



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

Please type or use pen

Time Investment, LLC (949) 903-4445
Owner's Name Phone
3189 Airway Avenue, Suite D
Owner's Mailing Address Street
Costa Mesa, CA 92626
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

S

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 _____
- B. ☒ Residential Total number of dwelling units 183
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area 133,751 SF

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

184-040-04	184-040-21
184-040-18	184-040-22
184-040-19	
184-040-20	

C. Total Project acreage 4.25 Total lots 1 Smallest proposed lot N/A

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1108 Grid C-2
1822 - 1864 York Drive
Project address Street
North County Metro 92081
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: 8-31-23
Address: 5115 Avenida Encinas Suite L, Carlsbad CA 92008 Phone: (760) 931-8700 X225
(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 Buena Sanitation District Service area B-13

- 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): _____

Applicant required to construct El Valle
Opulentto capacity improvments - See
signed conditions attached - 7 sheets

- C. ☒ District conditions are attached. Number of sheets attached: Seven (7)
☐ 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? _____

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: _____ Steven Nowak, Principal Engineer 760-643-5403 9-26-23
Print Name and Title Phone Date

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





**CITY OF VISTA
BUENA SANITATION DISTRICT
ENGINEERING DEPARTMENT**

MEMORANDUM

TO: Timed Investment, LLC
Attn: Harry Crowell, Joseph Balbas

Revised 9/26/2023

FROM: Steve Nowak, Principal Engineer

Cc: Tony Tirado, Assistant Engineer
Sean Oberbauer, SD County
Ron Bradly, BHA

PROJECT: 1822 Blk York Drive, 'York Drive Active Senior Living'
PDS2021-MUP-008
183-Unit Senior Living Apartments
APNs: 184-040-04, -18-thru-22
Owner: Timed Investment, LLC
LD19-061
Ex Sewer Basin B13(222R-222U)
Ex 10" PVC, Dwg-3615 (2006YR)

SUBJECT: **BSD Sewer Conditions of Approval (COA)**
Date Requested: 12/21/2020
Due Date: 9/21/2023
Expiration Date: 9/21/2024

1) Project Proposed Sewer Capacity:

- a) The project is proposing a 183-units on approximately 4.1 acres. The Land Use Designation is Rural Residential which allows a maximum two single family dwellings per acre. The development's proposed density is NOT in accordance with the adopted *2017 Sewer Master Plan Update*.

2) Sewer Service Availability:

- a) Sewer service is only available upon the Developer completing construction of the El Valle Oplento Capacity Improvements Project as identified in the 2017 Sewer Master Plan.
- b) Prior to County approval of the Major Use Permit the developer shall prepare, file, execute, and record an '*Irrevocable Offer of Annexation to The City Of Vista, and Agreement To Pay Future Annexation Fees*'.

3) Sewer Capacity Availability:

- a) The *peak sewer capacity estimate* for this project, based on the Site Development Plan submittal dated **September-2023 or as finally approved**, will be calculated based on the current City of Vista Municipal Codes (*Ref. VMC Sections 14.01.030, 06.110, 120, & 130*).
- b) The *current* sewer capacity charge per EDU is available at City's Development Services Counter, and is due and payable immediately prior to issuance of the building permit. The capacity charge is subject to change based on the charge schedule and plans submitted at the time the building permit is issued. Prorated sewer service charges are initially billed for the current fiscal year and thereafter collected on the property tax roll (*Ref. VMC 14.06.040 & 14.06.090, & 100*). The capacity charge is subject to change based on the charge schedule at the time the building permit is issued.

4) Sewer Capacity Commitment:

- a) *Developer shall obtain a 'Sewer Discharge' permit from the City of Vista, and pay all related fees and charges, prior to obtaining a Building permit.*
- b) Commitment to provide sewer services is made by the *District's Board and/or City Council*, and is subject to compliance with Sewer District's conditions, terms, rules, and regulations, posting required securities/bonds, and payment of all pertinent fees and charges.

5) Public Sewer Facilities Availability:

- a) An existing *10-in PVC (Dwg-3615, 2006-Yr)* public sewer main along *the most easterly boundary of the project* is available for connection. Refer to the existing record drawings and the existing CCTV inspection logs and videos for location and condition of the existing pipes, respectively.

