



County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SCHOOL**  
**ZONING DIVISION**

Please type or use pen  
(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley, LP (619) 267-4904  
Owner's Name Phone  
c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223  
Owner's Mailing Address Street  
San Diego CA 92110  
City State Zip

ORG \_\_\_\_\_  
ACCT \_\_\_\_\_  
ACT \_\_\_\_\_  
TASK \_\_\_\_\_  
DATE \_\_\_\_\_  
ELEMENTARY \_\_\_\_\_  
HIGH SCHOOL \_\_\_\_\_  
UNIFIED \_\_\_\_\_

Sc

DISTRICT CASHIER'S USE ONLY

**SECTION 1. PROJECT DESCRIPTION**

**TO BE COMPLETED BY APPLICANT**

**A. LEGISLATIVE ACT**

- ☒ Rezones changing Use Regulations or Development Regulations  
☒ General Plan Amendment  
☒ Specific Plan  
☐ Specific Plan Amendment

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

SEE ATTACHED

**B. DEVELOPMENT PROJECT**

- ☒ Rezones changing Special Area or Neighborhood Regulations  
☒ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☒ Boundary Adjustment  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☒ Other General Plan Amendments

- ☒ Residential ..... Total number of dwelling units 1,119  
☒ Commercial ..... Gross floor area 7,500 square feet  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☒ Other ..... Gross floor area 9.7 acre school, 2.3 acre fire station

- ☒ Total Project acreage 1.283 Total number lots 995

Thomas Guide Page 1292 Grid C7  
12800 Proctor Valley Road, Chula Vista  
Project address Street  
Jamul Dulzura/Otay Subregion 91914  
Community Planning Area/Subregion Zip

Applicant's Signature: *[Signature]* CFO of MWD

Date: 10/19/2016

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110

Phone: (619) 267-4914

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY**

**TO BE COMPLETED BY DISTRICT**

Chula Vista Elementary School  
District

If not in a unified district, which elementary or  
high school district must also fill out a form?

Sweetwater Union High School District

District Name:

Indicate the location and distance of proposed schools of attendance.

Elementary: Salt Creek Elementary School miles: ~5

Junior/Middle: \_\_\_\_\_ miles: \_\_\_\_\_

High school: \_\_\_\_\_ miles: \_\_\_\_\_

- ☒ This project will result in the overcrowding of the ☒ elementary ☐ junior/school ☐ high school. (Check)  
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.  
☐ Project is located entirely within the district and is eligible for service.  
☒ The project is not located entirely within the district and a potential boundary issue may exist with the Jamul-Dulzura school district.

Authorized Signature

Facilities Planning Manager

Print Title

Carolyn L. Scholl

Print Name

619-425-9600 Ext. 1375

Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



Otay Ranch Proctor Valley Village 14 and Preserve  
APNs By Ownership

**Village 14**

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05

**Planning Areas 16/19**

1. 597-020-10
2. 597-140-04
3. 597-020-06
4. 597-190-23
5. 597-150-13
6. 597-150-03
7. 597-150-12
8. 597-150-07
9. 597-150-08



County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SCHOOL**  
**ZONING DIVISION**

Please type or use pen  
(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley, LP Owner's Name	(619) 267-4904 Phone	ORG _____	<b>Sc</b>
c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223 Owner's Mailing Address	Street	ACCT _____	
San Diego City	CA 92110 State Zip	ACT _____	
		TASK _____	
		DATE _____	
		ELEMENTARY _____	
		HIGH SCHOOL _____	
		UNIFIED _____	

DISTRICT CASHIER'S USE ONLY

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

A. **LEGISLATIVE ACT**

☒ Rezones changing Use Regulations or Development Regulations  
☒ General Plan Amendment  
☒ Specific Plan  
☐ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**

☒ Rezones changing Special Area or Neighborhood Regulations  
☒ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☒ Boundary Adjustment  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☒ Other General Plan Amendments \_\_\_\_\_

C. ☒ Residential ..... Total number of dwelling units 1,119  
☒ Commercial ..... Gross floor area 7,500 square feet  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☒ Other ..... Gross floor area 9.7 acre school, 2.3 acre fire station

D. ☒ Total Project acreage 1.283 Total number lots 895

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

SEE ATTACHED	

Thomas Guide Page 1292 Grid C7  
12800 Proctor Valley Road, Chula Vista  
Project address \_\_\_\_\_ Street \_\_\_\_\_  
Jamul Dulzura/Otay Subregion 91914  
Community Planning Area/Subregion Zip

Applicant's Signature: [Signature] Date: 10/19/2016  
Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 Phone: (619) 267-4914  
(On completion of above, present to the district that provides school protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY** **TO BE COMPLETED BY DISTRICT**

Jamul-Dulzura Union School District  
District Name: \_\_\_\_\_  
if not in a unified district, which elementary or high school district must also fill out a form?  
Grossmont School District

Indicate the location and distance of proposed schools of attendance.

