



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

Please type or use pen

Kurt Bausback, KB Homes Coastal, Inc. 858 877 4262  
 Owner's Name Phone

9915 Mira Mesa Blvd., Suite 100  
 Owner's Mailing Address Street

San Diego, CA 92131  
 City State Zip

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

**S**

DISTRICT CASHIER'S USE ONLY

**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 V2 to V15 zone  
 Major Use Permit (MUP), purpose: \_\_\_\_\_  
 Time Extension... Case No. \_\_\_\_\_  
 Expired Map... Case No. \_\_\_\_\_  
 Other \_\_\_\_\_

B.  Residential Total number of dwelling units 62  
 Commercial Gross floor area \_\_\_\_\_  
 Industrial Gross floor area \_\_\_\_\_  
 Other Gross floor area \_\_\_\_\_

C. Total Project acreage 4.93 Total lots 1 Smallest proposed lot 4.93

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)

217-191-02	217-191-03

Thomas Guide Page 1108 Grid C+  
 Mimosa Ave and Smilax Rd  
 Project address Street  
 North County Metro Subregional Area 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: [Signature] Date: 4/26/19  
 Address: 9915 Mira Mesa Blvd. Suite 100 SD, CA 92131 Phone: 858.877.4262

(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 \_\_\_\_\_ Service area \_\_\_\_\_

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: NA  
 Project will not be served for the following reason(s): \_\_\_\_\_

C.  District conditions are attached. Number of sheets attached: Six (6)  
 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? NA

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.

[Signature] Tony Tirado, Jr./ Civil Engineer, (760) 643-5432 7.7.2019  
 Authorized Signature Print Name and Title Phone Date

**EXPIRES: 7/22/2021**

**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 ENGINEERING DEPARTMENT

### MEMORANDUM

TO: Kurt Bausback, Planning & Entitlement Director  
Kb Home Coastal  
9915 Mira Mesa Blvd, Suite-100  
San Diego, CA 92131

July 17, 2019

FROM: Tony Tirado, P.E., Assistant Engineer   
City of Vista/ Buena Sanitation District  
Engineering  
200 Civic Center  
Vista, CA 92084

Cc: Jason Christman, Principal Engineer  
File

PROJECT: 425Blk Smilax Road, 'Smilax Condos'  
61-Unit Residential Condos  
APNs: 217.191.02 & 03  
LD18.067, San Marcos TM5634 (TSM-Condos)  
Sewer Basin: V03(178-181)  
Ex 8"VCP (Dwg-Buena01, 1965Yr)

SUBJECT: **COV/BSO Sewer Conditions of Approval (COA)**  
Date Requested: 4/27/2019

- 
- 1) Site Plan: Refer to the attached approved '**Site Plan (REVISED)**', and any other approved tentative drawings for additional specific requirements and conditions, not specifically noted below. See attached copy of the '**Site Plan (REVISED)**' with approved BSD sewer alignment.
  - 2) Sewer Service Availability: The proposed *Residential* development project is *within* the *City of Vista Sphere of Influence and the Buena Sanitation District Service Area (B03) as determined by the current '2017-Sewerage Master Plan' and the 'Sewer Facility Maps'*. An '*Irrevocable Offer of Annexation*' (IOA) into the City of Vista Agmt will be required to be filed, executed and recorded by the developer(s) in order to obtain sewer service.
  - 3) Sewer Capacity Availability:
    - a) Sewer capacity is available upon recordation of the required '*Irrevocable Offer of Annexation to the City Of Vista, Agreement To Pay Future Annexation Fees, and Out-Of-Area Sewer Service Agreement*'.
    - b) The peak sewer capacity estimate for this project, based on the Site Development Plan submittal dated *June-2019*, will be calculated based on the current City of Vista Municipal Codes (*Ref. VMC Sections 14.01.030, 06.110, 120, & 130*).
    - c) The existing sewer capacity will be credited to the total required capacity for the proposed project.