6) Water Meter Requirements: Two (2) water meters (min) are required to be installed and labeled separately (*Ref. VMC 18.56.080.G6.ix*). Please contact the Vista Irrigation District for information related to water meter installation requirements. Add a note to the sewer improvement plans to reflect this requirement.

- a) Separate individual dedicated water meter for interior domestic /residential use,
- b) Separate individual dedicated water meter for exterior landscape irrigation use of the common areas,
 - i) **Important:** The water use from each domestic meter will be converted to daily sewer use of 205 GPD per 1 EDU. An excess sewer use fee will be assessed if a property's daily sewer use exceeds its daily sewer discharge limit (*Ref. to VMC Section 14.06.090 & 14.06.100*).

7) Environmental Impact:

- a) City of Vista – Buena Sanitation are interested in reviewing the CEQA documentation for the project. This shall be submitted for our review.

8) 'Reconstruction and/or Upsizing of Existing Off-Site Public Sewer Facilities':

- a) As a condition of sewer service availability, developer shall design, obtain permits, acquire easements, and construct the "El Valle Oplento Capacity Improvements" project, as identified in the 2017 Sewer Master Plan Update to the District's satisfaction. Developer may consider alternative routing to provide the needed capacity. Each manhole shall be accessible per District standards including construction of an all-weather access road to MH B08022. Due to physical constraints and lack of easement rights, a turnaround is not required at the terminus of the access road, however proper turning geometry shall be demonstrated at the entrance onto El Valle Oplento. Prior to approval of a building permit and/or use and reliance on the MUP, the applicant shall process a sewer improvement drawing to approval, post sureties, and pay permit fees for the construction of the required capacity improvements identified as EX_B4 in the 2017 SMP and associated access improvements. Prior to any occupancy of any structure, the required sewer/access improvements shall be physically constructed and accepted by BSD.
- b) Sewer service to this project will not be available, and the project will not be permitted to connect into the public sewer system unless the El Valle Oplento Capacity Improvements project is completed by the developer to reasonable satisfaction by the District, and the improvements accepted by the sewer district.
- c) *The Construction Sewer Improvement Plan As-Built Signature block shall include a sanitation signature block for review/approval of the as-builts as noted below.*

"AS BUILT"		
_____	_____	DATE
RCE _____	EXP. _____	
REVIEWED BY: _____		
INSPECTION: _____	DATE: _____	
SANITATION *** _____	DATE: _____	

9) 'Private' Sewer Facilities Requirements:

- a) Unless otherwise noted, **ALL** proposed sewer facilities within this project are '**PRIVATE**', and shall be labeled as such on the plans. Add a note to the sewer improvement plans to reflect this requirement.
- b) Developer shall extend approximately 60-LF of 8-inch 'private', PVC, SDR35 (GREEN) sewer main extensions into the site to provide sewer service to the proposed development. All 8" private lateral points of connection to the public sewer main shall be made via public sewer manholes per CoV standards. All new and/or modified sewer manholes shall be rehab'd and epoxy lined per City of Vista Standard Drawings.

- c) Construction Sewer Improvement plans are to be designed and prepared by a *Registered Professional Civil Engineer*, and construction and inspection of the 'private' sewer main is to be done per Public Standards and/or as directed by the City Engineer, including Pre- & Post-CCTV inspection (*Ref. VMC 14.08*).
- d) Developer shall submit a 'Sewer Generation Study' Report to calculate the proposed building sewer capacity generated, and to size and Spec the proposed sewer laterals.
 - i) Report shall be prepared, stamped, and signed by a California Registered Civil Engineer.
 - ii) Report shall comply with the most current California Plumbing Code, and the City of Vista Municipal Code.
 - iii) Report shall include:
 - (1) CBC proposed detailed calculated equivalent dwelling fixtures for each building.
 - (2) VMC allowable detailed calculated equivalent dwelling Units each building.
 - (3) Total sewage effluent contributed by the project.
 - (4) Minimum sewer pipe size and pipe slope required to handle the proposed total sewage effluent.
 - (5) Sewer pipe shall be design to maintain a self-cleaning velocity of a minimum of two feet per second (2 fps) to avoid deposition of solids and odor.
 - (6) Odor Control Devices may be required to be installed in front or near each restaurant. And/or buildings as needed, ...
 - (7) All charts, reference, calculations, assumptions, and recommendations shall be attached to the report.
- e) Developer shall prepare, file, execute, and record a '*Private Sewer Maintenance Agreement*'.
- f) *The Construction Improvement/Grading Plans As-Built Signature block shall include a sanitation signature block for review/approval of the as-builts as noted below.*

