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## **Appendix Q2**

### Sewer Availability Letter



# CITY OF SANTEE

## PROJECT FACILITY AVAILABILITY FORM, Sewer

<i>Please type or use pen</i>			S
ALIKA, LLC	(949) 929-9123	ORG _____	
Owner's Name	Phone	ACCT _____	
9200 Inwood Drive		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Santee	CA	92071	
City	State	Zip	DATE _____
			AMT \$ _____
			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)

383-071-06	383-221-02
383-071-09	383-221-03
383-242-01	383-221-04
383-221-01	383-241-08

- 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 \_\_\_\_\_

Thomas Bros. Page 383 Grid \_\_\_\_\_

9200 Inwood Drive

Project address \_\_\_\_\_ Street \_\_\_\_\_

Carlton Oaks 92071

Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

- C. ☒ Total Project acreage 100.2 total number of lots 12

- D. Is the project proposing its own wastewater treatment plant? ☐ 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.  
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

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 \_\_\_\_\_

- 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: \_\_\_\_\_ 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

**SEWER 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 will be requirements to proceed with the project. The Developer / Property Owner shall:

- [ X ] Prepare 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 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. Services shall not be established until installation, testing, and acceptance of the 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 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.
- [ X ] Install private/public potable water, reclaimed water and 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 along an alignment and width acceptable to the District. All easements shall be dedicated to Padre Dam and accepted prior to the installation of the sewer improvements. Easements shall be dedicated free and clear from exclusions. Surface and subsurface improvements within the proposed easement shall be at the discretion of the District and shall not unreasonably interfere with the operation and maintenance of Padre Dam facilities.
- [ 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.
- [ X ] Grading and Improvements within existing and/or proposed easement are subject to review and approval by the District. Note that there is an active project in design for the Dams existing sewer siphon near the eastern boundary of the project.

## **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 ] Public sewer mains shall be located at the centerline of the street or in the center of the easement.

[ X ] Public 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 ] A sewer study is required to confirm and update the study performed by HDR in 2021. the study shall be initiated and managed by Padre Dam and funded by the Developer.

[ X ] The realignment of existing sewer main(s) within the project boundary shall be to a location and alignment reviewed and approved by the District.

[ X ] Maintenance and emergency responsibilities and procedures for private sewer improvements shall be clearly identified in the project CC&Rs. Any references to Padre Dam shall be reviewed and approved by the Padre Dam prior to recording the CC&Rs.

Approved by: Lewis Clapp

Date: 02/12/2025

