
Appendix Q1
Water Availability Letter

CITY OF SANTEE

PROJECT FACILITY AVAILABILITY FORM, Water

Please type or use pen

<p>ALIKA, LLC (949)929-9123 Owner's Name Phone</p> <p>9200 Inwood Drive Owner's Mailing Address Street</p> <p>Santee CA 92071 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>
--	--

W

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 _____

B. Residential Total number of dwelling units 243
 Commercial Gross floor area 59,464 SF (51,926 SF NET)
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage 100.2 total number of lots 12

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

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.

Assessor's Parcel Number(s) (Add extra if necessary)	
383-071-06	383-221-02
383-071-09	383-221-03
383-242-01	383-221-04
383-221-01	383-241-08

Thomas Bros. Page 383 Grid _____
9200 Inwood Drive
Project address Street
Carlton Oaks 92071
Community Planning Area/Subregion Zip

Applicant's Signature: _____ Date: FEB 5, 2025
Address: 9200 Inwood Drive, Santee, CA 92071 Phone: (949)929-9123

(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 2/12/26 **WSA**

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? + - 300' to be verified by study

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: _____ Print name Lewis Clapp
Print title Director of Planning and Engineering Phone (619) 258-4640 Date 2/12/25

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: Carlton Oaks Golf Course **For**

Address/A.P.N.(s):

- 9200 INWOOD DR (3830710600)
- 0 INWOOD DR (3830710900)
- 8773 CARLTON OAKS DR (3832420100)
- 8761 CARLTON OAKS DR (3832210100)
- 8761 CARLTON OAKS DR (3832210200)
- 8749 CARLTON OAKS DR (3832210300)
- 8737 CARLTON OAKS DR (3832210400)
- 9225 INWOOD DR (3832410800)

FACILITIES

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 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. For phased construction, a phasing plan shall be submitted for review and approval 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 private/public potable water, reclaimed water and 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 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 water system which is to be public. All easements shall be dedicated to Padre Dam and accepted prior to the installation of the water improvements. Easements shall be dedicated free and clear from exclusions.
- [X] Dedicate offsite easements that may be required by Padre Dam to allow for future main extensions to serve property beyond the boundaries of the map/project. Offsite easements shall be dedicated and accepted by Padre Dam prior to commencement of construction. Developer is responsible for all costs and expenses related to obtaining easements outside of the property boundary.

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 fees.

SPECIAL CONDITIONS

- [X] Maintain water services to existing customers during and after construction. Developer shall relocate service laterals and provide necessary easements to ensure water service availability.
- [X] Public water mains shall be located no closer than 7' from the face of existing/proposed face of curb.
- [X] Public 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 and/or mains 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] 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.
- [X] Water Quality maintenance throughout this project will be a consideration that must be part of the water system design for this project. Onsite/offsite water line looping will be required.
- [X] The project footprint extends into the City of San Diego and outside of the Padre Dam service area. Services may not be extended beyond the District service area without annexing into the service area or execution of an out-of-service area agreement. San Diego LAFCO approval may be required.
- [X] A water study is required to confirm and update the findings of the previous study by HDR in 2021. The study shall be initiated and managed by Padre Dam and funded by the developer.
- [X] Encroachment agreement(s) may be necessary for finished surface improvements such as decorative pavements, hardscape, etc. located within Padre Dam easements.
- [X] Separate meter(s) are required for HOA irrigation services and fire services.
- [X] Maintenance and emergency responsibilities and procedures for onsite private water utilities shall be clearly identified in the project CC&Rs. Any references to Padre Dam in the CC&Rs shall be reviewed and approved by Padre Dam prior to recording the CC&Rs.

Approved by: Lewis Clapp

Date: 02/12/2025