**COV/BSD Sewer Conditions of Approval (COA)**

<p>425Blk Smilax Road 'Smilax Condos' 61-Unit Residential Condos</p>	<p>LD18-067, GP16-XXX, Dwg-XXXX San Marcos TM5634 APNs: : 217.191.02 &amp; 03 Sewer Basin: V03(80-181); Ex 8"VCP (Dwg-Buena01, 1965Yr)</p>
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- d) 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: An existing *8-in VCP (Dwg-BUENA 01, 1965-Yr)* public sewer main along *Poinsettia Avenue* 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: 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.
  - a) Meter for interior domestic use.
  - b) 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 200 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) 'Off-site Sewer Improvements': As a condition of development approval, developer shall by-pass (across private street 'A') sewer flows from *Smilax Road sewer pipes (B03.080—B03.094, aka PROPOSED SMH #1) to Poinsettia Avenue sewer pipes (B03.178—B03.181, aka PROPOSED SMH #2)* as shown on the attached Site Development Plan.
  
- 8) 'Public' Sewer Main Extension:
  - a) See attached *REVISED 'Site Plan'* for sewer alignment and easements.
  - b) The proposed 8-inch PVC sewer main from *manhole #1 to manhole #2* shall be public.

**COV/BSO Sewer Conditions of Approval (COA)**

425Blk Smilax Road 'Smilax Condos' 61-Unit Residential Condos	LD18-067, GP16-XXX, Dwg-XXXX San Marcos TM5634 APNs: : 217.191.02 & 03 Sewer Basin: V03(80-181); Ex 8"VCP (Dwg-Buena01, 1965Yr)
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- c) Construction Sewer Improvement plans are to be designed per public standards, and prepared by a California Registered Professional Civil Engineer, and construction and inspection of the 'public' 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) Each *proposed condominium unit* shall have an individual, gravity flow, private sewer lateral and cleanout fronting and connecting to the private sewer main. Long laterals will not be permitted.
- e) Additional requirements may apply pending a formal and complete detailed submittal of the private/public sewer improvement plans. The exact location & geometrics of the proposed private/public sewer facilities design shall be as determined by the City Engineer during formal plan review process.
- f) *The following 'AS-BUILT' Signature block shall be included on the Grading and Improvement plans (only on sheet 1). Also, the following note shall be included on the Grading and Improvement plans (only on sheet 1) too. DEVELOPER SHALL COMPLY WITH THE ABOVE CONDITION OF APPROVAL #7A, AND REQUIRED SEWER EASEMENTS SHALL BE DEDICATED*

<b>"AS BUILT"</b>			
_____	_____	DATE	
RCE _____	EXP. _____		
REVIEWED BY: _____			
INSPECTION: _____		DATE: _____	
<i>SANITATION ***</i> _____		DATE: _____	

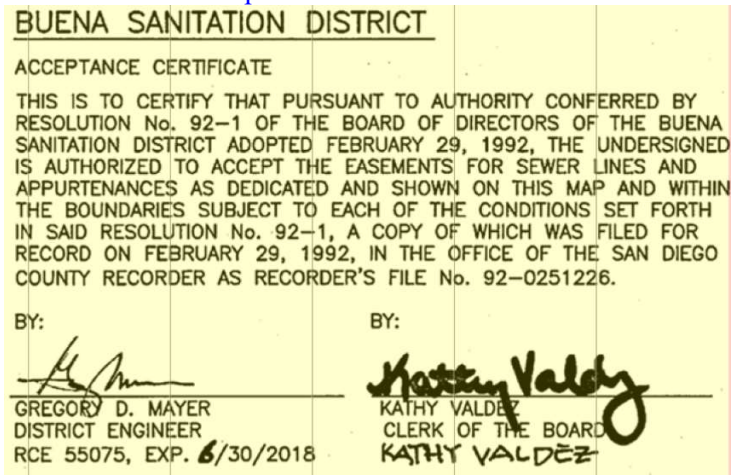
**AND RECORDED.**

- 9) 'Private' Sewer Facilities Requirements:
  - a) See attached *REVISED 'Site Plan'* for sewer alignment and easements.
  - b) Developer shall install an 8-inch 'private' sewer main extension into the site and along the center of the roadway to provide sewer service to the proposed residential development.
  - c) Each *proposed condominium unit* shall have an individual, gravity flow, private sewer lateral and cleanout fronting and connecting to the private sewer main.
  - d) 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*).
  - i) Add the following note: **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.**