Elementary: Jamul Primary & Intermediate 14567 Lyons Valley Rd. Jamul miles: appx 6-8  
Junior/Middle: Oak Grove Middle School 14344 Olive Vista Dr., Jamul miles: appx 6  
High school: \_\_\_\_\_ miles: \_\_\_\_\_

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)  
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.  
☒ Project is located entirely within the district and is eligible for service. Chula Vista &  
The project is not located entirely within the district and a potential boundary issue may exist with the Sweetwater school district. Jamul-Dulzura is willing and able to provide schools for all homes built w/in the existing (rather than realigned) Jamul-Dulzura district boundary in Village 14 & planning areas 16 & 19.

Authorized Signature: [Signature] Print Name: Nadine Bennett  
Print Title: Superintendent Phone: (619) 669-7702

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123





County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SCHOOL**  
**ZONING DIVISION**

Sc

Please type or use pen  
(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley. LP (619) 267-4904  
Owner's Name Phone  
c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223  
Owner's Mailing Address Street  
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City State Zip

ORG \_\_\_\_\_  
ACCT \_\_\_\_\_  
ACT \_\_\_\_\_  
TASK \_\_\_\_\_  
DATE \_\_\_\_\_  
ELEMENTARY \_\_\_\_\_  
HIGH SCHOOL \_\_\_\_\_  
UNIFIED \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

**SECTION 1. PROJECT DESCRIPTION**

**TO BE COMPLETED BY APPLICANT**

- A. **LEGISLATIVE ACT**  
☒ Rezones changing Use Regulations or Development Regulations  
☒ General Plan Amendment  
☒ Specific Plan  
☐ Specific Plan Amendment
- B. **DEVELOPMENT PROJECT**  
☒ Rezones changing Special Area or Neighborhood Regulations  
☒ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☒ Boundary Adjustment  
☐ Major Use Permit (MUP), purpose \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☒ Other General Plan Amendments \_\_\_\_\_
- C. ☒ Residential ..... Total number of dwelling units 1,530  
☒ Commercial ..... Gross floor area \_\_\_\_\_  
☐ Industrial ..... Gross floor area 15,000 square feet  
☒ Other ..... Gross floor area 8.8 acre school: 2.3 acre fire/safety: \_\_\_\_\_
- D. ☒ Total Project acreage 2.347 Total number lots 1,316

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

SEE ATTACHED

Thomas Guide Page 1292 Grid C7  
12800 Proctor Valley Road Chula Vista, CA  
Project address Street  
Jamul Dulzura/Otay Subregion 91914  
Community Planning Area/Subregion Zip

Applicant's Signature: [Signature] CFO OF MANAGER Date: 3/25/16  
Address: Jackson Pendo Development 2245 San Diego Ave, Suite 223, San Diego CA 92110 Phone: (619) 267-4914  
(On completion of above, present to the district that provides school protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY**

**TO BE COMPLETED BY DISTRICT**

Sweetwater Union High

If not in a unified district, which elementary or  
high school district must also fill out a form?  
Chula Vista Elementary

District Name:

Indicate the location and distance of proposed schools of attendance.

Elementary: \_\_\_\_\_ miles: \_\_\_\_\_  
Junior/Middle: Bonita Vista Middle, 650 Otay Lakes Rd, Chula Vista, CA miles: 7.1  
High school: Bonita Vista High, 751 Otay Lakes Rd, Chula Vista, CA miles: 6.4

- ☒ This project will result in the overcrowding of the ☐ elementary ☒ junior/school ☒ high school. (Check)  
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.  
☐ Project is located entirely within the district and is eligible for service.  
☒ The project is not located entirely within the district and a potential boundary issue may exist with the Grossmont Union High school district. And Jamul-Dulzura School District

Authorized Signature

[Signature]  
Assistant Superintendent of Facilities  
and Operations

Print Name

Moises Aguirre  
1619-585-6060  
Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Planning & Development Services, Zoning Counter, 5510 Overland Ave, Suite 110 San Diego, CA 92123





**Otay Ranch Proctor Valley Village 14 and Preserve  
APNs as of 3-24-14**

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05
8. 597-020-10
9. 597-140-04
10. 597-020-06
11. 597-190-23
12. 597-150-13
13. 597-150-03
14. 597-150-12
15. 597-150-07
16. 597-150-08
17. 597-140-08 (portion)
18. 598-011-01
19. 598-021-01
20. 597-130-13 (portion)
21. 597-140-01 (portion)
22. 597-140-06
23. 597-140-07 (portion)
24. 597-140-09 (portion)
25. 597-210-03
26. 597-210-02
27. 597-150-11
28. 597-150-14
29. 597-210-03
30. 597-160-01