"AS BUILT"		
		DATE _____
RCE _____	EXP. _____	
REVIEWED BY: _____		
INSPECTION: _____	DATE: _____	
SANITATION *** _____	DATE: _____	

10) Final Map Requirements:

- a) The Final Map **GENERAL NOTES** shall include the following notes:
 - i) ALL EASEMENTS DEDICATED WITHIN THE FINAL MAP SHALL BE SUBJECT TO THE '***BSD RESTRICTIONS FOR SEWER & DRAINAGE EASEMENTS***', DOC#1993-0146496, RECORDED MARCH 9, 1993.
 - ii) ALL PARCELS SHALL BE SUBJECT TO A RECORDED '*PRIVATE SEWER MAINTENANCE AGMT*' DOC#2021-_____, RECORDED _____, 2021.
 - iii) ALL PARCELS CREATED BY THIS FINAL MAP SHALL BE SUBJECT TO A RECORDED '*IRREVOCABLE OFFER OF ANNEXATION TO THE CITY OF VISTA AND AGREEMENT TO PAY FUTURE ANNEXATION*' DOC#2021-_____, RECORDED _____, 2021.

11) State Water Resources Control Board Order No. 2006-003:

- a) The City of Vista and Buena Sanitation District are required by the State Water Resources Control Board Order No. 2006-003 to manage, operate, and maintain the sanitary sewer system in a manner that *prevents a sanitary sewer overflow* which can endanger public health and safety. Major components of the Order require the City and Buena to have a Sewer System Management Plan (SSMP), Rehabilitation and Replacement (R&R), and Capacity Assurance Plans.

12) FOG Compliance:


- a) The proposed *kitchen facilities* shall comply with FOG compliance requirements, and depending on what type of commercial or residential kitchen facilities are proposed, developer may be required to install '*Grease Control Devices*' accordance with current *Engineering and Building Code standards (Ref. VMC 14.12)*. These may include interior grease traps and/or exterior grease interceptors. The grease interceptor must be adequately sized in order to accommodate the maximum projected sewer flows from the kitchen area of the restaurant. The plumbing line that extends into the *grease interceptor must not include any sewer flows from sanitary use*.


13) Miscellaneous:

- a) *Trash Enclosure Discharge into a Pvt Swr Lateral shall be discharge into a grease interceptor before discharging into the sewer system. The trash enclosure must be covered to prevent storm runoff from entering the sewer drain within the enclosure.*
- b) *All sewer facility improvements are to be separately bonded with the Buena Sanitation District. All other normal and customary fees and charges shall apply, and are required to be paid during the plan review process.*
- c) *Expiration Date: These Sanitation Engineering Information, Terms, Requirements, Fees, Charges, & Conditions, as listed above expire two year after the date of approval, unless Improvement and Grading Plans, and Final Map are formally submitted for review and approval.*
- d) *Disclaimer: This letter is issued for planning purposes only, and is not a representation, expressed or implied, that the district will provide sewer services at a future date. Commitment to provide sewer services is made by the District's Board, and is subject to compliance with district's conditions, terms, fees, charges, rules, and regulations. For questions regarding these conditions of approval, please contact Steve Nowak at 760.643.5403 (email: snowak@cityofvista.com).*
- e) *For questions regarding sewer design and/or these sanitation terms, requirements, and/or conditions, please, contact Steve Nowak, at 760.643.5403, or email: snowak@cityofvista.com.*

ACKNOWLEDGEMENT SIGNATURE BLOCK

Please sign below as proof you have read these conditions of approval, and that you have no objections. Once I receive a copy of this letter with your signatures and dated, I will release the signed County 'Project Facility Availability' Letter.

