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March 1, 2014

County of San Diego  
Planning and Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

Ramona Municipal Water District/Fire Services  
105 West Earham Street  
Ramona, CA 92065

**SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT**

IES/SDG&E Solar Energy Project - Ramona  
Environmental Log No: PDS2013-MPA-13-009  
Assessor Parcel Numbers: 284-340-35.

This Fire Protection Plan (FPP) – Letter Report is submitted pursuant to Chapter 49 of the County Consolidated Fire Code, to address the adverse environmental effects that a proposed project may have from wildland fire and to provide mitigation of those impacts to ensure that the project does not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

**PROJECT DESCRIPTION**

Independent Energy Solutions, Inc. (IES), the Project applicant, is preparing an Major Use Permit (MUP) application for development and operation of a photovoltaic (PV) solar facility to be located on San Diego Gas and Electric (SDG&E) owned property (Figures 1 and 2). IES has been contracted to engineer and obtain permits for the Solar Energy Project (SEP) facility, which will be owned and operated by SDG&E. The Project would require approval of a Major Use Permit by the County of San Diego to allow for the construction, operation, and maintenance of the facilities for the long-term generation of solar energy. The proposed facility would have an

overall production capacity of approximately 4.0 Megawatts (MW) (alternating current – AC). Power produced at the site would supply power to the local community.

The proposed project would be constructed in one phase on a 37.23+acre parcel to achieve the intended MW output; however, the development area would be limited to 17.5 acres of the parcel; the remaining acreage would remain in its present undeveloped state (see Figure 3). The Project design consists of 17,520 mono-crystalline or poly-crystalline silicon cell photovoltaic solar modules mounted on fixed tilt systems. The modules would be mounted on a rack measuring approximately 12' by 20'. The maximum height of the proposed PV solar modules would range from approximately 8.0' to 11.5' as measured from ground surface. Inverters, AC switchgear, medium voltage transformers, and associated equipment would be installed on two pads within the module array as shown on Figure 3.

Electrical power from the Proposed Project would be routed to a 12 kilovolt (kV) pad mounted switchgear adjacent to the fire access road on the west side of the solar array as shown on Figure 3.A. The 12 kV switchgear would be connected by underground cables to an interconnect pole within an existing road and utility easement adjacent to the west boundary of the Proposed Project site (see Figure 3). A 10,000 gallon water tank (14' high and 10' in diameter) would be constructed at the southwest corner of the photovoltaic solar modules as shown on Figure 3.

Access onto the site will be from Creelman Lane as shown on Figure 3. The internal 24-foot wide fire access road would be constructed and paved with four inches of decomposed granite (DG) as shown on Figure 3.

The existing fence around the parcel would remain as-is with the exception of the fencing along Creelman Lane. Here, the existing fencing would be removed and the proposed security fence would serve as the new fence. Proposed fencing would be extended between the security fence and the existing fence at the southwestern and southeastern corners of the parcel to prevent unauthorized access into undeveloped portions of the parcel. A new seven-foot high chain link fence will be installed around the perimeter of the MUP area and a double gate will be located at the driveway entrance from Creelman Lane (see Figure 3). Coiled razor wire with 18" coil diameter and 12" maximum coil spacing will be added to the top of the fence angled downward 45-degrees inside the fence. Two additional gates are proposed along the northern perimeter of the security fence to allow internal personnel to access portions of the SDG&E parcel that would otherwise be precluded due to the existing and proposed fence. Landscape screening is proposed to be installed around the perimeter of the project site.

## ENVIRONMENTAL SETTING

**1. Location:** The proposed Project site is located in the north-central part of San Diego County, California and is southeast of the Ramona Village Center. The Project site is located east of San Vicente Road and south of Hanson Lane, and is bordered by Creelman Lane on the south and Ashley Road to the east (see Figure 1, Regional Location Map, and Figure 2, Local Vicinity Map). The County Assessor Parcel Number (APN) is 284-340-35.

2. **Topography:** The project site is relatively flat. Minimal grading will be required.

3. **Geology:** The site does not contain geological features that would pose an increased danger of wildfire or potential human safety issues. A geotechnical report<sup>1</sup> prepared for the proposed project reported there is no evidence of active or potentially active faults underlying the proposed project site and the site is not considered susceptible to surface rupture due to faulting. The likelihood of surface rupture caused by shaking from distant sources is minimal. The nearest active fault zone to the subject site is the Elsinore Fault zone located approximately 14 miles northeast of the site.

The site is not within the boundaries of a mapped known landslide. Based on the site geology and a review of landslide hazard maps adjacent to the subject site, the report concluded that the potential for gross, deep-seated slope failure to affect the site is negligible. The materials underlying the site are not considered subject to liquefaction due to such factors as soil type, density, and lack of shallow ground water. The soil materials on-site were visually classified as non-detrimentally expansive and no desiccation of the exposed soil surfaces was observed. Based on readily available information within the general site vicinity, groundwater is anticipated to exist at a depth of greater than 50 feet below the existing ground surface.