County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SCHOOL**  
**ZONING DIVISION**

Sc

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley, LP (619) 267-4904  
Owner's Name Phone  
c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223  
Owner's Mailing Address Street  
San Diego CA 92110  
City State Zip

ORG \_\_\_\_\_  
ACCT \_\_\_\_\_  
ACT \_\_\_\_\_  
TASK \_\_\_\_\_  
DATE \_\_\_\_\_  
ELEMENTARY \_\_\_\_\_  
HIGH SCHOOL \_\_\_\_\_  
UNIFIED \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

**SECTION 1. PROJECT DESCRIPTION**

**TO BE COMPLETED BY APPLICANT**

- A. **LEGISLATIVE ACT**  
☒ Rezones changing Use Regulations or Development Regulations  
☒ General Plan Amendment  
☒ Specific Plan  
☐ Specific Plan Amendment
- B. **DEVELOPMENT PROJECT**  
☒ Rezones changing Special Area or Neighborhood Regulations  
☒ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☒ Boundary Adjustment  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☒ Other General Plan Amendments
- C. ☒ Residential ..... Total number of dwelling units 1,119  
☒ Commercial ..... Gross floor area 7,500 square feet  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☒ Other ..... Gross floor area 9.7 acre school, 2.3 acre fire station
- D. ☒ Total Project acreage 1.283 Total number lots 995

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

SEE ATTACHED

Thomas Guide Page 1292 Grid C7

12800 Proctor Valley Road, Chula Vista

Project address Street

Jamul Dulzura/Otay Subregion 91914

Community Planning Area/Subregion Zip

Applicant's Signature: *[Signature]* Date: 10/19/2016

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110

Phone: (619) 267-4914

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY**

**TO BE COMPLETED BY DISTRICT**

*Crossmont Union H.S. District*

District Name:

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: \_\_\_\_\_ miles: \_\_\_\_\_

Junior/Middle: \_\_\_\_\_ miles: \_\_\_\_\_

High school: *Valhalla H.S.* miles: \_\_\_\_\_

- ☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☒ high school. (Check)  
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.  
☒ Project is located entirely within the district and is eligible for service.  
☐ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

Authorized Signature

Print Name

Print Title

Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



PDS-399SC (Rev. 09/21/2012)



COMMITTED TO EXCELLENCE  
SINCE 1920

November 1, 2016

Mr. Rob Cameron  
c/o Jackson Pendo Development  
GDCI Proctor Valley, LP  
c/o Jackson Pendo Development  
2245 San Diego Avenue, Suite 223  
San Diego, CA 92110

Subject: Otay Ranch Village 14 and Planning Areas 16/19

Dear Mr. Cameron:

The District is in receipt of your e-mail requesting information. The Grossmont Union High School District (GUHSD) is responsible for providing education for students in grades 9 through 12. The proposed Planning Areas 16/19 and a portion Village 14 are within the District, more specifically they lie within the Valhalla High School attendance area.

The Grossmont Union High School District has a developer fee assessment policy. The current level of assessment is **\$1.00** per square foot for residential and **\$.16** cents per square foot for commercial projects. Please be advised that there are no plans to construct a new school in the immediate vicinity of the proposed project. However, Valhalla High School was recently modernized and has capacity for students generated by the project.

In your e-mail to Mr. Scott Patterson dated October 24, 2016, you indicate that the project proponents intends to annex a portion of Village 14 to the Sweetwater Union High School District. Please be advised that the Grossmont Union High School District is not supportive of this course of action. We would however, welcome the opportunity to meet and further discuss this issue.

If you have any questions regarding any part of this correspondence, please feel free to call me at 619-644-8154.

Sincerely,

A handwritten signature in black ink, appearing to read "Katy Wright", with a stylized flourish at the end.

Katy Wright  
Executive Director of Facilities Management

• GOVERNING BOARD MEMBERS

JIM KELLY  
PRISCILLA SCHREIBER  
ROBERT SHIELD  
JIM STIERINGER  
DR. GARY WOODS

• SUPERINTENDENT

DR. TIM GLOVER



**A CALIFORNIA CHARTER SCHOOL**

**Don Hohimer, CEO/Principal**

**Paul Battle, Assistant Principal**

**Scott Parr, Assistant Principal**

**Shannon Ramsinghani, Assistant Principal**

**Robert Tubbs, Assistant Principal**

**Bradley Wilkinson, Business Operations Manager**

**Ernie Perea, Facility Manager**

---

12440 Campo Road  
Spring Valley, CA 91978-2331  
Phone (619) 660-3500

**To: Brandon Arner, KPFG**

We are excited to hear about the new units that will be developed on Proctor Valley Road. At this time we formally acknowledge based on the study performed, that there will be around 18 students that will be seeking a High School once the development is completed.

