

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

Project No.: D0956-090323

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:

December 20, 2019

This letter supersedes the previously written letter dated October 31, 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 twenty-one (21) parcels and one thousand ninety-eight (1,098) lots, totaling approximately 1,543 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

Rob Cameron
Project Facility Availability – Water; The Proctor Valley Village 14 Preserve Specific Plan and Planning Areas 16/19; 12800 Proctor Valley Road Chula Vista, CA
December 20, 2019
Page 2 of 3.

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.

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 for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, and meter costs. Also, visit the website at 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.



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

Please type or use pen	10/	
GDCI Proctor Valley LP 858-523-9055	ORGVV	
Owner's Name Phone	ACCT	
12770 El Camino Real, Suite 220	ACT	
Owner's Mailing Address Street	TASK	
00100	DATE AMT \$ 75	
San Diego CA 92130 City State Zip	DISTRICT CASHIER'S USE ONLY	
Oity		
SECTION 1. PROJECT DESCRIPTION	TO BE COMPLETED BY APPLICANT	
A. Major Subdivision (TM) Specific Plan or Specific Plan Amendmen Certificate of Compliance:	Assessor's Parcel Number(s) (Add extra if necessary)	
Boundary Adjustment Rezone (Reclassification) fromtozone Major Use Permit (MUP), purpose:		
Time ExtensionCase No		
Expired MapCase No Other		
B. X Residential Total number of dwelling units_1,266 Commercial Gross floor area Up to 10,000 sq. ft.		
Industrial Gross floor area		
Other Gross floor area	Thomas Guide Page 1292 Grid C7	
C. X Total Project acreage 1543 Total number of lots 1098		
D. Is the project proposing the use of groundwater? Yes X No	Project address Street	
Is the project proposing the use of reclaimed water? Yes X No	Jamul Dulzurra/Otay	
	Community Planning Area/Subregion Zip	
Owner/Applicant agrees to pay all necessary construction costs, dedicate all a COMPLETE ALL CONDITIONS REQUIRED Applicant's Signature: Dizubalk action, authorized a	igent Date: November 27, 2019	
Address: 12770 El Camino Real, Suite 220	Phone: 858-523-9055	
(On completion of above, present to the district that provides		
SECTION 2: FACILITY AVAILABILITY	TO BE COMPLETED BY DISTRICT	
District Name: OTAY WATEN DISTRICT Serv	vice areaWATEN I.D. 2Z	
A. Project is in the district. Project is not in the district but is within its Sphere of Influence boundary, ow 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.	y. y 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. District will submit conditions at a later date.	Number of sheets attached:	
This Project Facility Availability Form is valid until final discretionary action is taken		
withdrawn, unless a shorter expiration date is otherwise noted.		
Authorized Signature:	Print Name Vu Trm	
W OLT	Date 12 18 19	
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	

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.

EXHIBIT A Proposed Project Amendment APNs

597-020-06
597-020-10
597-130-13
597-140-04
597-140-05
597-140-06
597-140-07
597-150-13
597-150-03
597-150-12
597-150-07
597-150-08
597-190-23
598-010-02
598-011-01
598-020-04
598-020-06
598-021-01
598-021-02
598-070-07
598-070-09



... Dedicated to Community Service

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

WWW.ofavwater.gov

Sent via USPS and email to: 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 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 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
- 598-070-07 2.
- 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. 597-150-136. 597-150-03
- 7. 597-150-12
- 8. 597-150-07
- 9. 597-150-08





.. Dedicated to Community Service

2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004
TELEPHONE: 670-2222, AREA CODE 619 www.ofewaster.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 (VVSA&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 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

P:\Public-S\LETTERS\Agency Comment Ltra (City Of Chula Vista And Co. Of San Diego\2016 TRIM FILE NO. ENG30-12852-014\The Proctor Valley Village 14 Preserve Specific Plan And PA 1619 (MASTER PLAN NEW DEVELOPMENT) 4-6-18.Doc.Docx