<div style="text-align: center; margin-bottom: 20px;">  _____ Developer (signature): </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ Joseph Balbas _____ Partner _____ _____ #: 714-390-1177 _____ _____ Balbasconst@gmail.com _____ Email Address: </div> <div style="width: 45%;"> _____ Print Name: _____ Print Title: _____ _____ Phone _____ </div> </div>	<div style="text-align: center; margin-bottom: 20px;"> Date: _____ 09/26/23 </div>
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<div style="text-align: center; margin-bottom: 20px;">  _____ Engineer: (signature): </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ RONALD L. HOLLOWAY _____ PRINCIPAL ENGINEER _____ RCE No.: 29271 _____ _____ Exp. Date: 3-31-25 _____ _____ 760-931-8700 X 226 _____ rholloway@bhaincsd.com _____ Email Address: </div> <div style="width: 45%;"> _____ Print Name: _____ Print Title: _____ _____ Phone _____ </div> </div>	<div style="text-align: center; margin-bottom: 20px;"> Date: _____ 9-27-23 </div>
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County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

1084-1119-600
JOB FILE

Please type or use pen

Timed Investment, LLC		ORG _____	W
Owner's Name	Phone	ACCT _____	
3189 Airway Avenue, Unit D		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Costa Mesa, CA 92626		DATE _____ AMT \$ _____	
City	State	Zip	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 _____

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

184-040-04	184-040-21
184-040-18	184-020-22
184-040-19	
184-040-20	

- B. ☒ Residential Total number of dwelling units 183
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area 133,751 SF

- C. ☒ Total Project acreage 42.5 Total number of lots 1

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

Thomas Guide Page 1108 Grid C-2
1822 - 1844 York Drive
Project address _____ Street _____
North County Metro 92081
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: 07/13/2020
Address: BHA, Inc. 5115 Avenida Encinas, #L, Carlsbad, CA 92008 Phone: 760-931-8700 X225

(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: Vista Irrigation District Service area Vista **SDC PDS RCVD 8-06-21**
MUP21-008
- 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.
- 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) _____
☐ 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.
- D. ☒ How far will the pipeline(s) have to be extended to serve the project? 0-Feet

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 Paul M. Dupree
Print Title Engineering Specialist II Phone (760) 597-3157 Date 07/27/2020

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
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





1391 Engineer Street • Vista, California 92081-8840

Phone (760) 597-3100 • Fax: (760) 598-8757

www.vidwater.org

July 27, 2020

City of Vista
Planning Division
200 Civic Center Drive
Vista CA 92084-6240

Owner Timed Investment, LLC Location 1822-1844 York Dr. LN N/A
Impact Statement _____ TSM No. _____ TPM No. _____
PC No _____ SDP _____ Parcel No. 184-040-04, 18 thru 22

NOTICE: This is a preliminary review of the project. Additional requirements may be imposed should conditions warrant. **This letter does not constitute a commitment for water service.** Commitments for water service are made by separate documents, such as accepted meter applications or executed construction contracts, or by separate letters of commitment. Water service will only be provided under the Rules and Regulations of the District, after all required fees have been paid and all District conditions have been satisfied. This letter is for informational purposes and intended for planning purposes only.

- ☒ X Totally within the Vista Irrigation District.
- ☒ X All Grading and Improvement plans are required to be submitted to District for review and approval, including all City/County conditioned offsite improvements that are required in proximity to existing waterlines. All offsite improvements must be disclosed to the District and may require waterline replacement or relocation due to resulting encroachments.
- ☐ _____ All or a portion of the project is not within the boundaries of the Vista Irrigation District. The land not within the Vista Irrigation District is not eligible for water service from the District.
_____ should be contacted for water service availability.
- ☒ X One or more of the following requirements apply in order for the District to supply water to this project:
- A public waterline extension
 - Installation of a reduced pressure detector assembly (RPDA) to serve your private system
 - Installation of water facilities off existing District Waterlines(s)
 - All lots being created must be adjacent to a public water main and served through individual water meter(s) and/or RPDA(s).
- ☐ _____ A Specific Easement (ref. Vista Irrigation District Standard Drawing 5-1) is necessary for:
_____ public waterline extension _____ existing waterline. In addition, the District may require easements through the property for future extensions. If any off-site easements are needed, the owner of the property is responsible for obtaining them and for the expenses that may be incurred.
- ☒ X District Blanket Easement No. BC33 encumbers the property.
- ☒ X An existing District waterline crosses or is adjacent to the land being developed (see-attached plat) and should be shown on the final map. These waterlines may need to be replaced or relocated due to the grading operations or project configuration.
- ☒ X Pursuant to Water Code Section 537 et seq. (or subsequent California Building Standards Code updates conforming to Section 537), all newly constructed multiunit residential and newly constructed mixed-use residential and commercial structures, for which an application for water service is submitted after January 1, 2018, are required to measure the quantity of water supplied to each individual residential dwelling unit as a condition of new water service (District Rules and Regulations Section 3.12.3.J Meter Rules). The owner of the structure shall be responsible for installing and reading sub-meters and complying with all applicable laws and regulations.