**COV/BSD Sewer Conditions of Approval (COA)**

<p>425Blk Smilax Road 'Smilax Condos' 61-Unit Residential Condos</p>	<p>LD18-067, GP16-XXX, Dwg-XXXX San Marcos TM5634 APNs: : 217.191.02 &amp; 03 Sewer Basin: V03(80-181); Ex 8"VCP (Dwg-Buena01, 1965Yr)</p>
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- e) Developer shall prepare, file, execute, and record a 'Private Sewer Maintenance' Agreement.
  - f) Unless otherwise noted, ALL proposed sewer facilities along private streets 'B' thru 'F' are 'PRIVATE', and shall be labeled as such on the plans.
  - g) All sewer manhole covers shall have "PRIVATE SEWER" cast into the lid, unless otherwise noted.
  - h) Additional requirements may apply pending a formal and complete detailed submittal of the private/public sewer improvement plans. The exact location & geometrics of the proposed private/public sewer facilities design shall be as determined by the City Engineer during formal plan review process.
  - i) APN 217.191.02 is served by public sewer. Developer shall completely remove the existing private sewer lateral, and plugged at the sewer main wye connection per public standards. A NOTE STATING REMOVAL OF THE SEWER MAIN SHALL BE ADDED TO THE PLANS.
- 10) 'Public Sewer Facility Reimbursement': This project does NOT qualify for public sewer reimbursement. All cost incurred for the removal, replacement, rerouting, installation of the public/private sewer facilities shall be borne by the developer (Ref. VMCI4.08-050, & 16.56.150).
- 11) 'Public' Sewer Easements:
- a) Sewer Easement Dedication:
    - i) Street 'A' shall be dedicated to the Buena Sanitation District as a public sewer easement.
    - ii) Street 'B' thru 'F' shall be dedicated to the Buena sanitation District as a public sewer access easement.
- 12) Final Map Requirements:
- a) Sewer Easement Acceptance Certificate: Map shall include a 'Buena sanitation Certificate of Acceptance' and 'Notary Certificate' for acceptance of the public sewer easements, and acceptance of the public sewer facilities As follows:



**COV/BSD Sewer Conditions of Approval (COA)**

<p>425Blk Smilax Road 'Smilax Condos' 61-Unit Residential Condos</p>	<p>LD18-067, GP16-XXX, Dwg-XXXX San Marcos TM5634 APNs: : 217.191.02 &amp; 03 Sewer Basin: V03(80-181); Ex 8"VCP (Dwg-Buena01, 1965Yr)</p>
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- b) 'Public' Sewer Easements Dedication:
  - i) *Street 'A'* shall be dedicated to the Buena Sanitation District as a public sewer easement.
  - ii) *Street 'B' thru 'F'* shall be dedicated to the Buena sanitation District as a public sewer access easement.

c) The **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 FACILITY MAINTENANCE**' AGMT DOC#2019-\_\_\_\_\_, RECORDED \_\_\_\_\_, 2019.
- iii) ALL PARCELS AND/OR CONDOMINIUM UNITS 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#2019-\_\_\_\_\_, RECORDED \_\_\_\_\_, 2019.
- iv) ALL PARCELS SHALL BE SUBJECT TO A RECORDED '**COVENANTS, CONDITIONS AND RESTRICTIONS**' (CC&RS) DOC#2019-\_\_\_\_\_, RECORDED \_\_\_\_\_, 2019.

13) Statewide General Discharge Requirements for Sanitary Systems Compliance: Developer is to comply with the *SWRCB* requirements to prevent *Sanitary Sewer Overflows (SSOs) and Spills*. Compliance can be met by complying with the conditions and requirements noted above, and by performing the required pre- and post-CCTV inspection, and installing approved sewer manholes.