Currently Steele Canyon Charter High School can accommodate 2200 students per our Charter, and Currently Steele Canyon has 2,142 students enrolled. Steele Canyon is happy to announce that we would be able to accommodate all 18 students.

Additionally, Steele Canyon is beginning the process of bringing on Independent Study learning where students will have the opportunity of choosing an alternate learning method, which would potentially increase the number of enrolled students that Steele Canyon would be able to accept.

We thank you for your inquiry and look forward to serving these additional students in the future!

Rah Rah Cougars,

A handwritten signature in black ink, appearing to read "Bradley Wilkinson", with a long horizontal flourish extending to the right.

**Bradley Wilkinson**  
**Business Operations Manager**





County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - FIRE**  
**ZONING DIVISION**

Please type or use pen

GDCI Proctor Valley, LP (619) 267-4904

Owner's Name Phone

2245 San Diego Ave, Suite 223

Owner's Mailing Address Street

San Diego CA 92110

City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

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

DISTRICT CASHIER'S USE ONLY

**F**

**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 General Plan Amendments

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

SEE ATTACHED

- B. ☒ Residential ..... Total number of dwelling units 1,119  
☒ Commercial ..... Gross floor area 10,000 square feet  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

C. Total Project acreage 1283 Total lots 995 Smallest proposed lot .09 acrs

Thomas Guide. Page 1292 Grid C7

12800 Proctor Valley Road, Chula Vista, CA

Project address Street

Jamul Dulzura/Otay Subregion 91914

Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature]

Date: 10/20/2016

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110

Phone: 619 267-4904

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

**SECTION 2: FACILITY AVAILABILITY**

**TO BE COMPLETED BY DISTRICT**

District Name: San Diego County Fire Authority

Indicate the location and distance of the primary fire station that will serve the proposed project:

New fire station to be located within the development

- A. ☒ Project is in the District and eligible for service.  
☐ 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 not within its Sphere of Influence boundary.  
☐ Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.  
B. ☐ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is \_\_\_\_\_ minutes.  
☒ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.  
C. ☒ District conditions are attached. Number of sheets attached: 3  
☐ District will submit conditions at a later date.

**SECTION 3. FUELBREAK REQUIREMENTS**

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.  
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

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 and Title

Phone

Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399F (Rev. 09/21/2012)

**Otay Ranch Proctor Valley Village 14 and Preserve  
APNs By Ownership**

**Village 14**

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05

**Planning Areas 16/19**

1. 597-020-10
2. 597-140-04
3. 597-020-06
4. 597-190-23
5. 597-150-13
6. 597-150-03
7. 597-150-12
8. 597-150-07
9. 597-150-08



# County of San Diego

HERMAN REDDICK  
PROGRAM MANAGER  
(858) 974-5999  
FAX (858) 467-9662

Public Safety Group  
San Diego County Fire Authority  
5510 Overland Ave, Suite 250, San Diego, CA 92123-1239  
[www.sdcountyfire.org](http://www.sdcountyfire.org)

SUSAN QUASARANO  
PROGRAM COORDINATOR  
(858) 974-5924  
FAX (858) 467-9662

October 21, 2016

GDCI Proctor Valley, LP  
2245 San Diego Ave., Suite 223  
San Diego, CA 92110

Ref: **Project Facility Availability Form (399F)**  
**Multiple APNs**  
**Otay Ranch Villages 14,16,19 – Conditions**

Following are the County Fire Marshal's Office comments in response to a request for a Project Facility Availability Form, and are preliminary in nature.

## ***FIRE & EMERGENCY SERVICES - Availability***

The density and location of the project will necessitate a new fire station to be provided within the project. The project will be conditioned to provide the funding for the construction, equipping and the ongoing operations and maintenance of the new fire station.

## ***FIRE ACCESS ROADWAYS - Road design***

1. Fire access roadways are required from building pads to a public way. The fire access roadway (including driveways) shall be extended to within 150 feet of acceptable fire fighter/hoseline access to all ground level exterior portions of proposed buildings.
2. Proposed on-site roadways will be required to meet DPW Public or Private Road Standards and designed to support the imposed load of fire apparatus (not less than 75,000 lbs.).
3. Due to the density of the project, on street parking shall be provided on both sides of the street to ensure that the minimum clear width of 24 feet is maintained at all times.
4. Cul-de-sacs shall have a paved radius of 42 feet to allow for on street parking within the cul-de-sac.
5. Any gates or other obstructions which could delay or otherwise impede emergency response are prohibited unless approved by the County Fire



Marshal and meet Department of Public Works Design Standards 17, 18 or 19, as well as the County Consolidated Fire Code.

