



**COUNTY OF SAN DIEGO**  
**DEPARTMENT OF PLANNING AND LAND USE: Zoning**  
**PROJECT FACILITY AVAILABILITY FORM, Sewer**

**S**

*Please type or use pen*

Accretive Investments, Inc. 858-546-0700  
 Owner's Name Phone  
 12275 El Camino Real, Suite 110  
 Owner's Mailing Address Street  
 San Diego CA 92130  
 City State Zip

ORG VGMWD  
 ACCT \_\_\_\_\_  
 ACT 01-4433.00  
 TASK \_\_\_\_\_  
 DATE 2-6-2013 AMT \$50.00  
 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 to RU & C34 zone  
 Major Use Permit (MUP), purpose: Water Reclamation Facility  
 Time Extension...Case No. \_\_\_\_\_  
 Expired Map...Case No. \_\_\_\_\_  
 Other General Plan Amendment
- B.  Residential . . . . . Total number of dwelling units 1,746  
 Commercial . . . . . Gross floor area 90000 sf  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other . . . . . Gross floor area Civic, Res/Comm Mixed Use
- C. Total Project acreage 608 Total lots 1,746 Smallest proposed lot 0.1
- D. Is the project proposing its own wastewater treatment plant?  Yes  No  
 Is the project proposing the use of reclaimed water?  Yes  No

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

59 Parcels -	
See attached	
list dated	
1-7-2013	<b>Exhibit A</b>

Thomas Bros. Page 1049 Grid B7  
 E. of Old Hwy 395 and S. of W. Lilac Rd.  
 Project address Street  
Bonsall & Valley Center 92026  
 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: [Signature] Date: 1-24-2013  
 Address: 12275 El Camino Real, Ste 110, San Diego 92130 Phone: 858-546-0700

(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 Valley Center Municipal Water District Service area county area of Valley Center

- 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: one - Exhibit B  
 Project will not be served for the following reason(s): \_\_\_\_\_
- C.  District conditions are attached. Number of sheets attached: one - Exhibit B  
 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? as required; to be determined

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: Wally Grabbe  
 District Engineer (760) 735-4500 Date: 3/6/2013

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: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

## Exhibit A

### Lilac Hills Ranch Assessor Parcel Numbers

<u>No.</u>	<u>APN</u>	<u>No.</u>	<u>APN</u>
1	127-072-20	31	128-290-72
2	127-072-14	32	128-290-07
3	127-072-38	33	128-290-51
4	127-072-46	34	128-290-09
5	127-072-47	35	128-290-10
6	127-072-41	36	128-290-11
7	127-072-40	37	128-290-58
8	128-440-01	38	128-290-54
9	128-280-42	39	128-290-59
10	128-280-46	40	128-290-60
11	128-440-21	41	128-290-61
12	128-440-20	42	128-290-55
13	128-440-17	43	128-290-56
14	128-440-18	44	128-290-57
15	128-440-19	45	128-290-75
16	128-440-03	46	129-010-62
17	128-440-22	47	129-010-76
18	128-440-14	48	129-010-75
19	128-440-15	49	129-010-73
20	128-440-06	50	129-010-74
21	128-440-05	51	129-010-69
22	128-440-23	52	129-010-70
23	128-440-02	53	129-010-71
24	128-280-27	54	129-010-72
25	128-280-10	55	129-010-68
26	128-280-37	56	129-011-15
27	128-290-74	57	129-011-16
28	128-290-69	58	129-300-09
29	128-290-70	59	129-300-10
30	128-290-71		