14) Miscellaneous:

- a) Truck Motion Plan: The developer shall prepare a 'Turning Motion' Plan for Sewer Vector/ Trash Pick-up/ Fire Trucks/ Delivery Trucks. 'Truck Motion' Plan shall be designed and prepared by a Registered Professional Engineer as part of the Improvement & Grading Plans (*Ref. VMC 14.08*)
- b) Developer shall post Development Agmt, Bonding, & Securities prior to approval of the Final map, Grading and Improvement plans.

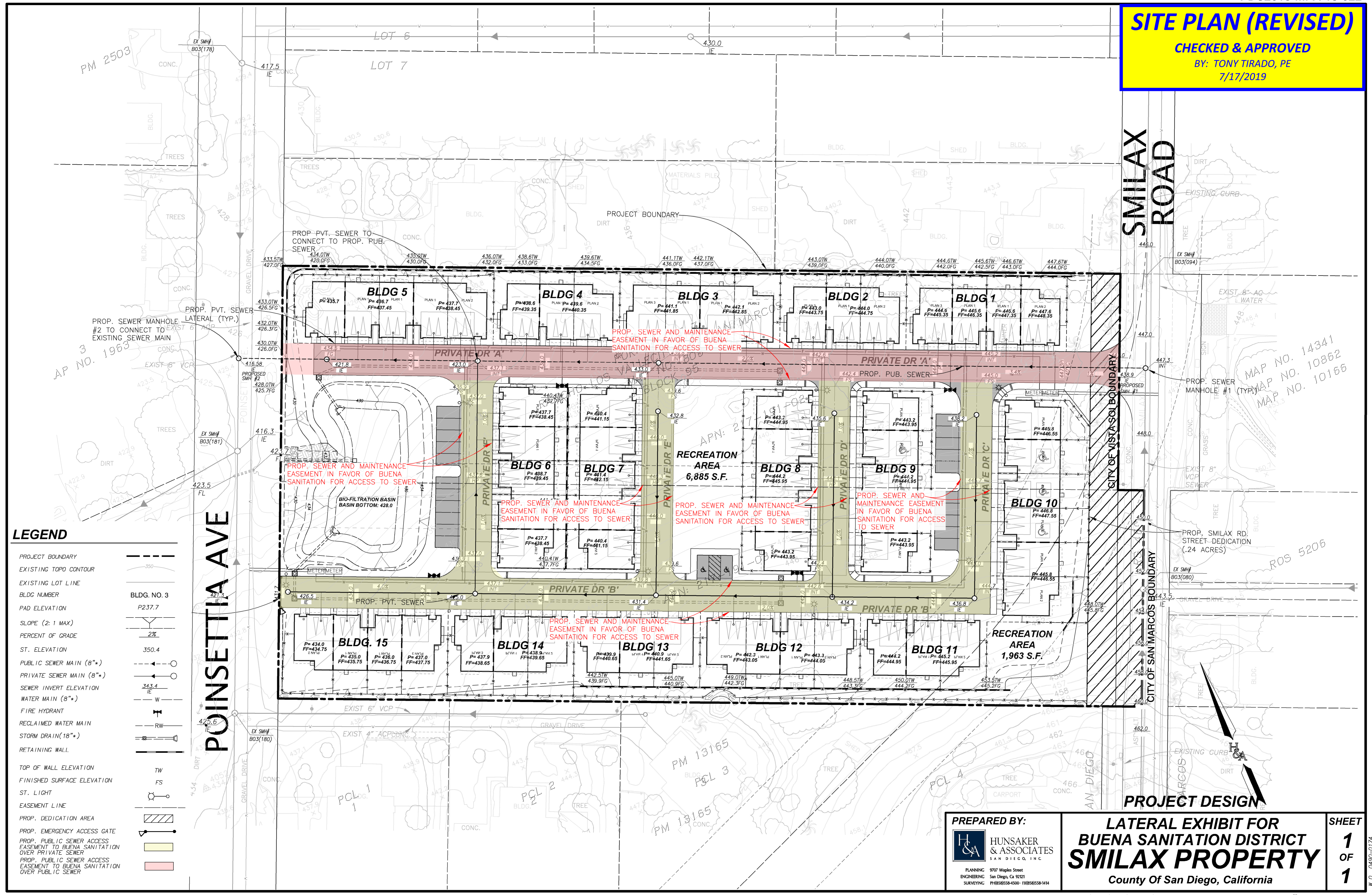
15) *For questions regarding sewer design and/or conditions, please contact Mr. Tony Tirado, P.E, at 1.760.643.5432, email: [ttirado@cityofvista.com](mailto:ttirado@cityofvista.com).*



