



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

Please type or use pen

VCVP, LP	619-405-2629				
Owner's Name	Phone				
3936 Hortensia Street					
Owner's Mailing Address	Street				
San Diego	CA	92110			
City	State	Zip			

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

S

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

<p>A. <input type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Certificate of Compliance: _____</p> <p><input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Boundary Adjustment</p> <p><input type="checkbox"/> Specific Plan or Specific Plan Amendment</p> <p><input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone</p> <p><input checked="" type="checkbox"/> Major Use Permit (MUP), purpose: <u>CAR WASH</u></p> <p><input type="checkbox"/> Time Extension... Case No. _____</p> <p><input type="checkbox"/> Expired Map... Case No. _____</p> <p><input type="checkbox"/> Other _____</p> <p>B. <input type="checkbox"/> Residential Total number of dwelling units _____</p> <p><input checked="" type="checkbox"/> Commercial Gross floor area _____</p> <p><input type="checkbox"/> Industrial Gross floor area _____</p> <p><input type="checkbox"/> Other Gross floor area _____</p> <p>C. Total Project acreage <u>5.67</u> Total lots ¹ _____ Smallest proposed lot _____</p> <p>D. Is the project proposing its own wastewater treatment plant? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is the project proposing the use of reclaimed water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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.</p> <p>Applicant's Signature: <u>[Signature]</u> Date: <u>3/15/2022</u></p> <p>Address: <u>3936 Hortensia Street San Diego, CA. 92110</u> Phone: <u>619-405-2629/619-523-0133</u></p> <p style="text-align: center;">(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)</p>	<p style="text-align: center;">Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">188-231-36-00</td> <td style="width: 50%;"></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <p>Thomas Guide Page _____ Grid _____</p> <p>Project address _____ Street _____</p> <p>Valley Center _____ 92082</p> <p>Community Planning Area/Subregion _____ Zip _____</p>	188-231-36-00							
188-231-36-00									

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

District name VALLEY CENTER MWD Service area Woods Valley North village

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: (2) two

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 indicated in the attached conditions

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 and Title: Wally Graboc District Engineer (760) 735-4500 Phone: _____ Date: 3/22/22

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



PROJECT FACILITY AVAILABILITY - WASTEWATER

EXHIBIT 'A'