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

Flaces type or use pan GDCI Prootor Valley, LP 618-267-4804	ORG	W
Owner's Name Phone	ACCT	W W
c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223	ACT	
Owner's Mailing Address Sirest	TASK	
San Olego CA 92110	DATE	AMT \$
City State Zip	Brigation (Article Annual Annu	ASHIER'S USE ONLY
SECTION 1. PROJECT DESCRIPTION	TO BE COMPLET	TED BY APPLICANT
A. III Major Subdivision (TM) III Specific Plan or Specific Plan Amendment Minor Subdivision (TPM) Certificate of Compliance: Boundary Adjustment	Assessor's Percel Number(s) (Add extra if necessary)	
Rezone (Reclassification) from 980/896/RR to 980/others zone. Major Use Permit (MUP), purpose: Time ExtensionCass No.	SEE ATTACHED	
Expired Map Case No		
Cities General Plan Amendments		
6. Residential Total number of dwelling units 1,530 Commercial		
Other Gross floor ares 8,8 acre school, 2.3 acre fire, parks	Thomas Guida Page	1292 Grid C7
C. Total Project acreege 2,347 Total number of lote 1,316	12800 Proctor Valley Ro	
D. Is the project proposing the use of groundwater? Yes 🗵 No	Project address	Sheet
is the project proposing the use of reclaimed water? Yes 🖾 No	Jamul Dulzurre/Otay Sub Community Planning Area/S	region 91914
COMPLETE ALL CONDITIONS REQUIRE Address: 2246 Ssn Diego Ave, Suite 223, San Diego, CA 92110	Dete: 3/25/16 Phone: (619) 28	
(On completion of allows, present to the district that provides w	ater protection to complete A	Section 2 below.)
ECTION 2: FACILITY AVAILABILITY	TO BE COMPLETED E	BY DISTRICT
Service Name: OTHY WATER DISTRICT Service	Bros Wates ID 7	12
Project is in the district. Project is not in the district but is within its Sphere of Influence boundary, owner 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 is: Project is not located entirely within the district and a potential boundary is: ARE NOT reasonably expected to a capital facility plane of the district. Explain in space below or on attached. Project will not be served for the following reason(s):	an extended and the state of th	District.
District conditions are attached. Number of sheets attached: District two specific water reclamation conditions which are attached. Num District will submit conditions at a later date.	mber of sheets attached:	
How for will the pipeline(s) have to be extended to corve the project?		
ile Project Facility Availability Form is valid until final discretionary action to taken pure thdrawn, unless a efforter expiration date is otherwise noted.		
stroctzed Signature: MMM ROMA	Print Name Allyer	Romero
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERV	670.2241	Date 4/5/16
On completion of Section 2 and 3 by the District, applicant to Planning & Development Services – Zoning Counter, 6510 Overh	to make the state down safety and the	ada- ta-

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

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

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1.
      598-070-09
 2.
      598-070-07
 3,
      598-010-02
                         Jew 10/25/16.
      598-020-04
      598-020-06
      598-021-02
      597-140-05
      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
     597-140-08 (portion)
17.
     598-011-01
19.
     598-021-01
     597-130-13 (portion)
20.
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 - WATER ZONING DIVISION

GDCI Proctor Valley, LP 619-267-4904	ORG	M
Owner's Name Phone	ACCT	W.
c/o Jackeon Pendo Development Company, 2245 San Diego Ave, Suite 22	ACT	
Owner's Malling Address Street		
San Diego CA 92110	TASK	AMT \$
City State Zip	DATE	The state of the s
SECTION 1. PROJECT DESCRIPTION		T CASHIER'S USE ONLY
		LETED BY APPLICANT
A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment Minor Subdivision (TPM) Certificate of Compliance:	Assessor's Percel Number(s) (Add extra if necessary)	
Rezone (Reclassification) from to zone. Mejor Use Permit (MUP), purpose:	SEE ATTACH	HED
Fynigal Man, Case Mo.		
Expired MepCase No. Other General Pion Amendments		
3. Residential Total number of dwalling units 1,119		
CONSTRUCTOR CAMPA TOOL SEED 7 FOR ADDRESS SEED		
Industrial Gross floor area Other		
Outes 1	Thomas Guide Pag	e 1292 Grld C7
Total Project acreage 1,283.5 Total number of lots 895		ey Road, Chula Vista, CA
. Is the project proposing the use of groundwater? Yes No	Project address	Streat
is the project proposing the use of recialmed water? Yes M No	Jamul Dulzure/Otay	
	Community Planning Are	ss/Subregion Zip
Owner/Applicant agrees to pay all necessary construction costs, dedicate all dist COMPLETE ALL CONDITIONS REQUIRE pplicant's Signature:	D BY THE DISTRICT. Date: 10/19/	exand service to the project and
ddress: 2245 San Diego Ave, Suite 223, San Diego, CA 92110	Phone: (619)	
(On compilation of above, present to the district that provides we	ter protection to comple	te Section 2 below.)
ECTION 2: FACILITY AVAILABILITY	TO BE COMPLETE	
strict Name: OTHY WATER DISTRICT Service	CONTRACTOR OF STREET STREET, S	
Project is in the district.	area UVIIICA	+0 66
Project is not in the district but is within its Sphere of Influence boundary, owner 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 less. Facilities to serve the project TIARE IN ADE NOT respect to THE PROJECT TIARE TO THE TIARE T	e exists with the	
capital facility plans of the district. Explain in space below or on attached Project will not be served for the following reason(s):	(Number of sheets)	
District conditions are attached. Number of sheets attached: District has specific water recismation conditions which are stached. Num District will submit conditions at a later date.	iber of sheets attached:	
bloom for will the state to the		
Project Facility Availability From is valid until final discontinuous attention	ant to the application for t	the proposed project or until it is
☐ How far will the pipeline(s) have to be extended to serve the project? E Project Facility Availability Form is valid until finel discretionary action is taken pureu drawn, unless a shorter expiration date is otherwise noted. horized Signature:	T	D
s Project Facility Availability Form is valid until finel discretionary action is taken pureu drawn, unless a shorter expiration data is otherwise noted. horized Signature:	Print Name Taru	ga Romero
Project Facility Availability Form is valid until final discretionary action is taken pureu drawn, unless a shorter expiration data is otherwise noted.	Print Name Taril	19a Romero Date 10/25/16.

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.