Board of Directors

Richard L. Vázquez, *President*

Paul E. Dorey

Jo MacKenzie

Marty Miller

Patrick H. Sanchez

Administrative Staff

Brett L. Hodgkiss
General Manager

Lisa R. Soto
Board Secretary

David B. Cosgrove
General Counsel

Page 2

_____ An off-site meter is being created by this minor/major subdivision and is subject to further rules and regulations.

X Service is X is not _____ being provided via an existing water meter (Acct. #3665-0860, Acct. #3665-0870, Acct. #3665-0880, Acct. #3665-0890). Additional meters or water facilities may be needed. There are existing 4 service lateral(s) located off York Dr. (if the lateral(s) are not used, the lateral(s) must be severed at the main at owner's expense).

X This project is subject to payment of the District's Capacity Fee as well as the San Diego County Water Authority's Capacity Charge at the time application is made for water service.

X In order to provide fire protection reliability and minimize water quality concerns, this project may require more than one connection to the District's system in order to create a loop.

_____ A complete hydraulic analysis and design study will be required to determine available domestic service pressures, fire flow availability, on-site and/or off-site system improvements required to serve the project. The owner is to contact the District's Engineering Department to make arrangements for the study.

X When the required fire flow amount and fire hydrant locations are known, the developer and his engineer must meet with District staff to discuss water service to the site.

_____ Irrigation system(s) shall be designed and constructed per the "Rules and Regulations for the Use of Reclaimed Water Within the Vista Irrigation District."

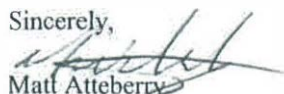
_____ If the owner of this residential development desires to construct it in phases, he is required to request it in writing before or at the time the improvement plans are submitted to the District for plan checking. The owner must also get written approval from the City of Vista Building Department.

X The District's water system design criteria requires that a **minimum residual** pressure of 30 psi during peak hour conditions be provided **at each water meter** required for the project. Additionally, required fire flows for the project must maintain a minimum of 20 psi during maximum day conditions. The District has 8-inch and 10-inch size waterlines in York Dr. all with a maximum hydraulic gradient of 837 feet. The owner should contact the Fire Agency having jurisdiction over this project to obtain fire flow requirements and fire control facilities needed to serve the project.

Meters serving commercial, industrial, agricultural, governmental, or multi-family residential zoned lands; any property with a well, private pumping system, auxiliary water supply, where substances harmful to health have the potential to enter the water supply, or where cross-connections are likely to occur; and dedicated fire protection and irrigation uses are required to have a District approved backflow prevention device. The project may trigger the requirement under District Rules and Regulations for existing water service facilities of private customers in proximity to the project to install a District approved backflow prevention device as a result of this development. Notice to all affected District customers of this potential requirement must be provided by the project applicant in connection with public noticing requirements for the project and prior to project approval, and the applicant may obtain addresses and contact information from the District to accomplish such notice. If fire hydrants are required which are not adjacent to any District waterlines or which are adjacent to undersized waterlines, a waterline extension may be required which may also require specific easements.

If you have any questions, please contact us at (760) 597-3116.

Sincerely,



Matt Atteberry
Engineering Services Manager

MA/pd

Invoice



1391 Engineer Street
Vista, California 92081-8840
(760) 597-3100

To: BHA, Inc.
5115 Avenida Encinas, Suite L
Carlsbad, CA 92008-4387

Date: 7/17/20

Reference No.: 1822-1844 York Dr.