6. Traffic calming devices (including, but not limited to, speed bumps, speed humps, speed control dips, etc.) shall be prohibited unless approved by the County Fire Marshal.
7. A vertical clearance of not less than 13 feet 6 inches shall be maintained.
8. No construction involving combustible materials on the subject property can take place until fire access roads are installed and fully meet code requirements. (Exception: If prearranged with the fire authority having jurisdiction, asphalt paving may be installed with the exception of the final lift, which may be postponed until just before building final if desired for roadway cosmetic purposes.)

#### **FUEL MODIFICATION ZONES**

1. The fuel modification zones around development areas shall be designed as to eliminate the presence of pockets, islands and peninsulas of unmanaged, combustible vegetation.
  2. A fuel modification zone of not less than 100-foot is required around all structures, in accordance with the specifications of the County Consolidated Fire Code. Additional clearance may be required after review and acceptance of a fire protection plan (discussed below).
  3. The fuel modification zone must be established and maintained by thinning, clearing away or modifying combustible vegetation within the zone. The fuel modification zone may be re-planted with either approved irrigated, fire-resistant planting material or approved non-irrigated, drought-tolerant, fire-resistant plant material. Re-planting with approved plant material may be required for erosion control.  
EXCEPTIONS:
    - a) Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.
    - b) Grass and other vegetation located more than 50 feet from buildings or structures and less than 18 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.
3. This does not authorize clearing beyond property line.

#### **FIRE PROTECTION – Fire Protection Plan**

A Fire Protection Plan, prepared by a PDS-approved consultant, shall be provided and be formatted per the County of San Diego Guidelines for Determining



Significance and Report Format and Content Requirements—Wildland Fire and Fire Protection.

***FIRE PROTECTION – Automatic fire sprinklers***

All structures shall be equipped with automatic fire sprinklers designed and installed to applicable NFPA and County of San Diego standards.

***WATER SUPPLY—Fire hydrants and water mains***

1. Fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs and every 300 feet of fire apparatus access roadways.
2. The fire flow capacity for the water main serving the hydrants shall be a minimum of 2,500 gallons per minute.
3. Fire hydrants are to be identified by a reflectorized blue marker, with a minimum dimension of 3 inches, in the center of the travel lane adjacent the water source, or by other methods approved by the fire code official.

***IGNITION-RESISTIVE CONSTRUCTION (informational only)***

At the time of building plan review, the Fire Marshal will check for fire code compliance with the County Consolidated Fire Code, County Building Codes, and other applicable standards. Plans will be reviewed for elements including (but not limited to):

- Class A roofing
- Non-combustible exterior walls
- Dual pane/tempered glazing
- Vent restrictions
- Eaves enclosed, not vented
- Smoke alarms
- Spark arresters
- Deck restrictions

Please call or email me if you have any questions or need clarification – (858) 495-5434 or [James.Pine@sdcounty.ca.gov](mailto:James.Pine@sdcounty.ca.gov).

Best regards,



James Pine, Deputy Fire Marshal  
San Diego County Fire Authority  
Public Safety Group



County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - WATER**  
**ZONING DIVISION**

Please type or use pen

GDCI Proctor Valley, LP	619-267-4904	ORG _____	<b>W</b>
Owner's Name	Phone	ACCT _____	
c/o Jackson Pendo Development Company, 2245 San Diego Ave, Suite 223		ACT _____	
Owner's Mailing Address	Street	TASK _____	
San Diego	CA 92110	DATE _____	
City	State	Zip	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: General Plan Amendments

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

SEE ATTACHED

- B. ☒ Residential ..... Total number of dwelling units 1,110  
☒ Commercial ..... Gross floor area 7,600 square feet  
☒ Industrial ..... Gross floor area  
☒ Other ..... Gross floor area 9.7 acre school, 2.3 acre fire station, parks

- C. ☒ Total Project acreage 1,283.5 Total number of lots 896

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

Thomas Guide Page 1292 Grid C7

12800 Proctor Valley Road, Chula Vista, CA

Project address Street

Jamul Dulzura/Otay Subregion 91914

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: [Signature] Date: 10/19/2016

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 Phone: (619) 267-4904

(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**

District Name: OTAY WATER DISTRICT Service area: WATER TO 22

- 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: \_\_\_\_\_  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☐ District will submit conditions at a later date.

- 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: Tanya Romero

Print Title: Permit Technician Phone: (619) 470-2241 Date: 10/25/16

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399W (Rev. 09/21/2012)

THIS APPROVAL OF AVAILABILITY IS  
SUBJECT TO ALL OTAY WATER DISTRICT  
REQUIREMENTS IN EFFECT AT THE TIME OF  
APPLICATION FOR SERVICE.