4. **Flammable Vegetation:** The project site is primarily devoted to a palm tree nursery (classified as intensive agriculture). The remainder of the site contains non-native grasslands. A 300-ft mapping buffer was established beyond the designated “site plan” as tentatively established by IES. A detailed vegetation map within the survey area was prepared as part of the San Diego Gas & Electric Solar Photovoltaic Installation Project: Biological Existing Conditions Technical Report<sup>3</sup> and is included as Figure 4. Vegetation communities found in the proposed project vicinity include non-native grassland, intensive agriculture, disturbed habitat, urban developed (roads and low density residential) and a limited amount of Eucalyptus woodland. These vegetation and development types pose a minimal fire hazard, with the exception of the three small areas of Eucalyptus woodland, which occur offsite to the northeast, northwest, and west of the project site (Figure 4). The canopy of the Eucalyptus woodland to the northeast does extend into the project site but not into the area proposed to be used for the solar arrays.

5. **Climate:** The project site is located within the transitional climate zone with an average rainfall of 18 inches per year. The site is subject to Santa Ana wind events.

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<sup>1</sup> Southern California Soils & Testing, Inc. December 11, 2012. *Geotechnical Investigation Photovoltaic Energy Facility Creelman Site, San Diego County, California.*

<sup>3</sup> Merkel & Associates, July 23, 2012. *San Diego Gas & Electric Solar Photovoltaic Installation Project: Biological Existing Conditions Technical Report.*

## PROJECT EXPOSURE TO WILDLAND FIRES

**1. Water Supply:** A 10,000 gallon water tank (14' high and 12' in diameter) would be constructed at the southwest corner of the photovoltaic solar modules as shown on Figure 3. The purpose of the new tank is for fire protection service. Two existing water wells (#WEL16712 and #W06123) located in the northwest corner of the Proposed Project site, approximately 100 feet north of the proposed MUP area, would provide a portion of the water required during construction, operation and maintenance of the facility. Additionally, the wells would be used to fill, or partially fill, the 10,000 gallon fire protection water tank in the southwest corner of the Proposed Project site. Pedestrian access to these wells would be provided by a man-gate installed in the fence surrounding the Proposed Project as shown on Figure 3. Vehicular access to the wells would not be provided. When water from these wells is used, a "soft" hose would connect the wells to a water truck parked on the fire access road.

### 2. Fire Access Roads

Location: Long-term primary access to the Project site would be provided from Creelman Lane. A double gate access will be provided at this location.

In conformance with the requirements of Section 605.11.4.1 of the County Consolidated Fire Code an interior perimeter 24-foot wide fire access road with three-foot wide shoulders would be constructed as shown in Figure 3. The roadways would be paved with decomposed granite and maintained to provide a fire buffer as well as facilitate onsite circulation for emergency and maintenance vehicles. The County Consolidated Fire Code requires that access shall extend to within 150 feet of all buildings and equipment shelters and within 300 feet of all portions of the arrays; however, the Proposed Project does not include any buildings or equipment shelters.

Width: The interior perimeter fire access roadway is a minimum of 24 feet in improved width with a decomposed granite paved surface plus three-foot wide shoulders suitable for travel by 75,000 lb. fire apparatus.

Vertical Clearance: Minimum vertical clearance of 13 feet 6 inches must be maintained for the entire required width of fire access roads.

Grade: A maximum grade of less than 10% would be maintained along all interior access roads.

Surface: The internal 24-foot wide fire access road would be constructed and paved with four inches of decomposed granite (DG) as shown on Figure 3.

**3. Setback from Property Lines:** The project is in a high hazard area, as a result the minimum setback from the property line is 30 feet (even though Zoning Setback may be less). The project complies with the required setback from property lines.

**4. Building Construction:** The construction methods for exterior wildfire exposure in a wildland-urban interface fire area shall be as provided in Chapter 7A of the County Building Code. No buildings or habitable structures are proposed as part of this project.

**5. Fire Protection Systems:** No habitable structures are proposed as part of the project.

**6. Defensible Space:** No defensible space is proposed for the project; however a 30 foot perimeter buffer defensible space would be constructed around the limits of the solar array area and classified as a Fuel Management Zone (FMZ). As shown on the plot plan (Figure 3) there would be a 24 foot wide all- weather access (decomposed granite) road within the 30 foot FMZ to allow for fire/emergency apparatus to navigate the site.

**7. Vegetation Management:** On-site vegetation within the solar array perimeter fencing would be maintained/weed whipped yearly unless otherwise requested by the County of San Diego or Ramona Fire Department. All vegetation within the fenced solar array area will be maintained to a maximum height of six (6) inches, and a permeable soil-binding agent will applied to unvegetated areas under the panels. A minimum of 30 feet will be maintained around the perimeter of the solar array area.

**8. Fire Behavior Computer Modeling:** Based on preliminary evaluation by the County Fire Marshal, Computer Fire Behavior Modeling is not required for this FPP – Letter Report.

