Proposed Topography



Existing Utilities

Per prior design plans and existing utility plans, the Multiplex Cinema project is adjacent and/or serviced by the following "wet" utilities:

- 12" water line to east
- 16" and 12" water line to north and west
- 30" storm drain to west and north
- 18" storm drain to east (currently providing drainage to site area)
- 8" sanitary sewer line between subject site and existing mall facility.

Statement on Prior Site Uses

Per the following Figure 1, the site currently has no buildings:



(source Google Earth, date circa 2015)

Per the following Figure 2, the site previously housed 4 separate buildings:



(source: Google Earth, circa 2003)

From historical Google Streetview imagery, at least one of these buildings was a restaurant.

Discussion on Storm Drainage:

The existing site (a parking lot) is served by storm drains and water quality management features. The proposed storm drainage, conforming to City of Escondido requirements are required to NOT increase peak flows. Therefore, the storm drainage infrastructure, will be adequate for the proposed site development.

Proposed Utilities

Based on the historical use of the project site, it is anticipated that existing and adjacent sanitary sewer service, domestic water service, and fire service has adequate capacity for redevelopment of the project site.



July 30, 2015

Architects Orange
Mr. Larry Slonim
Email: larry@architectorange.com

Dear Mr. Slonim:

Subject: **Westfield North County – Beethoven Drive, Escondido, CA**

In accordance with our "RULES FOR THE SALE OF ELECTRIC ENERGY" and "RULES FOR THE SALE OF GAS", filed with and approved by the California Public Utilities Commission, gas and electric facilities can be made available to the above location.

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.

For additional general information, please visit our website at <http://sdge.com/index.html>.

Sincerely,

A handwritten signature in blue ink that reads "Debi Wilhelm". The signature is written in a cursive style and includes a small circular mark at the end.

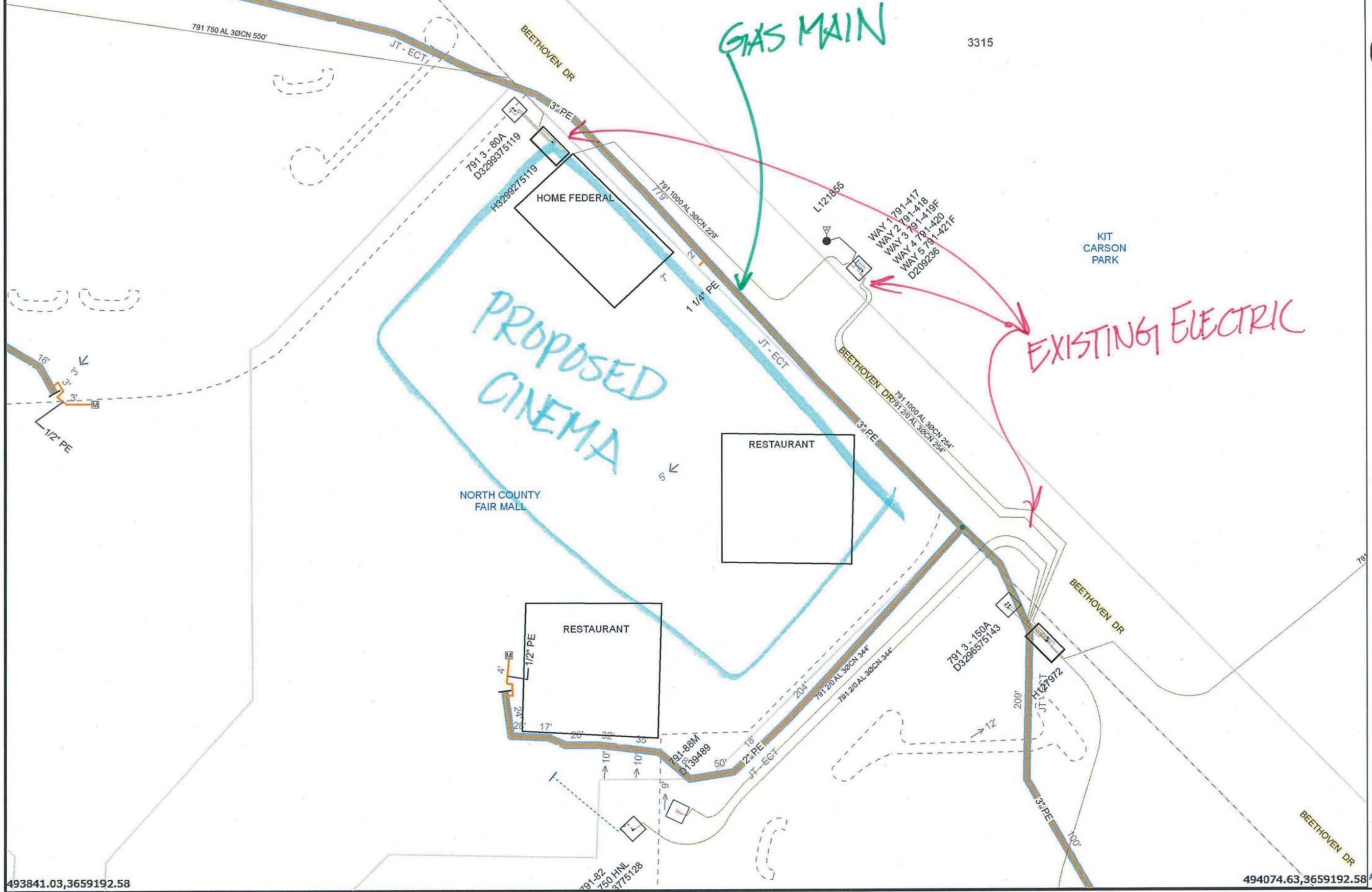
Debi Wilhelm
Sr. Customer Project Planner
Telephone: (760) 480-7753

DAW: sc2

493841.03,3659348.31

Center: 493957.83, 3659270.45

494074.63,3659348.31



493841.03,3659192.58

494074.63,3659192.58



Map Title:	CORP\DWilhelm
Printed By:	
Printed Date:	7/28/2015

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Sempra Energy utility