

201 Vallecitos de Oro • San Marcos, California • 92069-1453 Telephone (760) 744-0460

June 5, 2014

County of San Diego  
Planning & Development Services  
Zoning Division  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

**RE: NEWLAND SIERRA DEVELOPMENT**

APN 172-091-07, 172-220-14, 16 and 18, 174-190-12, 13, 20, 41, 43 and 44,  
174-210-01, 05, 07, 08, 11, 12, 17 and 18, 174-211-04, 05, 06 and 07, 174-280-11  
and 14, 174-290-02, 178-100-05 and 26, 178-101-01, 16, 17, 25 through 28,  
178-221-09, 180-020-29, 182-040-36 and 69, 186-250-13, 186-611-01, 07 through  
9, 11, 14 through 17 and 23, 187-540-49 and 51  
**Newland Sierra, LLC (Developer)**

General

The above referenced project is within the water service boundary of the Vallecitos Water District (VWD or District) and is eligible for service. While portions of the project are within VWD's sewer service boundary, the majority of the project property is outside of the sewer service boundary and would require annexation prior to being eligible for sewer service. Service will be provided under the rules and regulations of the District, under normal operating conditions after all required fees have been paid and all conditions of the District have been satisfied.

At this time, the developer has not submitted a site plan or project description. When the project is submitted, VWD will require the completion of a water and sewer study that will evaluate the development's proposed land use against the County-approved land use that is utilized in the District's current Master Plan. The water and sewer study will assess the impacts of any increased density and provide mitigation measures which will be required prior to District approval of the project. The 2008 VWD Master Plan land use for the project property is a mix of Hillside Residential (0.5 – 0.25 du/ac), Intensive Agriculture (0.125 - 0.5 du/ac) and Ag Preserve (0.125 du/ac).

Any existing District pipelines located within the boundaries of the project that are in conflict with the proposed development will require relocation within the public right-of-way or District easements. District policy requires that all newly created parcels have frontage on

**SDC PDS RCVD 09-08-14  
MPA14-018**

FAX numbers by Department: Administration (760) 744-2738; Engineering (760) 744-3507; Finance (760) 744-5989;  
Meadowlark Water Reclamation Facility (760) 744-2435; Operations/Maintenance (760) 744-5246

e-mail: [vwd@vwd.org](mailto:vwd@vwd.org) http://www.vwd.org

the District main and extensions of facilities to serve each newly created parcel will be required. The exact location of the main line extensions and relocation will be determined during the design phase of the project.

Water or Sewer facilities not within the public right-of-way will require a minimum 20-foot easement granted to the District. The District may require additional easements through the project or private properties for future extensions. The owner of the project is responsible for obtaining any easements including expenses incurred. Joint use of these easements is not allowed by the District and easements for storm drain and other facilities should be analyzed early so that adequate sizing of easements for all facilities and various agencies is provided.

No structures will be allowed over District facilities. This includes but is not limited to, walls, entrance medians, landscaping, gates, guard house structures, curbs and gutters, or driveways that will be constructed over District facilities.

#### Water Service

The property is located within two pressure zones (source of water for fire protection and domestic use). One zone maintains a hydraulic gradeline (HGL) of 1228, one maintains an HGL of 1330 and the other maintains an HGL of 1608 feet above sea level (msl). The District requires minimum static water pressure of 40 psi at the water meter. For protection of District facilities, any areas with water pressures near or higher than 150 psi will require water pressure regulators before the meter.

There are existing water facilities located throughout the project. Any water lines in conflict with the development will require relocation into public right-of-ways and may require District easements across a portion of the lots. Drivable access to, and along, the facilities must be maintained at all times.

A Water Supply Assessment (WSA) will be required for this project. The Assessment will identify long term water supplies from both the San Diego County Water Authority and the Metropolitan District of Southern California and determine if sufficient water supplies are expected to be available over the next 20 years to serve the development.

Although the WSA will identify long term water supplies, it does not identify the project's impact on the District's existing infrastructure and storage facilities. Because of the project's potential increased densities, a water study for both onsite facilities and offsite facilities is required for the entire project to determine both on-site and offsite infrastructure, including storage, necessary to serve the development. The water study will also identify any regional components necessary to serve the project.

### Fire Flow Requirements

The Fire Department should be contacted to verify fire flow requirements and location of fire flow facilities required for the proposed project. A hydraulic analysis prepared by the District will be required to determine the available fire flow for the project. The owner/developer is responsible for all costs incurred in obtaining the hydraulic analysis. Looping or upgrades to the existing facilities both onsite and offsite may be required based on results of the required Water and Sewer Study or Fire Flow Analysis. It is recommended that the hydraulic analysis be completed early in the process so not to cause any delay in the design and plan check process.