Description	Amount
Water Availability Letter	\$292
<div><div>P A I D</div><div>CHECK #25478 AMT: \$292 07/17/2020 - PD</div><div>VISTA IRRIGATION DISTRICT</div></div>	

bha, Inc.

land planning, civil engineering, surveying
5115 AVENIDA ENCINAS, SUITE L • CARLSBAD, CA 92008
(760) 931-8700

FIRST NATIONAL BANK OF SOUTHERN CALIFORNIA
CARLSBAD, CA 92008

90-4075
1222

25478

Two Hundred Ninety Two and no/100

PAID
JUL 17 2020
VISTA IRRIGATION DISTRICT

DATE	CHECK NO.	AMOUNT
07/15/20	25478	\$292.00

PAY
TO THE
ORDER
OF

VISTA IRRIGATION DISTRICT
1391 ENGINEER STREET
VISTA CA 92081



⑈025478⑈ ⑆122240751⑆ 001⑈119958⑈



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

Please type or use pen

Timed Investment, LLC 949-903-4445
Owner's Name Phone
3189 Airway Avenue, Suite D
Owner's Mailing Address Street
Costa Mesa, CA 92626
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 _____

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

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184-040-18	184-040-22
184-040-19	
184-040-20	

- B. ☒ Residential Total number of dwelling units 183
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area 133,751 SF

C. Total Project acreage 42.5 Total lots 1 Smallest proposed lot N/A

Thomas Guide. Page 1108 Grid C 2
1822 - 1864 York Drive
Project address Street
North County Metro 92081
Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: 07/13/2020

Address: BHA, Inc. 6115 Avenida Encinas, #L, Carlsbad, CA 92008 Phone: 760-931-8700 X225

(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: Viola Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:
Station 2 1050 Valley Dr Viola, CA 92084 1.2 miles

- 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 3 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: 3 SDC PDS RCVD 8-06-21
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

MUP21-008

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.

Mark Viorow
Authorized Signature

Mark Viorow
Print Name and Title

AFM

760-613-5350
Phone

7-22-20
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





July 22, 2020

County of San Diego, Planning & Development Services
5510 Overland Ave., Suite 110
San Diego, CA 92123

RE: York Drive Independent Living

Project: APN: 184-040-04
184-040-18, 19, 20, 21, 22
1822-1864 York Dr.
Vista, CA

1. Street Address Numbers/Signs

- a. Building and unit addressing shall comply with VFD policy.

Building address - minimum twelve (12) inches in height, shall be provided at approved locations, visible from either direction of approach.

- b. All address number shall be three dimensional and shall contrast in color to the background.

2. Fire Access Roads

- a. All fire access roadways must be maintained unobstructed and driveable by fire apparatus throughout the construction process. If the roadway becomes undriveable, a Stop Work Order will be requested until access is restored.
- b. Any gate or barrier across a fire access roadway must meet Vista Fire Department standards and have specific plans reviewed and approved prior to installation. Gate swing shall not obstruct the width of any fire lane.
- c. Automatic gates must be equipped with sensors detecting emergency vehicle strobe lights from any direction of approach. In addition, Knox brand key-operated electric switches keyed to Vista Fire Department specifications are required. Both the strobe light detector and Knox switch shall override all gate functions and open the gate.
- d. Roadway design features (speed bumps, speed humps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on fire access roadways.

- b. Single and multiple station smoke alarms shall be provided.

6. Emergency Response Map

Provide an "as built" site plan for emergency response mapping in a format compatible with current Fire Department mapping contractor needs. Fee for map update is charged.

7. Building Access

Knox-Vault 4400 series emergency access key box is required at the building, with specific mounting location approved by VFD prior to construction of walls. Recessed mount is required. Premises keys for all building areas (grand master system keys) labeled with approved key tags identifying the door or area served, shall be provided for the box. The building owner or occupant shall provide replacement keys whenever locks are changed. (Application and processing through Fire Marshal's office.)

8. Elevator

The building shall be provided with medical emergency service elevators. The elevators shall be sized to fit an ambulance gurney 24x84 inches.

If you have any questions regarding these conditions, please contact me at (760) 643-5350

Mark Vierow
Assistant Fire Marshal
Vista Fire Department