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March 16, 2015

County of San Diego
Planning & Development Services
Project Processing Counter
5510 Overland Avenue, Suite 110
San Diego, CA 92123

RE: NEWLAND SIERRA, PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, PDS2015-TM-5597, LOG NO. PDS2015-ER-08-001

General

The proposed Newland Sierra project (Project) would include the development of a new master planned community consisting of 2,135 dwelling units, 81,000 square feet of general commercial uses, a six-acre charter school site, approximately 37 acres of parks and 1,202 acres of biological open space. The project site is bounded by Interstate 15 on the east, Deer Springs Road on the south and Twin Oaks Valley Road on the west, with a small portion of the northwestern edge of the site transected by Twin Oaks Valley Road.

The 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.

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. Drivable access to, and along, the facilities must be maintained at all times.

All parcels must have frontage upon a District main and extensions of facilities to serve each 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 required to provide service to the project, 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 Project is located within three pressure zones (source of water for fire protection and domestic use). One zone maintains a hydraulic gradeline (HGL) of 1228, a second maintains an HGL of 1330 and the third 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.

VWD will require the completion of a water and sewer study that will evaluate the Project'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 the project and determine if the existing facilities both onsite and offsite are adequately sized to provide service, and provide conditions of service and required improvements which will be required prior to District approval of the Project.

The appropriate Fire Department(s) should be contacted to verify fire flow requirements and location of fire flow facilities required for the Project. These requirements will be used in the above-referenced Water Study to determine the available fire flow for the Project and identify upgrades to existing facilities as well as on-site facilities.

A Water Supply Assessment (WSA) will also be required for this Project. The WSA 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.

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 in accordance with District Ordinance No. 153, 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.

VWD will require the completion of a water and sewer study that will evaluate the Project's impact to existing facilities as well as the District's current Master Plan. The water and sewer study will assess the impacts, determine if the existing facilities both onsite and offsite are adequately sized to provide service, and conditions of service which will be required prior to District approval of the Project. The sewer study will also identify any regional components necessary to serve the project.

Conclusion

The developer/owner is required to complete a water and sewer study for the Project to determine any impacts the Project may have on existing water and sewer facilities and to determine required on-site water and sewer facilities required to serve the Project. The Project's specific impacts shall be analyzed utilizing water demands and sewer generation factors and design criteria identified in the District's current Master Plan.

The developer/owner is also required to complete a Water Supply Assessment for the Project to 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.

Costs associated with the District's review shall be the responsibility of the developer/owner. It is recommended that the required studies be completed early in the process so not to cause any delay in the design and plan check process. To avoid any delays in processing the project, it is recommended that the studies be requested early to allow ample time for the District to complete review.

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.

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Sincerely,

VALLECITOS WATER DISTRICT

Robert Scholl

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Development Services Senior Engineer

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