



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

Please type or use pen

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Dave Bohorquez 760-580-1436
 Owner's Name Phone
 PO Box 366
 Owner's Mailing Address Street
 Valley Center CA 92082
 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 Site Plan: B Designator Design Review Checklist Exemption _____
- B. Residential Total number of dwelling units _____
 Commercial Gross floor area 74,000
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 5.238 Total lots 2 Smallest proposed lot 1.03

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

186-230-22	
186-230-16	
186-230-34	

Thomas Guide, Page 1090 Grid E3
 Valley Center Road & Old Road
 Project address Street
 Valley Center/Village Core 92082
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 04/17/2023 9/5/2023
 Address: PO Box 366, Valley Center, CA 92082 Phone: 760-580-1436
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: VALLEY CENTER FIRE PROTECTION DISTRICT

Indicate the location and distance of the primary fire station that will serve the proposed project:

VCEI 28234 LILAC ROAD < 1 MILE

- A. Project is in the District and eligible for service.
 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 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. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is _____ minutes.
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
- C. District conditions are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- Within the proposed project 100 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

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: _____ Jim DAVIDSON FIRE MARSHAL 7607517600 9/5/23
 Print Name and Title Phone Date

On completion of Section 2 and 3 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





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

Please type or use pen

Dave Bohorquez Owner's Name P.O. Box 366 Owner's Mailing Address Valley Center City	760-580-1436 Phone CA 92082 State Zip	ORG <u>VCMWD</u> ACCT <u>01-00-86-43300</u> ACT _____ TASK _____ DATE <u>9/5/2023</u> AMT \$ <u>174.00</u> DISTRICT CASHIER'S USE ONLY	S
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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 Site Plan: B Designator Design Review Checklist Exemption
- B. Residential Total number of dwelling units _____
 Commercial Gross floor area 74,000
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 5.238 Total lots 2 Smallest proposed lot 1.03
- 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)

<u>186-230-22</u>	
<u>186-230-16</u>	
<u>186-230-84</u>	

Thomas Guide Page 1090 Grid E3
 Valley Center Rd & Old Rd
 Project address Street
 Valley Center/Village Core 92082
 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: _____ Date: 04/17/2023 9/5/2023
 Address: P.O. Box 366, Valley Center, CA 92082 Phone: 760-580-1436

(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 (VCMWD) Valley Center Municipal Service area Woods Valley
Water District

- 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: _____
 Project will not be served for the following reason(s): _____
- C. District conditions are attached. Number of sheets attached: (1) One
 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

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: _____ Print Name and Title Wally Grabbe - District Engineer Phone (760) 735-4500 Date 9.7.2023

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

SDC PDS RCVD 09-19-23

STP23-023



**PROJECT FACILITY AVAILABILITY - WASTEWATER
EXHIBIT 'A'**

Assessor's Parcel Numbers: 186-230-16, 186-230-22 and 186-230-84

- 1) Applicant has entered into a Wastewater Service Agreement for participation in the Woods Valley Ranch WRF Expansion Project and Assessment District 2012-1 for sewer service to this parcel.
- 2) The sewer capacity reservations for APN 186-230-16 is 1 EDU & APN 186-230-22 is 1 EDU



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

Please type or use pen

Dave Bohorquez Owner's Name P.O. Box 366 Owner's Mailing Address Valley Center City	760-580-1436 Phone Street CA 92082 State Zip	ORG <u>VCMWD</u> ACCT <u>01-00-86-43300</u> ACT _____ TASK _____ DATE <u>9/5/2023</u> AMT \$ <u>174.00</u> DISTRICT CASHIER'S USE ONLY	W
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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
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 Major Use Permit (MUP), purpose: _____
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other Site Plan: BDesignator Design Review Checklist Exemption

B. Residential Total number of dwelling units _____
 Commercial Gross floor area 74,000
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage 5.2389 Total number of lots 2

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

Assessor's Parcel Number(s) (Add extra if necessary)	
<u>186-230-22</u>	
<u>186-230-16</u>	
<u>186-230-84</u>	

Thomas Guide Page 1090 Grid E3
 Valley Center Rd & Old Rd
 Project address Street
 Valey Center/Village Core 92082
 Community Planning Area/Subregion Zip

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: 04/17/2023 9/5/2023
 Address: P.O. Box 366, Valley Center, CA 92082 Phone: 760-580-1436

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: (VCMWD) Valley Center Municipal Service area Cool Valley
Water District

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.

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Authorized Signature: Wally Grabbe Print Name Wally Grabbe
 Print Title District Engineer Phone (760) 735-4500 Date 9.7.2023

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
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 Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



**PROJECT FACILITY AVAILABILITY - WATER
EXHIBIT 'A'**

Assessor's Parcel Number: 186-230-16, 186-230-22 & 186-230-84

ITEM I WATER SUPPLY

Water facility (pipeline, pumping station, and local storage) capacity is available to serve this development. However, given the current and potentially long-term hydrologic, legal and regulatory conditions negatively impacting the quantity and reliability of supplies from the State Water Project and the Colorado River delivered through our sole source suppliers, the Metropolitan Water District and the San Diego County Water Authority, **there exists the very real possibility that at any point in the foreseeable future the Valley Center Municipal Water District may not have, and/or State regulations may limit, water supplies to serve this development without restriction and limitation on water usage.** Once meters are installed, residents of this property will be required to participate in any conservation measures and/or water supply shortage response programs that have been adopted or may be adopted, by the Valley Center Municipal Water District.

ITEM II WATER METER ASSIGNMENT

Existing meters are currently assigned to the following Parcels:

APN 186-230-16	Lot 163	3/4" Domestic Meter & 1" Fire Meter
APN 186-230-22	Lot 246	1" Domestic Meter
APN 186-230-84	No Meter	

ITEM III WATER SERVICE

The purchase of a dedicated irrigation meter may be required for commercial developments.

ITEM IIII FIRE PROTECTION

Fire protection requirements by the local Fire Protection Agency may involve the construction of District facilities by the applicant. Installation of a dedicated Fire Meter may be required for development.