



1/13/2025

Development Services Update – August 15, 2024 to December 31, 2024

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Overview

- Last update provided during the August 26, 2024 Board meeting, with updates through end of August 14, 2024.
- This update is from August 15, 2024 to December 31, 2024.
- Update focuses on:
 - Continuing improvements to better serve development customers
 - Highlights from development services activities



Continuing Improvements to Development Services

- The Board adopted Resolution 24-18 on December 11, 2024, amending the Rates and Rules and the Supplement to clarify fire service requirements for ADUs.
- Close staff-level coordination and communication with cities of Chula Vista and National City for Development Services projects.
- The templates for design review and water availability letters have been updated to include the rationale for the Authority's request for consumer-side piping size and layout details on the plans.

4.1. Fire Hydrants

4.1.1. Responsibility:

- A. Fire hydrants, including any required by the respective fire protection agency, on Authority mains are the property of the Authority.
- B. The Authority maintains and repairs fire hydrants within its service area.
- C. Refer to the Supplement for installation charges and penalty(ies) for unauthorized fire hydrant use.

4.2. ~~Lateral for Private~~ Fire Protection System ~~(When required by the fire protection agency having jurisdiction.)~~

4.2.1. Commercial, Industrial, Government, Multi-Unit:

- A. A ~~private~~ fire protection system, as required by the ~~respective~~ fire protection agency ~~having jurisdiction~~, is solely for fire protection purposes. No other water use shall be permitted from such a system and unauthorized use may be grounds for discontinuance of service.
- B. A ~~private~~ fire protection system is composed of two (2) components – The Authority's side and the customer's side. Refer to the Authority's Standard Specifications for the delineation between the Authority's side and the customer's side of the system.
- C. The Authority's side of the system includes a fire protection lateral connected to the Authority's main, a valve at the main, and a lateral pipeline from the valve to the edge of the road right-of-way or easement in which the main is located or other location agreed upon by both parties.
- D. A pipeline from the termination of the Authority's lateral shall be extended by the customer to serve the fire protection outlets, fire hydrants, or fire sprinkler system at the customer's service location.
- E. The system on the property owner's side shall be constructed in accordance with requirements established by the respective public agency that is responsible for building permits.
- F. The property owner at his or her expense shall install, or cause to be installed, and annually inspect a backflow prevention device for the ~~private~~ fire protection system. As discussed in Section 1.3, costs for installing new facilities are to be paid by applicant and are ineligible to be

Effective January 1, 2024

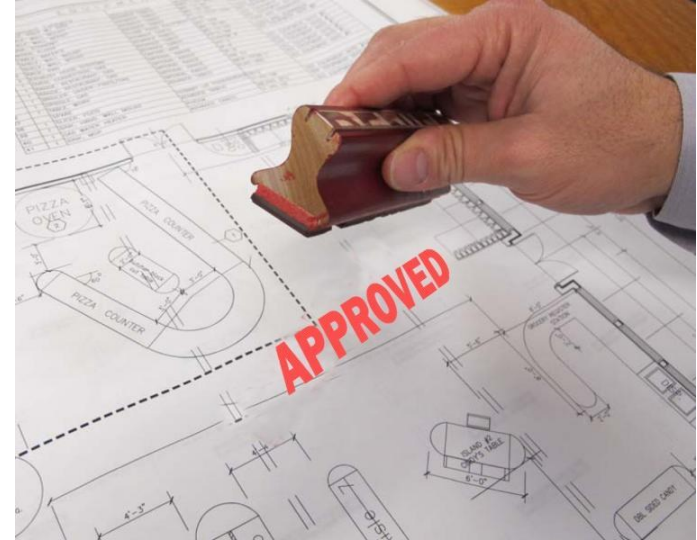
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RATES AND RULES



Continuing Improvements to Development Services

- Due to Engineering Managers vacancies, continuous re-evaluation of the roles of certain staff to prioritize work effectively.
- Continued to offer pre-submittal meetings for complex development projects, to present different options to developers on how to have water served to their projects.
- Staff is working on implementing a software to better track development submittals, including a public facing portal.



Highlights from Development Services

Timeframe	New Projects Submitted	Projects Approved for Construction	Timeframe to Complete the Review	Current Projects in Backlog
August 15, 2024 through December 31, 2024	110	65	4 – 6 weeks	28

In addition, the following activities were performed by Authority staff:

- Approximately 50 letters including design review, design requirements and fee & deposit letter were processed per month.
- Total 168 customer calls were answered, mostly for accessory dwelling unit, static pressure at specific parcel, or development services process inquiries.
- Total 33 Fire Flow Requests were completed.



Highlights from Development Services

- Citrus Bay Development: A multi-family development of 256 townhomes on former location of the Sears at the Chula Vista Center Mall-Currently under construction and the easements have been recorded.
- SBCS Community Service Building: A four (4)-story administration office with community meeting space in Chula Vista. In July 2024, Authority approved the improvements plans followed by issuing NTP for construction in November 2024 and currently under construction.
- Chula Vista Bayfront Redevelopment, H-3 Parcel: The public facilities serving the site have been installed. CP system testing and punch list incorporated. The final verification with updated acceptance report of the CP system is the only remaining task.



Questions?

