

MAR 08 2013

BY: Alex



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

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 vcmwd
ACCT
ACT 01-4433.00
TASK
DATE 2-6-2013 AMT \$50.00
DISTRICT CASHIER'S USE ONLY

W

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 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

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

Table with 2 columns: Description, Parcel Number(s). Row 1: 59 Parcels - See attached list dated 1-7-2013 Exhibit A

- 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

Thomas Bros. Page 1049 Grid B7
East of Old Hwy 395 & South of W. Lilac Road
Project address Street
Bonsall & Valley Center 92026
Community Planning Area/Subregion Zip

- C. Total Project acreage 608 Total number of lots 1,746

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

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: [Signature] Date: 1-24-2013
Address: 12275 El Camino Real, Suite 110, San Diego, CA 92130 Phone: 858-546-0700

(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: 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.
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 1. (Number of sheets) Exhibit B
Project will not be served for the following reason(s):

- C. District conditions are attached. Number of sheets attached: 1 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
Print title District Engineer Phone (760) 735-4500 Date 3/6/2013

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

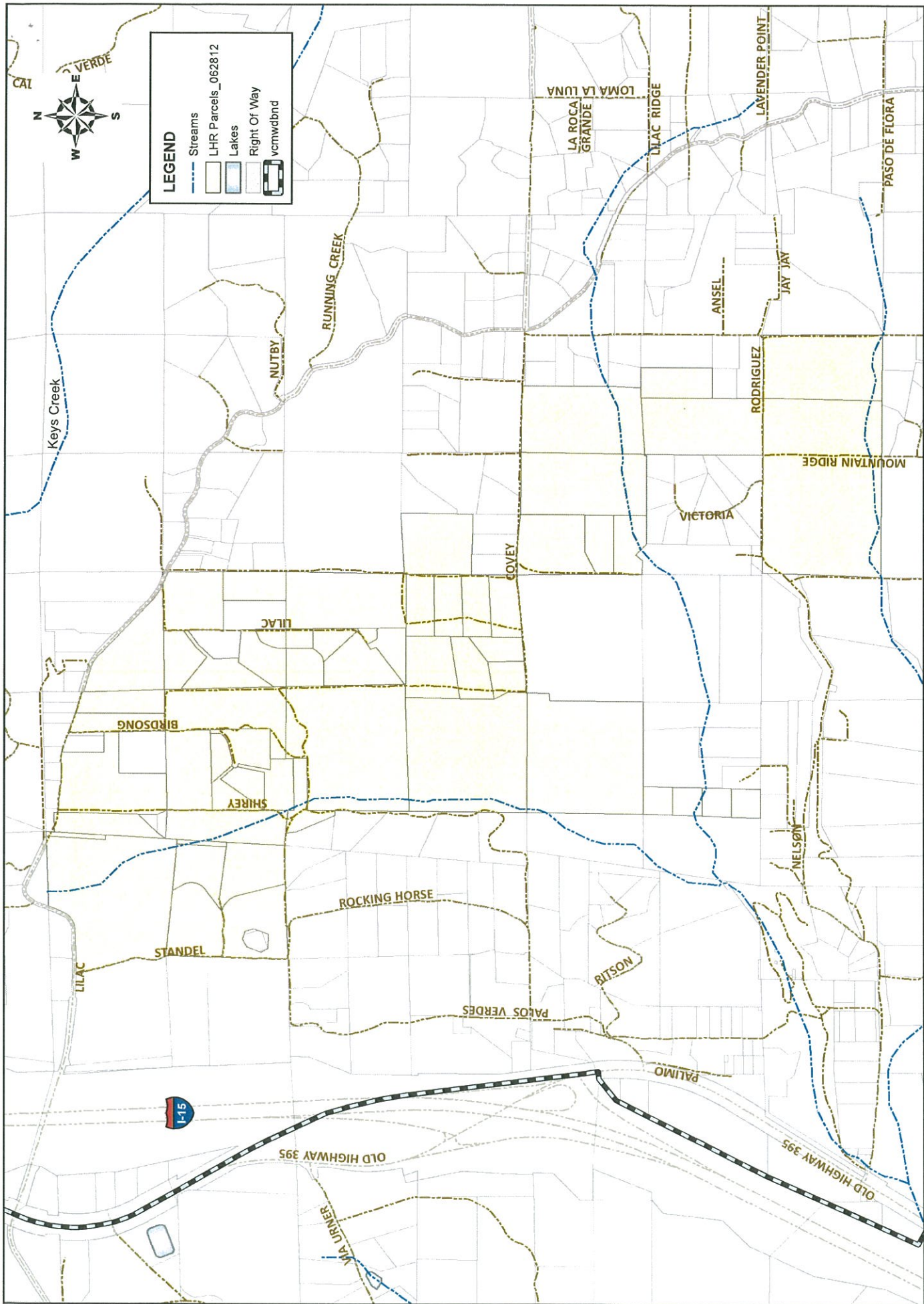
Project Facility Availability
Accretive Investments, Inc.
Proposed Lilac Hills Ranch Development

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

Valley Center Municipal Water District

