

# CITY OF SANTEE

## PROJECT FACILITY AVAILABILITY FORM, Sewer

*Please type or use pen*

Slope Investments LP Owner's Name	619-441-7424 Phone	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____	<span style="font-size: 2em; font-weight: bold;">S</span>
1000 Pioneer Way Owner's Mailing Address	Street	AMT \$ _____	
El Cajon City	Ca. 92020 State Zip	DISTRICT CASHIER'S USE ONLY	

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

A. <input checked="" 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 type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension? Case No. _____ <input type="checkbox"/> Expired Map? Case No. _____ <input type="checkbox"/> Other _____	Assessor's Parcel Number(s) (Add extra if necessary)								
B. <input checked="" type="checkbox"/> Residential . . . . . Total number of dwelling units <u>12</u> <input type="checkbox"/> Commercial . . . . . Gross floor area _____ <input type="checkbox"/> Industrial . . . . . Gross floor area _____ <input type="checkbox"/> Other . . . . . Gross floor area _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">384-232-03-00</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>	384-232-03-00							
384-232-03-00									
C. <input checked="" type="checkbox"/> Total Project acreage <u>2.4</u> Total number of lots <u>12</u>	Thomas Bros. Page _____ Grid _____  9463 Slope Street Project address Street  Santee Ca 92071 Community Planning Area/Subregion Zip								
D. Is the project proposing its own wastewater treatment plant? <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									
Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project. OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.									
Applicant's Signature: <u>[Signature]</u> Date: <u>1-30-2024</u>	Address: <u>565 North Magnolia Ave El Cajon Ca</u> Phone: <u>619-441-1463</u>								

(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**

\*\*\*LETTER EXPIRES 2/6/2025

District Name: <u>PADRE DAM MUNICIPAL WATER DISTRICT</u> Service area _____	
A. <input checked="" type="checkbox"/> Project is in the district. <input type="checkbox"/> Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the district and is not within its Sphere of Influence boundary. <input type="checkbox"/> The project is not located entirely within the district and a potential boundary issue exists with the _____ District.	
B. <input checked="" type="checkbox"/> Facilities to serve the project <input checked="" type="checkbox"/> ARE <input type="checkbox"/> 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) <input type="checkbox"/> Project will not be served for the following reason(s): _____	
C. <input checked="" type="checkbox"/> District conditions are attached. Number of sheets attached: <u>1</u> <input type="checkbox"/> District has specific water reclamation conditions which are attached. Number of sheets attached: _____ <input type="checkbox"/> District will submit conditions at a later date. <input type="checkbox"/> Additional District conditions: _____	
D. <input type="checkbox"/> 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: <u>[Signature]</u> Print name: <u>THOMAS MARTIN</u>	Print title: <u>ENG. TECH / PROJECT MGR.</u> Phone: <u>(619) 258-4638</u> Date: <u>2/5/2024</u>
<b>NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT</b> On completion of Section 2 by the district, applicant is to submit this form with application to: Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071	

**SEWER AVAILABILITY ATTACHMENT  
CONDITIONS OF APPROVAL**PROJECT NAME 9463 Slope St FOR 12-Lot Subdivision MAP NUMBER \_\_\_\_\_

Address/A.P.N.: 386-270-22-00

**FACILITIES**

Project location and proposed grading information is necessary to determine if the proposed project will require a public sewer main extension. A sewer study may be needed based on the complexity of the improvements. If a sewer main extension is necessary, the following will be requirements to proceed with the project. The Developer / Property Owner shall:

- [ X ] Prepare and submit plans for a Public Sewer system according to Padre Dam's Requirements. Deposits for plan review shall be paid in accordance with Padre Dam's rules and regulations. Plans will be reviewed by Padre Dam for conformance to adopted design guidelines, specifications, and standards.
- [ X ] Provide the applicable agreements and securities required by the County / City and/or Padre Dam to install the public sewer system required for the project. Agreements shall be fully executed, securities shall be in place, and the deposit for inspection services shall be in place prior to commencement of construction and/or recordation of a Final Map.
- [ X ] Install a Sewer System per the Padre Dam Rules and Regulations and Standard Specifications. Water services shall not be established until installation, testing, and acceptance of the water system by Padre Dam.
- [ X ] Pay for all installation and capacity fees for each lateral connection, each lot, or each building. (As determined by project need prior to District providing service or a commitment letter) Sewer services shall not be established until installation, testing, and acceptance of the sewer system by Padre Dam. For phased construction, a phasing plan shall be submitted for review and approval by Padre Dam.
- [ X ] Install public potable sewer lines with the required separation as determined by the Health Department and Padre Dam.

Padre Dam does not require that all lots be connected to the public sewer system. Alternate sources of sewer disposal are under the jurisdiction of the County of San Diego, or the City of Santee.

**EASEMENTS**

- [ X ] Dedicate to Padre Dam all necessary easements for installation, operation, access, and maintenance of that portion of the sewer system which is to be public. All easements shall be dedicated to Padre Dam and accepted prior to the installation of the sewer lateral. Easements shall be dedicated free and clear from exclusions.

**FACILITY COMMITMENT**

- [ X ] Adequate sewer facility commitment shall be committed prior to final project approval/map recordation and shall be available concurrent with project need. Unconditional Facility Commitment form will be signed upon payment of capacity fees.