# SITE PLAN (REVISED)

CHECKED & APPROVED

BY: TONY TIRADO, PE  
7/17/2019



**LEGEND**

PROJECT BOUNDARY	---
EXISTING TOPO CONTOUR	---350---
EXISTING LOT LINE	---
BLDG. NO. 3	---
PAD ELEVATION	P237.7
SLOPE (2:1 MAX)	2%
PERCENT OF GRADE	2%
ST. ELEVATION	350.4
PUBLIC SEWER MAIN (8")	---
PRIVATE SEWER MAIN (8")	---
SEWER INVERT ELEVATION	343.4 IE
WATER MAIN (8")	---
FIRE HYDRANT	---
RECLAIMED WATER MAIN	---
STORM DRAIN (18")	---
RETAINING WALL	---
TOP OF WALL ELEVATION	TW
FINISHED SURFACE ELEVATION	FS
ST. LIGHT	---
EASEMENT LINE	---
PROP. DEDICATION AREA	---
PROP. EMERGENCY ACCESS GATE	---
PROP. PUBLIC SEWER ACCESS EASEMENT TO BUENA SANITATION OVER PRIVATE SEWER	---
PROP. PUBLIC SEWER ACCESS EASEMENT TO BUENA SANITATION OVER PUBLIC SEWER	---

PROJECT DESIGN

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
 SAN DIEGO, INC.  
 PLANNING 9707 Waples Street  
 ENGINEERING San Diego, CA 92121  
 SURVEYING PH805858-4500 FAX805858-1114

**LATERAL EXHIBIT FOR BUENA SANITATION DISTRICT SMILAX PROPERTY**  
 County Of San Diego, California

SHEET  
**1**  
 OF  
**1**  
 #.C. 0490-0174





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

*Please type or use pen*  
 (Two forms are needed if project is to be served by separate school districts)

Kurt Bausback, KB Homes Coastal, Inc. 858 877 4262

Owner's Name \_\_\_\_\_ Phone \_\_\_\_\_

9915 Mira Mesa Blvd., Suite 100

Owner's Mailing Address \_\_\_\_\_ Street \_\_\_\_\_

San Diego, CA 92131

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

**Sc**

ELEMENTARY \_\_\_\_\_

HIGH SCHOOL \_\_\_\_\_

UNIFIED \_\_\_\_\_

*DISTRICT CASHIER'S USE ONLY*

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

A. **LEGISLATIVE ACT**

Rezones changing Use Regulations or Development Regulations

General Plan Amendment

Specific Plan

Specific Plan Amendment

B. **DEVELOPMENT PROJECT**

Rezones changing Special Area or Neighborhood Regulations

Major Subdivision (TM)

Minor Subdivision (TPM)

Boundary Adjustment

Major Use Permit (MUP), purpose: \_\_\_\_\_

Time Extension...Case No. \_\_\_\_\_

Expired Map...Case No. \_\_\_\_\_

Other \_\_\_\_\_

C.  Residential ..... Total number of dwelling units 62

Commercial ..... Gross floor area \_\_\_\_\_

Industrial ..... Gross floor area \_\_\_\_\_

Other ..... Gross floor area \_\_\_\_\_

D.  Total Project acreage 4.93 Total number lots 1

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

217-191-02	217-191-03

Thomas Guide Page 1108 Grid C6

Mimosa Ave and Smilax Rd

Project address \_\_\_\_\_ Street \_\_\_\_\_

North County Metro Subregional Area 92081

Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

Applicant's Signature: [Signature] Date: 4/26/19

Address: 9915 Mira Mesa Blvd. Suite 100 San Diego CA 92131 Phone: 858.877.4262

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

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

District Name: SAN MARCOS USD

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: Jol: Ann heichtag 653 POINSETTIA AVE, VISTA miles: .38

Junior/Middle: SAN MARCOS MIDDLE 650 MISSION RD SAN MARCOS miles: 2.64

High school: SAN MARCOS HIGH 1615 W SAN MARCOS BLVD, SAN MARCOS miles: 2.57

This project will result in the overcrowding of the  elementary  junior/school  high school. (Check)

Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

Project is located entirely within the district and is eligible for service.