Miller Road Plaza

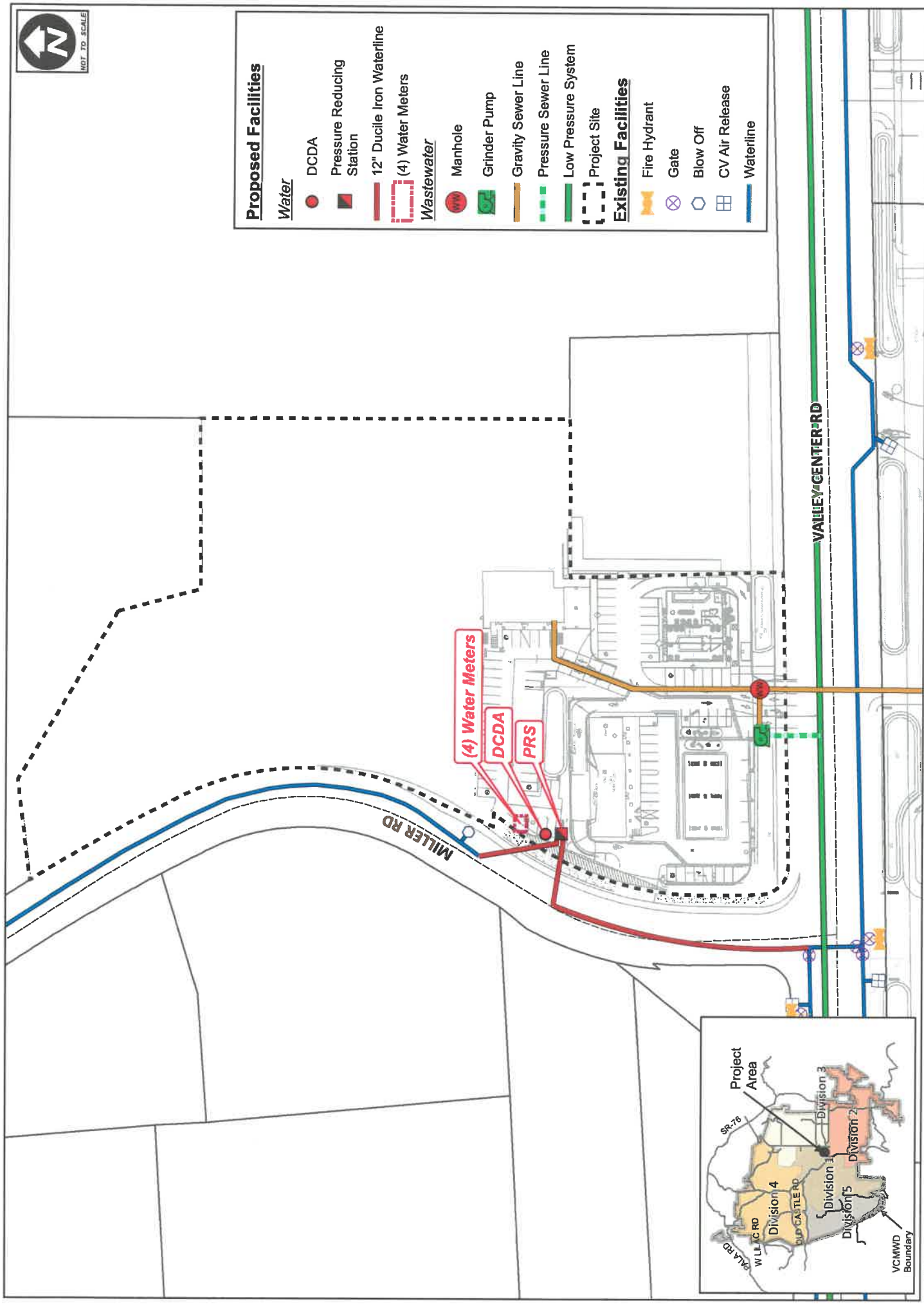
Car Wash Major Use Permit

APN: 188-231-36

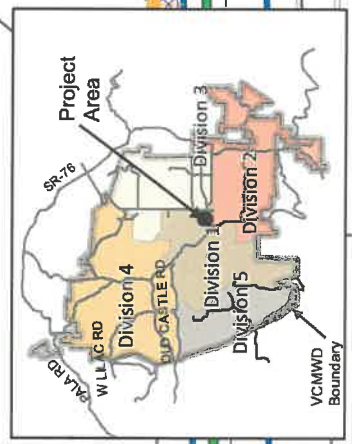
- 1) Applicant has entered into a Wastewater Service Agreement for participation in the Woods Valley Ranch WRF Expansion Project and Assessment District 2012-1 for sewer service to this parcel. Additionally, the applicant has entered into a District Facilities Agreement dated August 2, 2019, stipulating terms and conditions for wastewater service specific to this project. Any change to the Applicant's approach may require the terms of the agreement to be re-evaluated and updated at the time of service request. The following is a summary of conditions upon which concept approval for the project was granted:
 - a. The parcel is under one ownership consisting of three separate lease sites, proposed as a gas station/mini mart, restaurant, and office building.
 - b. If Major Use Permit is approved by the County, revised wastewater discharge characteristics will be confirmed, applicant will be responsible for any modifications to the District facilities that are found to be required.
 - c. The sewer capacity reservation for this parcel is 39 EDUs. Sewer capacity is limited to 18 EDUs with the installation of the proposed interim triplex grinder pump to serve the entire parcel. Property owner must allocate EDUs to each building, specific to their projected use, not to exceed 18 EDUs total, until 1.e is satisfied.
 - d. Grinder pump must remain under a common ownership, any future boundary adjustments that will alter the current layout such that the grinder pump will be serving multiple parcels, will require an update to the concept approval with the Board of Directors.
 - e. A gravity sewer line across Valley Center Road to the North Village Pump Station shall be included with construction of the Village Station Gravity Sewer Collection System, to replace and eliminate the interim grinder pump. At which time the remaining 21 EDUs will be available for use on the property.
- 2) In addition to other applicable requirements, all wastewater facilities must be constructed and fully accepted by the District before water meters can be installed.