*...Dedicated to Community Service*

2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004  
TELEPHONE: 670-2222, AREA CODE 619

[www.otaywater.gov](http://www.otaywater.gov)

*Sent via USPS and email to:  
[rcameron@jacksonpendo.com](mailto:rcameron@jacksonpendo.com)*

October 31, 2016

Project No.: D0956-090248  
Activity: 3111

Rob Cameron  
GDCI Proctor Valley, LP  
c/o Jackson Pendo Development  
2245 San Diego Avenue, Suite 223  
San Diego, CA 92110

Subject: Project Facility Availability – Water  
The Proctor Valley Village 14 Preserve Specific Plan and Planning Areas  
16/19;  
12800 Proctor Valley Road Chula Vista, CA

Dear Mr. Cameron:

This letter supersedes the previously written dated April 6, 2016. The Otay Water District (District) has the capacity to serve the Otay Ranch Village 14 (Project). As provided to the District, the Project consists of sixteen (16) parcels and nine hundred ninety-five (995) lots totaling approximately 1,283.5 total acreage.

As per Section 62.01 of the District's Code of Ordinances, "To provide for future line extensions, pipelines installed within public streets must be constructed to the subdivision boundary and pipelines not installed within a public street must be installed in a District easement or right-of-way and must extend across the frontage of the parcel or parcels to be served."

The District has no objection to this Project. The developer will be required to submit both a water demand study and a Water Supply Assessment and Verification report (WSA&V). The water study must be reviewed and approved by the District before the County of San Diego submits the request for a WSA&V report to the District. The developer should meet with the District early in the entitlement process to discuss the schedule, report submittal requirements, and to set up a deposit account to cover staff time. The developer will also be required to submit a Sub-Area Master Plan and a calculation of water demands prior to the commencement of the Project. An agreement between the developer and the District will be needed for the design and construction of water system improvements including transmission pipelines, reservoirs and pump stations required to support this development. In addition, the developer will be required to annex parcels into an improvement district for water service.

Rob Cameron  
Project Facility Availability – Water  
October 31, 2016  
Page 2 of 3.

The developer will be required to submit improvement plans for District approval and extend the water main to front all properties in question. If service laterals do not exist for the Project, the applicant must pay to have the District install them.

Prior to the purchase of any meter(s), irrigation plans must be: (1) designed to District Water Agency Standards for reclaimed standards/specifications and (2) submitted to the District and the County Department of Environmental Health (DEH) for plan check and approval. The developer must contact the District for further requirements.

When a customer requests water service on a parcel of land with potable water irrigated landscape equal to 5,000 square-feet or more, a separate meter will be required for irrigation purposes on the site. Each service must have an approved reduced pressure principle backflow prevention device (R/P).

Fire service plans must be designed to Water Agencies' Standards. Each service must have an R/P purchased and installed by the developer after District review and approval. The developer should contact the Project's fire agency for any fire protection requirements and determine early on how the fire protection requirements can be met from the existing pressure zone.

The fire service line will not be allowed to be connected to any buildings; the line will be intended for fire services purposes only. Failure to comply with this request will result in violation of the District's Code of Ordinances and will be subject to penalties determined by the District. Water furnished for fire hydrant or fire sprinkler service shall be used only for fire protection purposes and shall be connected to a District water main. Where service is provided for a fire hydrant or fire sprinkler service on privately owned land, the service shall be provided by the District at the property line of land to be served

**Water availability is subject to all District requirements in effect at the time and you are strongly encouraged to adopt water conservation measures throughout the development.**

The District's Engineering Public Services Division can be contacted at (619) 670-2241 or visit the website at [www.otaywater.gov/engineering](http://www.otaywater.gov/engineering) for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, meter costs. Also, visit the website at [www.otaywater.gov/code-of-ordinances](http://www.otaywater.gov/code-of-ordinances) for sections pertaining to the Project and any other conditions that may have arisen since this letter was written for this Project.

Returned herewith are the documents you forwarded with your review request.



Rob Cameron  
Project Facility Availability – Water  
October 31, 2016  
Page 3 of 3.

Sincerely,  
OTAY WATER DISTRICT



Dan Martin, P.E.  
Engineering Manager

DM:mlc

Enclosure: Documents submitted with review request

cc: County Of San Diego, Planning & Development Services – Zoning Counter (w/o  
enclosures)

**Otay Ranch Proctor Valley Village 14 and Preserve  
APNs By Ownership**

**Village 14**

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05

**Planning Areas 16/19**

1. 597-020-10
2. 597-140-04
3. 597-020-06
4. 597-190-23
5. 597-150-13
6. 597-150-03
7. 597-150-12
8. 597-150-07
9. 597-150-08

**COPY**



*...Dedicated to Community Service*

2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004  
TELEPHONE: 670-2222, AREA CODE 619

[www.otaywater.gov](http://www.otaywater.gov)

*Sent via USPS and email to:  
rcameron@jacksonpendo.com*

April 6, 2016

Project No.: D0956-090248  
Activity: 3111

Rob Cameron  
GDCI Proctor Valley, LP  
c/o Jackson Pendo Development  
2245 San Diego Avenue, Suite 223  
San Diego, CA 92110

Subject: Project Facility Availability – Water  
The Proctor Valley Village 14 Preserve Specific Plan and Planning Areas  
16/19;  
12800 Proctor Valley Road Chula Vista, CA

Dear Mr. Cameron:

The Otay Water District (District) has the capacity to serve the Otay Ranch Village 14 (Project). As provided to the District, the Project consists of thirty (30) parcels (approximately 2,347 total acreage).