### Sewer Service

The property is partially within the boundaries of the Vallecitos Water District for sewer service. The portion of the property not within VWD's sewer service boundary will require annexation prior to being eligible for sewer service. Sewer service will only be provided under the rules and regulations of the District, under normal operating conditions and after all required fees have been paid and all conditions of the District have been satisfied.

There are existing sewer facilities located in Deer Springs Road at the very southern portion of the project. Any sewer facilities in conflict with the development will require relocation into public right-of-ways and may require easements across a portion of the lots. Access to, and along, the facilities must be maintained at all times.

A sewer analysis is also required to determine if the existing facilities both onsite and offsite are adequately sized to provide service to the proposed project. Because of the potential increased density, the proposed development's wastewater flows may have an impact on the District's downstream sewer collection and conveyance system, as well as treatment facilities. Upgrades to existing collection and conveyance facilities, existing Land Outfall, and the Encina Wastewater Authority may be required, and may include the purchase or construction of additional treatment and disposal capacity. Actual facility sizing and requirements will be determined upon completion of the sewer analysis by the District or the District's Consultant.

### Conclusion

At this time, the developer/owner is required to complete a water and sewer study and a Water Supply Assessment for the project. Until these are completed, the District cannot determine the impacts the project will have on existing facilities. The project specific impacts will be analyzed in conjunction with the District's current Master Plan.

Costs associated with the District review as well as costs associated with the review of the project's impact on the District's Master Plan facilities shall be the responsibility of the

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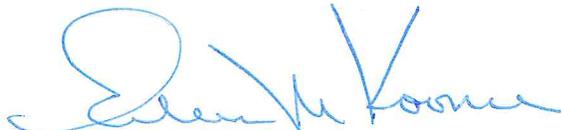
developer/owner. To avoid any delays in processing the project, it is recommended that the study be requested early to allow ample time for the District to complete. *As mentioned above, the potential increased density of the project may have a significant impact on offsite facilities both for this project and cumulatively with other projects currently being proposed. These projects may significantly impact District facilities including local water and sewer mains, water storage, the sewer interceptor, pump stations, outfall and treatment.*

The District adopted Ordinance No. 162 on May 6, 2009, which identifies various water conservation measures as they relate to current and future drought conditions including the curtailment of availability letters and limiting new service connections at Drought Level 3.

This letter is issued for planning purposes only, and is not a representation, expressed or implied that the District will provide service at a future date. The Vallecitos Water District relies one hundred percent on imported water supplies. Water may not be available at the time the project is built. Commitments to provide service are made by the District Board of Directors and are subject to compliance with District fees, charges, rules and regulations.

Sincerely,

VALLECITOS WATER DISTRICT



Eileen Koonce  
Engineering Technician III

cc: Ken Gerdes, Director of Engineering and Operations  
James Gumpel, District Engineer  
Rob Scholl, Development Services Senior Engineer



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

*Please type or use pen*

Newland Sierra, LLC	(858) 875-8219	ORG _____	S
Owner's Name	Phone	ACCT _____	
9820 Towne Centre Drive, Suite 100		ACT _____	
Owner's Mailing Address	Street	TASK _____	
San Diego	CA 92121	DATE _____	
City	State	Zip	AMT \$ _____
<i>DISTRICT CASHIER'S USE ONLY</i>			

**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 Attached to Attached zone  
 Major Use Permit (MUP), purpose: \_\_\_\_\_  
 Time Extension... Case No. \_\_\_\_\_  
 Expired Map... Case No. \_\_\_\_\_  
 Other \_\_\_\_\_

B.  Residential . . . . Total number of dwelling units 2,136  
 Commercial . . . . Gross floor area 81,000 s.f.  
 Industrial . . . . Gross floor area \_\_\_\_\_  
 Other . . . . Gross floor area 33,000 s.f. [school]

C. Total Project acreage 1989 Total lots 1202 Smallest proposed lot 3000

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)

See attached	

Thomas Guide Page 1089 Grid B6  
 Mesa Rock Road @ Deer Springs Road  
 Project address \_\_\_\_\_ Street \_\_\_\_\_  
 North County Metro Subregion \_\_\_\_\_ 92069  
 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: 5/29/14  
 Address: 9820 Towne Centre Drive, Suite 100, San Diego, CA 92121 Phone: (858) 875-8219

**(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 Vallecitos Water District Service area Sewer

A.  Project is in the District. (partial)  
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation. (partial)  
 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): \_\_\_\_\_

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

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

[Signature] Eileen Koance 760-744-0460 6/5/14  
 Authorized Signature Print Name and Title Phone Date  
Engineering Tech III

**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

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Rezone (Reclassification) from C36, C30, RR, A70, S92 and S82 to C34, RU, A70 and OP zone.



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