Proposed Facilities	
	DCDA
	Pressure Reducing Station
	12" Ductile Iron Waterline
	(4) Water Meters
Wastewater	
	Manhole
	Grinder Pump
	Gravity Sewer Line
	Pressure Sewer Line
	Low Pressure System
	Project Site
Existing Facilities	
	Fire Hydrant
	Gate
	Blow Off
	CV Air Release
	Waterline



(4) Water Meters
DCDA
PRS



Miller Road Plaza
(APN: 188-231-36)

VALLEY CENTER
MUNICIPAL WATER DISTRICT





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

Please type or use pen

VCVP, LP Owner's Name	619-405-2629 Phone	ORG _____	W
3936 Hortensia Street Owner's Mailing Address	Street	ACCT _____	
San Diego City	CA 92110 State Zip	ACT _____	
		TASK _____	
		DATE _____ AMT \$ _____	

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

<p>A. <input type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment <input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone. <input checked="" type="checkbox"/> Major Use Permit (MUP), purpose: <u>CAR WASH</u> <input type="checkbox"/> Time Extension...Case No. _____ <input type="checkbox"/> Expired Map...Case No. _____ <input type="checkbox"/> Other _____</p> <p>B. <input type="checkbox"/> Residential Total number of dwelling units _____ <input checked="" type="checkbox"/> Commercial Gross floor area <u>3,300</u> <input type="checkbox"/> Industrial Gross floor area _____ <input type="checkbox"/> Other Gross floor area _____</p> <p>C. <input checked="" type="checkbox"/> Total Project acreage <u>5.67</u> Total number of lots <u>1</u></p> <p>D. Is the project proposing the use of groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the project proposing the use of reclaimed water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p style="text-align: center;">Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">188-231-36-00</td><td style="width: 50%;"></td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> <p>Thomas Guide Page _____ Grid _____</p> <p>Project address _____ Street _____ <u>Valley Center</u> _____ <u>92082</u> Community Planning Area/Subregion _____ Zip _____</p>	188-231-36-00							
188-231-36-00									

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: 3/15/2022
 Address: 3936 Hortensia Street San Diego CA 92110 Phone: 619-405-2629/619-523-0133

(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**

VALLEY CENTER MWD

District Name: _____ Service area: Cool Valley

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: (2) two
 District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? As indicated in the attached conditions

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: 3/22/22

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

PROJECT FACILITY AVAILABILITY - WATER

EXHIBIT 'A'

Miller Road Plaza

Car Wash Major Use Permit

Assessor's Parcel Number:

188-231-36

ITEM I WATER SUPPLY

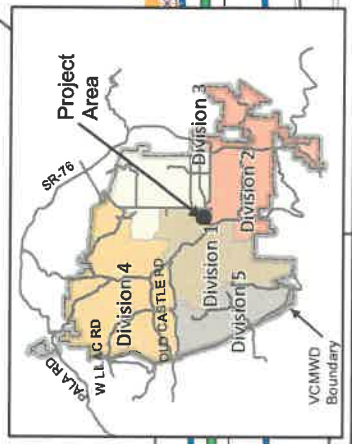
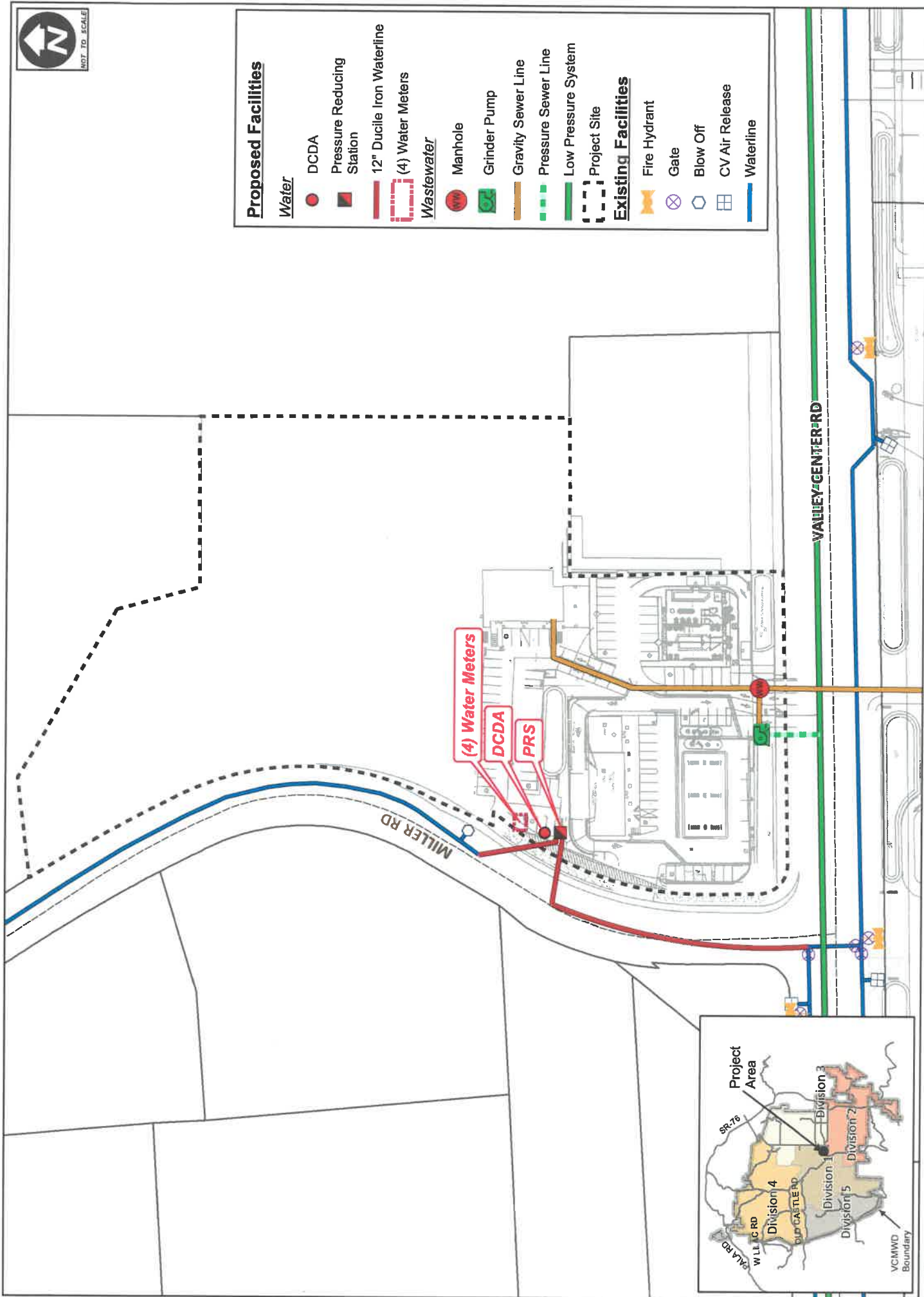
Water facility (pipeline, pumping station, and local storage) capacity is available to serve this development. However, given the current and potentially long-term hydrologic, legal and regulatory conditions negatively impacting quantity and reliability of supplies from the State Water Project and the 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 ADDITIONAL COMMENTS:

- 1) Water availability to this development will depend on the applicant funding the design and construction of the water distribution facilities required for the development.
- 2) Project proponent should contact the Valley Center Fire Protection District for fire district requirements.
- 3) This project shall be subject to the District's Administrative Code including but not limited to Article 160 regarding Water Service, Article 190 Developer Project Requirements, and Article 230 regarding Water Supply Shortage Conditions.
- 4) All onsite ingress/egress and/or utility easements required for the District facilities shall be dedicated to VCMWD on the Final Map. Any additional offsite easements that are required for the project shall be granted to VCMWD prior to approval of the project's improvement plans.
- 5) Relocation of existing VCMWD facilities may be required.
- 6) All sites with above-ground water facilities shall be conveyed to VCMWD for ownership, operation and maintenance upon completion of construction and prior to District acceptance of the facilities.
- 7) The applicant shall provide financial security for construction of all facilities or complete construction of the required water distribution facility prior to final map approval.
- 8) The applicant shall enter into a District Facilities Agreement with VCMWD for design, construction, operation, and maintenance of the water distribution facilities required for the Development.



Proposed Facilities	
	DCDA
	Pressure Reducing Station
	12" Ductile Iron Waterline
	(4) Water Meters
Wastewater	
	Manhole
	Grinder Pump
	Gravity Sewer Line
	Pressure Sewer Line
	Low Pressure System
	Project Site
Existing Facilities	
	Fire Hydrant
	Gate
	Blow Off
	CV Air Release
	Waterline





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

Please type or use pen

6 Carat Enterprise Inc. 760-822-0004
 Owner's Name Phone
 270 North El Camino Real #523
 Owner's Mailing Address Street
 Encinitas CA 92024
 City State Zip

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

F

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: Car Wash
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____
- B. Residential Total number of dwelling units _____
 Commercial Gross floor area 3,300
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage .07 Total lots 1 Smallest proposed lot 1

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

188-231-36-00	188-231-36-00
188-231-36-00	188-231-36-00
188-231-36-00	188-231-36-00
188-231-36-00	188-231-36-00

Thomas Guide. Page _____ Grid _____
28374 Valley Center Rd. Building C, Valley Center, CA 92082
 Project address Street
 Valley Center 92082
 Community Planning Area/Subregion Zip

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

Applicant's Signature: [Signature] Date: 3/3/2022
 Address: 270 North El Camino Real #523 Encinitas, CA, 92024 Phone: 760-822-0004
 (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

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

28234 LILAC ROAD N 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 _____ 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: 1 SHEET
 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: [Signature] Print Name and Title: J. DAVIDSON FIRE MARSHAL Phone: 760 751-7600 Date: 3/9/2022

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

SDC PDS RCVD 03-16-22

MUP22-003





VALLEY CENTER FIRE PROTECTION DISTRICT

28234 Lilac Road, Valley Center, CA 92082
(760) 751-7600 Fax (760) 749-3892
Website: vcfpd.org



David Carattini
6 Carat Enterprises
270 N. El Camino Real #523
Encinitas CA, 92024

3/9/2021

Re: Project Facility Availability Conditions - FIRE

Dear Sir:

The following conditions apply to your Car Wash MUP (Availability Letter dated 3/3/2022 attached):

- Detailed plans for the carwash must be submitted to the FAHJ for approval.
- Fire Sprinklers will be required in the Car Wash.
- Submit structural plans (with PDS approval stamps) for the CMU wall that makes up the northern portion of the carwash area.

Thank you

Jim Davidson
Fire Marshal / Battalion Chief
Valley Center Fire Protection District

Valley Center Fire Station 1
28234 Lilac Road
Valley Center, CA 92082

Valley Center Fire Station 2
28205 N. Lake Wohlford Road
Valley Center, CA 92082