As per Section 62.01 of the District's Code of Ordinances (enclosed), "To provide for future line extensions, pipelines installed within public streets must be constructed to the subdivision boundary and pipelines not installed within a public street must be installed in a District easement or right-of-way and must extend across the frontage of the parcel or parcels to be served."

The District has no objection to this Project. The developer will be required to submit both a water demand study and a Water Supply Assessment and Verification report (WSA&V). The water study must be reviewed and approved by the District before the County of San Diego submits the request for a WSA&V report to the District. The developer should meet with the District early in the entitlement process to discuss the schedule, report submittal requirements, and to set up a deposit account to cover staff time. The developer will also be required to submit a Sub-Area Master Plan and a calculation of water demands prior to the commencement of the Project. An agreement between the developer and the District will be needed for the design and construction of water system improvement including transmission pipelines, reservoirs and pump stations required to support this development. In addition, the developer will be required to annex parcels into an improvement district. The developer will be required to submit improvement plans for District approval and extend the water main to front all properties in question. If service laterals do not exist for the Project, the applicant must pay to have the District install them.

Rob Cameron  
Project Facility Availability – Water  
April 6, 2016  
Page 2 of 2.

Prior to the purchase of any meter(s), irrigation plans must be: (1) designed to District Water Agency Standards for reclaimed standards/specifications and (2) submitted to the District and the County Department of Environmental Health (DEH) for plan check and approval. The developer must contact the District for further requirements.

When a customer requests water service on a parcel of land with potable water irrigated landscape equal to 5,000 square-feet or more, a separate meter will be required for irrigation purposes on the site.

Each service must have an approved reduced pressure principle backflow prevention device (R/P) purchased and installed by the developer. The fire service line will not be allowed to be connected to any buildings; the line will be intended for fire services purposes only. Failure to comply with this request will result in violation of the District's Code of Ordinances and will be subject to penalties determined by the District. Water furnished for fire hydrant or fire sprinkler service shall be used only for fire protection purposes and shall be connected to a District water main. Where service is provided for fire hydrant or fire sprinkler service on privately-owned land, the service shall be provided by the District at the property line of land to be served. The developer should contact the Project's fire agency for any fire protection requirements.

**Water availability is subject to all District requirements in effect at the time and you are strongly encouraged to adopt water conservation measures throughout the development.**

The District's Engineering Public Services Division can be contacted at (619) 670-2241 or visit the website at [www.otaywater.gov](http://www.otaywater.gov) for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, meter costs, and any other conditions that may have arisen since this letter was written for this Project.

Also, returned herewith are the documents you forwarded with your review request.

Sincerely,  
OTAY WATER DISTRICT



Dan Martin, P.E.  
Engineering Manager

DM:mlc

Enclosures: Location Map  
Code of Ordinances (Sections 9, 23, 25, 26, 27, 28, 36, 38, 39, 40, 60, 62)  
Documents submitted with review request



# COPY



## County of San Diego, Planning & Development Services PROJECT FACILITY AVAILABILITY - WATER ZONING DIVISION

Please type or use pen

GDCI Proctor Valley, LP	619-267-4904	ORG _____	<b>W</b>
Owner's Name	Phone	ACCT _____	
c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223		ACT _____	
Owner's Mailing Address	Street	TASK _____	
San Diego	CA 92110	DATE _____	
City	State	Zip	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 S80/S86/RR to S80/others zone.  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☒ Other General Plan Amendments

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

SEE ATTACHED

- B. ☒ Residential . . . . . Total number of dwelling units 1,530  
☒ Commercial . . . . . Gross floor area 15,000 square feet  
☐ Industrial . . . . . Gross floor area \_\_\_\_\_  
☒ Other . . . . . Gross floor area 8.6 acre school, 2.3 acre fire, parks

- C. ☒ Total Project acreage 2,347 Total number of lots 1,316

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

Thomas Guide Page 1292 Grid C7  
 12800 Proctor Valley Road, Chula Vista, CA  
 Project address Street  
 Jamul Dulzura/Otay Subregion 91914  
 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: [Signature] Date: 3/25/16  
 Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 Phone: (619) 267-4904