The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

Authorized Signature: [Signature] Print Name: KATHERINE MARCEWA

Print Title: Admin Analyst Phone: 760-290-2649

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







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

*Please type or use pen*

Kurt Bausback, KB Homes Coastal, Inc. 858 877 4262  
 Owner's Name Phone  
 9915 Mira Mesa Blvd., Suite 100  
 Owner's Mailing Address Street  
 San Diego, CA 92131  
 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 V2 to V15 zone.  
 Major Use Permit (MUP), purpose: \_\_\_\_\_  
 Time Extension... Case No. \_\_\_\_\_  
 Expired Map... Case No. \_\_\_\_\_  
 Other \_\_\_\_\_

B.  Residential ..... Total number of dwelling units 62  
 Commercial ..... Gross floor area \_\_\_\_\_  
 Industrial ..... Gross floor area \_\_\_\_\_  
 Other ..... Gross floor area \_\_\_\_\_

C. Total Project acreage 4.93 Total lots 1 Smallest proposed lot 4.93

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

217-191-02	217-191-03

Thomas Guide. Page 1108 Grid C6  
 Mimosa Ave and Smilax Rd  
 Project address Street  
 North County Metro Subregional Area 92081  
 Community Planning Area/Subregion Zip

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

Applicant's Signature: [Signature] Date: 1/26/19  
 Address: 9915 Mira Mesa Blvd. Suite 100 SD CA 92131 Phone: 858.877.4262  
 (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: Vista Fire Protection District  
 Indicate the location and distance of the primary fire station that will serve the proposed project:  
Fire Station 4 2121 Thibodo Rd 1.6 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  
 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.

[Signature] Mark Viegow Assist. Fire Marshal 760-643-5350 5-1-19  
 Authorized Signature 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 - WATER**  
**ZONING DIVISION**

Please type or use pen

**W**

Kurt Bausback, KB Homes Coastal, Inc. 858 877 4262  
 Owner's Name Phone  
 9915 Mira Mesa Blvd., Suite 100  
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DISTRICT CASHIER'S USE ONLY

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217-191-02	217-191-03

- B.  Residential . . . . . Total number of dwelling units 62  
 Commercial . . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other . . . . . Gross floor area \_\_\_\_\_

C.  Total Project acreage 4.93 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 C6  
 Mimosa Ave and Smilax Rd  
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(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

- 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: 2  
 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: [Signature] Print Name Matt Atteberry  
 Print Title Engineering Services Manager Phone (760) 597-3124 Date \_\_\_\_\_

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

May 14, 2019 [www.vidwater.org](http://www.vidwater.org)

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

Owner KB Homes Coastal, Inc. Location 425 Smilax Rd. LN \_\_\_\_\_  
Impact Statement \_\_\_\_\_ TSM No. \_\_\_\_\_ TPM No. \_\_\_\_\_  
PC No \_\_\_\_\_ SDP \_\_\_\_\_ Parcel No. 217-191-02 and -03

**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.

\_\_\_\_\_ 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. C33 and H85 encumbers the property.

\_\_\_\_\_ 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.

Page 2

- An off-site meter is being created by this minor/major subdivision and is subject to further rules and regulations.
- Service is being provided via (an) existing 1" water meter, Account No. 3760-0610. Additional meters or water facilities may be needed.
- 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.
- 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.
- 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.
- 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 an 8-inch size waterline in Smilax Road and a 6-inch size waterline Poinsettia Avenue 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 or industrial zoned lands are required to have an approved District backflow device. 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/jv

cc: Hunsaker & Associates- Nicholas Stamnas