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Mr. Allen Kashani
Senior Project Manager
Tri Pointe Homes
13520 Evening Creek Drive North, Suite 300
San Diego, CA 92128

Dear Mr. Kashani,

Subject: Will Serve Letter –
Location: Northside of Dennery Road between Regatta Lane and Sand Star Way.
Project Name: Nakano
The legal description is attached.

This letter is to confirm that the subject property is within the City of San Diego water and sewer service area.

New water service connections and sewer lateral connections are available as noted below. New connections are permitted in accordance with the required demand.

WATER:

There is an existing 12” PVC (HGL 365) water main in Dennery Road as shown on City improvement drawing 32972-D.

SEWER:


There is an existing 8” PVC sewer main in Dennery Road as shown on City improvement drawing 28875-D. There is an existing 27” PVC sewer main in a sewer easement as shown on City improvement drawing 21305-D. There is an existing 18” PVC sewer main in a sewer main as shown on City improvement drawing 27113-D.

A hydraulic analysis and condition assessment of the existing utilities is required to determine the availability of water service and sewer laterals. These connections are requested based upon required demand/flow of the project. All services are governed by city ordinances and regulations concerning connections, constructions, charges/permit fees and matters pertaining thereto.

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Mr. Allen Kashani
January 19, 2023

If you have any additional questions or concerns, please contact me at (619) 446-5454.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Nguyen". The signature is stylized with a large initial "G" and a cursive "N" and "g".

Gary Nguyen
Assistant Engineer - Civil

Enclosure: Legal Description (1)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°42'04" WEST, 1069.30 FEET TO THE EASTERLY LINE OF FREEWAY DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED JULY 22, 1968 AS [FILE NO. 123488 OFFICIAL RECORDS](#); THENCE ALONG SAID EASTERLY LINE NORTH 3°47'10" EAST, 918.10 FEET; THENCE NORTH 80°52'26" EAST, 1030.62 FEET TO THE EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 0°28'33" WEST, 1074.02 FEET TO THE POINT OF BEGINNING.

[APN: 624-071-02-00](#)

From: Maykia Vang <Maykia@civil-sense.com>
Sent: Thursday, September 14, 2023 5:48 PM
To: Jennifer Campos
Cc: Lori Spar; Steven Henderson; Lee Sherwood; Elizabeth Hansen
Subject: FW: [External] RE: Nakano question #1

Hi Jennifer, see confirmation below from the City regarding the will serve for water and sewer. Will this email suffice?



MayKia Vang, Senior Project Manager
13475 Danielson Street, Suite 150 | Poway, CA 92064
858-663-8642 cell
maykia@civil-sense.com

From: Nguyen, Gary <NguyenVH@sandiego.gov>
Sent: Thursday, September 14, 2023 4:02 PM
To: Maykia Vang <Maykia@civil-sense.com>
Cc: Steven Henderson <steven@dwilsoneng.com>
Subject: RE: [External] RE: Nakano question #1

Hi MayKia,

The City of San Diego will serve the Nakano project whether annexation occurs or not, provided water and sewer service connections meets the city's current water and sewer design guides - along with an approved water and sewer study. Contact me if you have any further questions.

Thank you,

GARY NGUYEN
Assistant Engineer - Civil
City of San Diego
Development Services Department
Water and Sewer Development Review
☎ : 619-446-5454

SanDiego.gov/DSD

Need to request a second opinion on an interpretation, or contact my supervisor for further assistance?

Supervisor name and title: Irina Itkin, Associate Engineer - Civil
Phone: (619) 446-5422
Email: iitkin@sandiego.gov

What's the latest? Visit sandiego.gov/dsd-email to sign up to get the latest news and updates.

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From: Maykia Vang <Maykia@civil-sense.com>
Sent: Thursday, September 14, 2023 1:06 AM
To: Nguyen, Gary <NguyenVH@sandiego.gov>
Cc: Steven Henderson <steven@dwilsoneng.com>
Subject: FW: [External] RE: Nakano question #1

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Hi Gary, can you confirm if the attached Will Serve Letter is applicable for both the annexation and no annexation scenario?



MayKia Vang, Senior Project Manager
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858-663-8642 cell
maykia@civil-sense.com