(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

District Name: OTAY WATER DISTRICT Service area: Water ID 22

- 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: \_\_\_\_\_  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☐ District will submit conditions at a later date.
- 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: Tanya Romero  
 Print Title: PERMIT TECHNICIAN Phone: (619) 670-2241 Date: 4/5/16

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT  
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399W (Rev. 09/21/2012)

THIS APPROVAL OF AVAILABILITY IS  
 SUBJECT TO ALL OTAY WATER DISTRICT  
 REQUIREMENTS IN EFFECT AT THE TIME  
 OF APPLICATION FOR SERVICE

71

Otay Ranch Proctor Valley Village 14 and Preserve  
APNs as of 3-24-14

old 4/5/16

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05
8. 597-020-10
9. 597-140-04
10. 597-020-06
11. 597-190-23
12. 597-150-13
13. 597-150-03
14. 597-150-12
15. 597-150-07
16. 597-150-08
17. 597-140-08 (portion)
18. 598-011-01
19. 598-021-01
20. 597-130-13 (portion)
21. 597-140-01 (portion)
22. 597-140-06
23. 597-140-07 (portion)
24. 597-140-09 (portion)
25. 597-210-03
26. 597-210-02
27. 597-150-11
28. 597-150-14
29. 597-210-03
30. 597-160-01

New 10/25/16





County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SEWER**  
ZONING DIVISION

2016-23

Please type or use pen

GDCI Proctor Valley, LP (619) 267-4904		ORG _____	<b>S</b>
Owner's Name	Phone	ACCT _____	
c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223		ACT _____	
Owner's Mailing Address	Street	TASK DPWWWDPOSSAL	
San Diego	CA 92110	DATE _____ AMT \$ 15 <sup>00</sup>	
City	State	Zip	DISTRICT CASHIER'S USE ONLY

**SECTION 1. PROJECT DESCRIPTION**

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: \_\_\_\_\_  
☒ Minor Subdivision (TPM) ☒ Boundary Adjustment  
☐ Specific Plan or Specific Plan Amendment  
☐ 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)

SEE ATTACHED

- B. ☒ Residential . . . . Total number of dwelling units 1,119  
☒ Commercial . . . . Gross floor area 10,000 square feet  
☐ Industrial . . . . Gross floor area \_\_\_\_\_  
☒ Other . . . . Gross floor area 9.7 acre school, 2.3 acre fire station

Thomas Guide Page 1292 Grd C7  
12800 Proctor Valley Road, Chula Vista, CA

Project address \_\_\_\_\_ Street  
Jamul Dulzura/Otay Subregion 91914  
Community Planning Area/Subregion Zip

C. Total Project acreage 1.283 Total lots 995 Smallest proposed lot .09 acres

- 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 and dedicate all district required easements to extend service to the project.  
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: CEO of Manager

Date: 10/20/2016

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110

Phone: 619 267-4904

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY**

TO BE COMPLETED BY DISTRICT

District name San Diego County Sanitation 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.  
☐ 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 attached: SEE ATTACHMENT  
☐ Project will not be served for the following reason(s): \_\_\_\_\_

- C. ☒ District conditions are attached. Number of sheets attached: \_\_\_\_\_  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☐ District will submit conditions at a later date.

- D. ☒ How far will the pipeline(s) have to be extended to serve the project? AS REQUIRED

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.

Jeff Bosway  
Authorized Signature

JEFF BOSWAY - UNIT MGR (8) 694-2711  
Print Name and Title

Phone

Date

10/31/16

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



**Otay Ranch Proctor Valley Village 14 and Preserve  
APNs By Ownership**

**Village 14**

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05

**Planning Areas 16/19**

1. 597-020-10
2. 597-140-04
3. 597-020-06
4. 597-190-23
5. 597-150-13
6. 597-150-03
7. 597-150-12
8. 597-150-07
9. 597-150-08

October 31, 2016

## **ATTACHMENT**

Sewer facilities to serve the project will be available subject to the following conditions placed on applicant:

1. Amendment of the LAFCO sphere of influence and annexation of the project into the San Diego County Sanitation District (District) by LAFCO (Government Code, 56000 et seq).
2. Satisfaction of all conditions of map approval and improvement agreements, including construction by the developer and acceptance by the District of on-site and off-site sewerage facilities, property, and easements.
3. Payment of all costs associated with easement acquisition, District annexation, any necessary sewer facility or financial studies, and any necessary agreements for maintenance, operation, and financing of sewerage infrastructure to serve the project.
4. Payment of all fees to City of Chula Vista and District, including those specified in "Sewage Transportation Agreement for Salt Creek Interceptor Sewer."
5. Fund and construct sewerage facilities necessary for connection to Salt Creek Interceptor.