

CITY OF SANTEE

PROJECT FACILITY AVAILABILITY FORM, Sewer

Please type or use pen

<p>HOMEFED FANITA RANCHO 760-918-8200 Owner's Name Phone</p> <p>1903 WRIGHT PLACE, SUITE 220 Owner's Mailing Address Street</p> <p>CARLSBAD CA 92008 City State Zip</p>	<p>ORG _____</p> <p>ACCT _____</p> <p>ACT _____</p> <p>TASK _____</p> <p>DATE _____ AMT \$ _____</p> <p style="text-align: center;"><i>DISTRICT CASHIER'S USE ONLY</i></p>
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SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

<p>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 checked="" type="checkbox"/> Major Use Permit (MUP), purpose: CUP <input type="checkbox"/> Time Extension? Case No. _____ <input type="checkbox"/> Expired Map? Case No. _____ <input checked="" type="checkbox"/> Other: DEVELOPMENT REVIEW PERMIT</p> <p>B. <input checked="" type="checkbox"/> Residential Total number of dwelling units 2949 ± <input checked="" type="checkbox"/> Commercial Gross floor area 80,000 SF ± <input type="checkbox"/> Industrial Gross floor area _____ <input checked="" type="checkbox"/> Other Gross floor area FARM 25 AC ±</p> <p>C. <input checked="" type="checkbox"/> Total Project acreage 2638 Total number of lots 1467 ±</p> <p>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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width: 100%; height: 100px;"> <tr> <td style="text-align: center; vertical-align: middle;">SEE ATTACHED APN'S</td> </tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table> <p>Thomas Bros. Page 1211, 1231 Grid B5: C7 N/A A1: D3</p> <p>Project address _____ Street _____ FANITA RANCH 92071 Community Planning Area/Subregion Zip</p>	SEE ATTACHED APN'S			
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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: *Maria N. O'Leary* Date: 4/21/22
 Address: 1903 WRIGHT PL. #220, CARLSBAD CA. 92008 Phone: 760-918-8200

(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 05/02/2023

District Name: PADRE DAM MUNICIPAL WATER DISTRICT Service area WSA

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.
 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: *Kyle Swanson* Print name KYLE SWANSON
 Print title ASSISTANT GENERAL MANAGER Phone 619-258-4673 Date 05/03/2022

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

Homefed Franklin, LLC Assessor's Parcels

Apn 380-040-44 ~~Apn 380-040-43~~

Apn 376-020-03

Apn 374-030-02

Apn 374-050-02

Apn 374-060-01

Apn 376-010-06

Apn 376-030-01

Apn 378-020-54

Apn 378-030-08

Apn 378-391-59

Apn 378-392-61

Apn 378-392-62

Apn 378-382-58

Apn 378-381-49

Apn 380-031-18

Apn 378-020-46

Apn 378-020-50

~~Apn 380-730-22~~

~~Apn 380-730-23~~

~~Apn 380-031-08~~

JWO Land Company LLC, a Delaware Limited Liability Company Assessor's Parcels

Apn 378-210-01

Apn 378-210-10

Apn 378-210-11

Apn 378-220-01

JWO Land LLC Assessor's Parcels

Apn 378-210-04

Rampage Vineyard, LLC, A Delaware Limited Liability Company Assessor's Parcels

Apn 378-210-03

**SEWER AVAILABILITY ATTACHMENT
 CONDITIONS OF APPROVAL**

PROJECT NAME	Fanita Ranch	FOR	1388 SFR, 1561 HDR	MAP NUMBER		
A.P.N.(s)	380-040-44	380-040-43	376-020-03	374-030-02	374-050-02	374-060-01
	376-010-06	376-030-01	378-020-54	378-030-08	378-391-59	378-392-61
	378-392-62	378-382-58	378-381-49	380-031-18	378-020-46	378-020-50
	378-210-01	378-210-10	378-210-11	378-220-01	378-210-04	378-210-03

FACILITIES

The Developer / Property Owner shall:

- Prepare plans for a public sanitary sewer system according to Padre Dam's requirements.
- Provide the agreement and securities required by the County of San Diego, City of Santee, and/or Padre Dam to install the public sewer system required for the project.
- Install a sanitary sewer system per the latest Padre Dam Rules and Regulations and Standard Specifications.
- Pay for all installation and capacity fees for each lateral connection, each lot, each proposed irrigation area, agricultural areas, or each building. (As determined by project need prior to District providing service or an unconditional commitment letter)
- Install/construct public potable water, recycled water and sewer facilities with the required separation as determined by the State and Local Health Departments and Padre Dam.
- Install/construct per Padre Dam Standards:
 - All facilities detailed in the 2020 Sewer Study and Draft Vesting Tentative Map dated April 22, 2022

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

EASEMENTS

- Developer shall dedicate to Padre Dam, and/or the East County Advanced Water Purification (AWP) Joint Powers Authority (JPA), all necessary easements and rights-of-way for that portion of the sewer system that is to be public.

FACILITY COMMITMENT

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

SPECIAL CONDITIONS

- The public sanitary sewer system will confluence at a proposed sewer pump station depicted as PS-1 on the Draft Vesting Tentative Map dated April 22, 2022. The Developer shall prepare plans for the public sewer lift station and discharge force main according to Padre Dam's requirements. The Developer shall coordinate the design with Padre Dam and the East County AWP JPA such that the discharge force main connects to the East County AWP new Water Recycling Facility (WRF) headworks.
- Sewer system analysis has been provided for the collection system proposed as a gravity system connecting to the existing Ray Stoyer WRF headworks in the 2020 Sewer Study. The discharge location has since been revised

to a proposed Padre Dam sewer pump station that will connect to the future East County AWP WRF headworks.

- [X] Developer shall prepare a Technical Memorandum analyzing the hydraulics of the proposed sewer pump station and discharge force main for Padre Dam approval prior to acceptance.
- [X] Developer shall prepare a Sewer Pump Station Basis of Design Report covering the lift station, discharge force main, and East County AWP headworks, inclusive of necessary flow meters, connections to Padre Dam SCADA system, and other related appurtenances, for Padre Dam approval prior to acceptance.
- [X] The Technical Memo and Basis of Design Report shall include necessary design details to connect to the existing Padre Dam gravity sludge main under an emergency/out of service scenario.
- [X] The commercial areas of the Development may be subject to the requirements of the City of San Diego's Industrial Waste Control Program (IWCP).
- [X] Runoff/washdown from the Farm and Agricultural areas shall not be discharged to the public sewer collection system.

Prepared by: Rebecca Abbott
E-32 R-8/08

Approved by: Kyle Swanson

Date: May 3, 2022