**SPECIAL CONDITIONS**

- [ X ] Maintain sewer services to existing customers during and after construction. Developer shall relocate service laterals and provide necessary easements to ensure sewer service availability.
- [ X ] Sewer mains shall be located at the centerline of the street.
- [ X ] Sewer mains, services, and appurtenances shall not be located in within 5' of post construction storm water quality BMP, retaining wall, structures, or large trees. Appurtenances shall not be placed in areas with decorative pavement. Exceptions may be granted at the discretion of the Director of Engineering and will require an Encroachment Agreement.
- [ X ] Any existing sewer services not used as part of this project are to be abandoned at the main by Padre Dam at developer expense and removed from the ground by the developer.
- [ X ] The project facilities may be sized to support future development. Approval or denial of a reimbursement agreement shall be determined by the Board prior to acceptance if the improvements.

Approved by: Tom Martin

Date: 2/05/2024



# CITY OF SANTEE

## PROJECT FACILITY AVAILABILITY FORM, Water

Please type or use pen

**W**

Slope Street Investments LP  
Owner's Name 619-441-7424  
Phone

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

AMT \$ \_\_\_\_\_

1000 Pioneer Way  
Owner's Mailing Address Street

El Cajon Ca. CA 92020  
City State Zip

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: \_\_\_\_\_  
 Time Extension? Case No. \_\_\_\_\_  
 Expired Map? Case No. \_\_\_\_\_  
 Other \_\_\_\_\_

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

384-232-03-00	

- B.  Residential . . . . . Total number of dwelling units 12  
 Commercial . . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other . . . . . Gross floor area \_\_\_\_\_

Thomas Bros. Page \_\_\_\_\_ Grid \_\_\_\_\_

- C.  Total Project acreage 2.4 Total number of lots 12

9463 Slope Steet  
Project address Street

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

Santee CA 92071  
Community Planning Area/Subregion Zip

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: Jon Chaud Date: 1-30-2024  
 Address: 565 North Magnolia Ave El Cajon Ca Phone: 619-441-1463

(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

\*\*\*LETTER EXPIRES 2/6/2025

District Name: PADRE DAM MUNICIPAL WATER DISTRICT 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.  
 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: 1  
 District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
 District will submit conditions at a later date.  
 Additional District conditions: \_\_\_\_\_
- 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 THOMAS MARTIN  
 Print title ENG. TECH/PROJECT MGR. Phone (619)258-4638 Date 2/5/2024

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:  
 Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071

**WATER AVAILABILITY ATTACHMENT  
CONDITIONS OF APPROVAL**

PROJECT NAME 9463 Slope St FOR 12-Lot Subdivision MAP NUMBER \_\_\_\_\_

Address/A.P.N.: 384-232-03

**FACILITIES**

Domestic/Irrigation services, fire hydrant requirements, and layout information is necessary to determine if the proposed project will require a water main extension and/or a looped system. A water study may be needed based on the complexity of the improvements. If a water main extension or looped system is necessary, the following are requirements to proceed with the project. The Developer / Property Owner shall:

- [ X ] Prepare and submit plans for a Potable Water system according to Padre Dam's Requirements. Deposits for plan review shall be paid in accordance with Padre Dam's rules and regulations. Plans will be reviewed by Padre Dam for conformance to adopted design guidelines, specifications, and standards.
- [ X ] Obtain Fire Department approval for the size, location, and placement of fire hydrants and fire services. Padre Dam is not responsible for ensuring that fire demands are met.
- [ X ] Provide the applicable agreements and securities required by the County / City and/or Padre Dam to install the public water system required for the project. Agreements shall be fully executed, securities shall be in place, and the deposit for inspection services shall be in place prior to commencement of construction and/or recordation of a Final Map.
- [ X ] Install a Potable Water System per the Padre Dam Rules and Regulations and Standard Specifications. Water services shall not be established until installation, testing, and acceptance of the water system by Padre Dam.
- [ X ] Pay for all installation and capacity fees for each meter connection. Fees shall be paid prior to the installation of the service lateral and as described in section 4.4.1 of the Padre Dam Rules and Regulations.
- [ X ] Install public potable water lines with the required separation as determined by the Health Department and Padre Dam.

Padre Dam does not require that all lots be connected to the public water system. Alternate sources of water are under the jurisdiction of the County of San Diego, or the City of Santee.

**EASEMENTS**

- [ X ] Dedicate to Padre Dam all necessary easements for installation, operation, access, and maintenance of that portion of the water system which is to be public. All easements shall be dedicated to Padre Dam and accepted prior to meter release. Easements shall be dedicated free and clear from exclusions.

**FACILITY COMMITMENT**

- [ X ] Adequate water facility commitment shall be committed prior to final project approval/map recordation and shall be available concurrent with project need. Unconditional Facility Commitment form will be signed upon payment of capacity and meter fees.

**SPECIAL CONDITIONS**

- [ X ] Maintain water services to existing customers during and after construction. Developer shall relocate meters and provide necessary easements to ensure water service availability.
- [ X ] Water mains shall be located no closer than 7' from the face of existing/proposed face of curb.
- [ X ] Water mains, services, and appurtenances shall not be located in within 5' of post construction storm water quality BMP, retaining wall, structures, or large trees. Appurtenances shall not be placed in areas with decorative pavement. Exceptions may be granted at the discretion of the Director of Engineering and will require an Encroachment Agreement.
- [ X ] Any existing water services not used as part of this project to be abandoned at the main by Padre Dam at developer expense and removed from the ground by the developer.
- [ X ] Due to Water Quality issues, water line testing and flushing will be done by PDMWD at Developers expense until there is sufficient use of the water facilities by the proposed development.

Approved by: Tom Martin

Date: 2/5/2024