Exhibit B

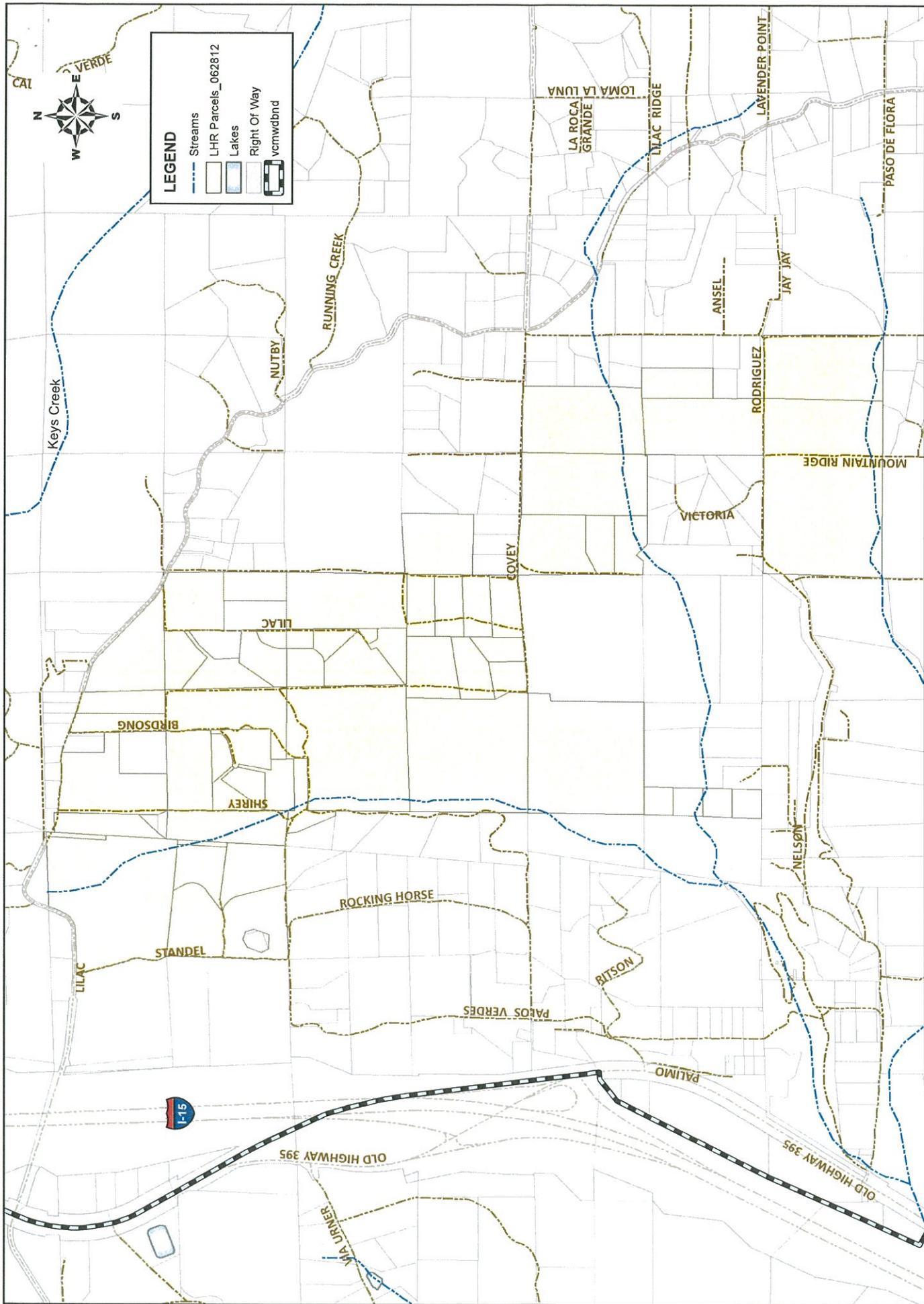
Project Facility Availability  
Accretive Investments, Inc.  
Proposed Lilac Hills Ranch Development

**SECTION 2 – ITEM B**

1. While, the capital facility plans of the District did not anticipate, nor incorporate, a project of this magnitude in this area, the Developer, under general District direction, oversight and review, shall be responsible for planning, designing and constructing new water, wastewater, and recycled water infrastructure required for the project and dedicating these facilities to the District for ownership, operation and maintenance. All facilities shall be designed and constructed in accordance with District requirements at no cost to the District. Timing of the facilities will depend upon the Developer's schedule and the regulatory approval processes.

**SECTION 2 – ITEM C**

2. The Developer shall prepare a Preliminary Design Report describing all water, wastewater and recycled water facilities required for the project and obtain VCMWD's Conceptual Approval of the proposed Facility Plan.
3. The Developer shall enter into a District Facilities Agreement for the design, installation and dedication of the proposed Facilities.
4. All onsite ingress/egress and/or utility easements required for the District facilities shall be dedicated to the Valley Center Municipal Water District on the recorded Final Map. Any additional off-site easements that are required for the project shall be granted to VCMWD by separate instrument prior to approval of the project's improvement plans.
5. The Developer shall relocate existing Valley Center Municipal Water District facilities as required for the project, at no cost to the District.
6. All treated effluent produced by the project shall be recycled for beneficial reuse to reduce the amount of imported water required for the project.
7. Upon further review of the planning and preliminary design documents, additional terms and conditions may be required.



# Lilac Hills Ranch PFA

Feb. 7, 2013