**9. Signage:** In conformance with Section 605.11.4.4 of the County Consolidated Fire Code the project shall install an illuminated directory sign at the entrance to the facility on Creelman Lane. The signage shall depict the overall site plan and the locations of each numbered inverter structure. Each inverter structure shall be numbered and signed to be plainly visible to the satisfaction of the Fire Authority.

**10. Disconnects:** The PV arrays will be arranged in blocks with disconnects for each block of V arrays located near the inverter structures. Though utilization of the disconnect will disrupt all the AC power leaving the inverter structure, the PV arrays and all DC power lines will still be energized during the daytime and/or bright light conditions. Cut off switches shall be approved by the Fire Authority.

*Robin Church*

Prepared By (Signature)	<u>3/1/2014</u>	<u>Robin Church</u>	<u>Principal</u>
	Date	Printed Name	Title

<i>John Miller</i>	<u>4/1/14</u>	<u>John Miller</u>	
Property Owner (Signature)	Date	Printed Name	

Attachments: Figures 1, 2, 3, and 4, Fire Service Availability Form, Water Service Availability Form and Conditions Letter

Appendix A: Wildfire Technical Report

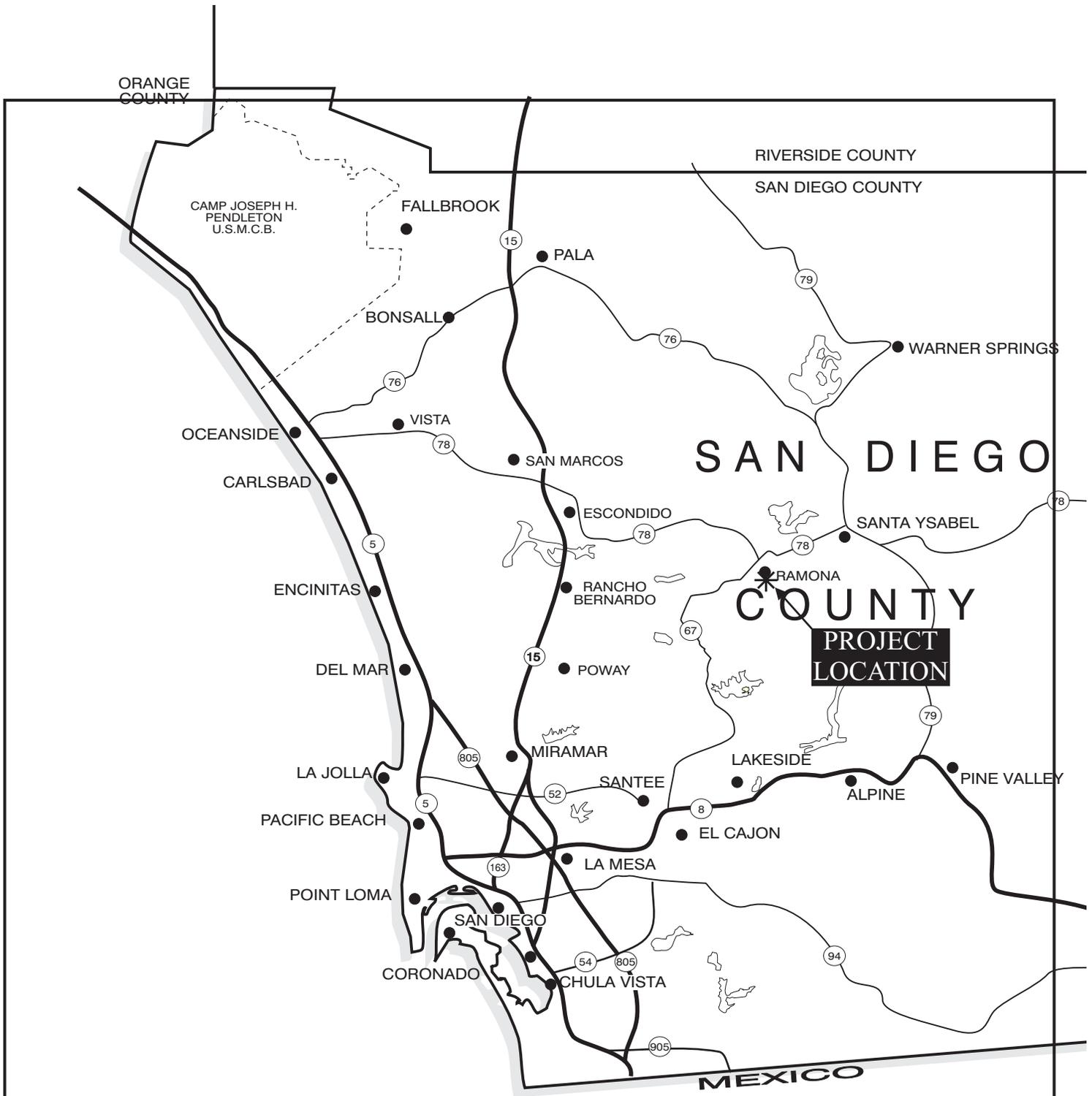


Figure 1  
Regional Location Map



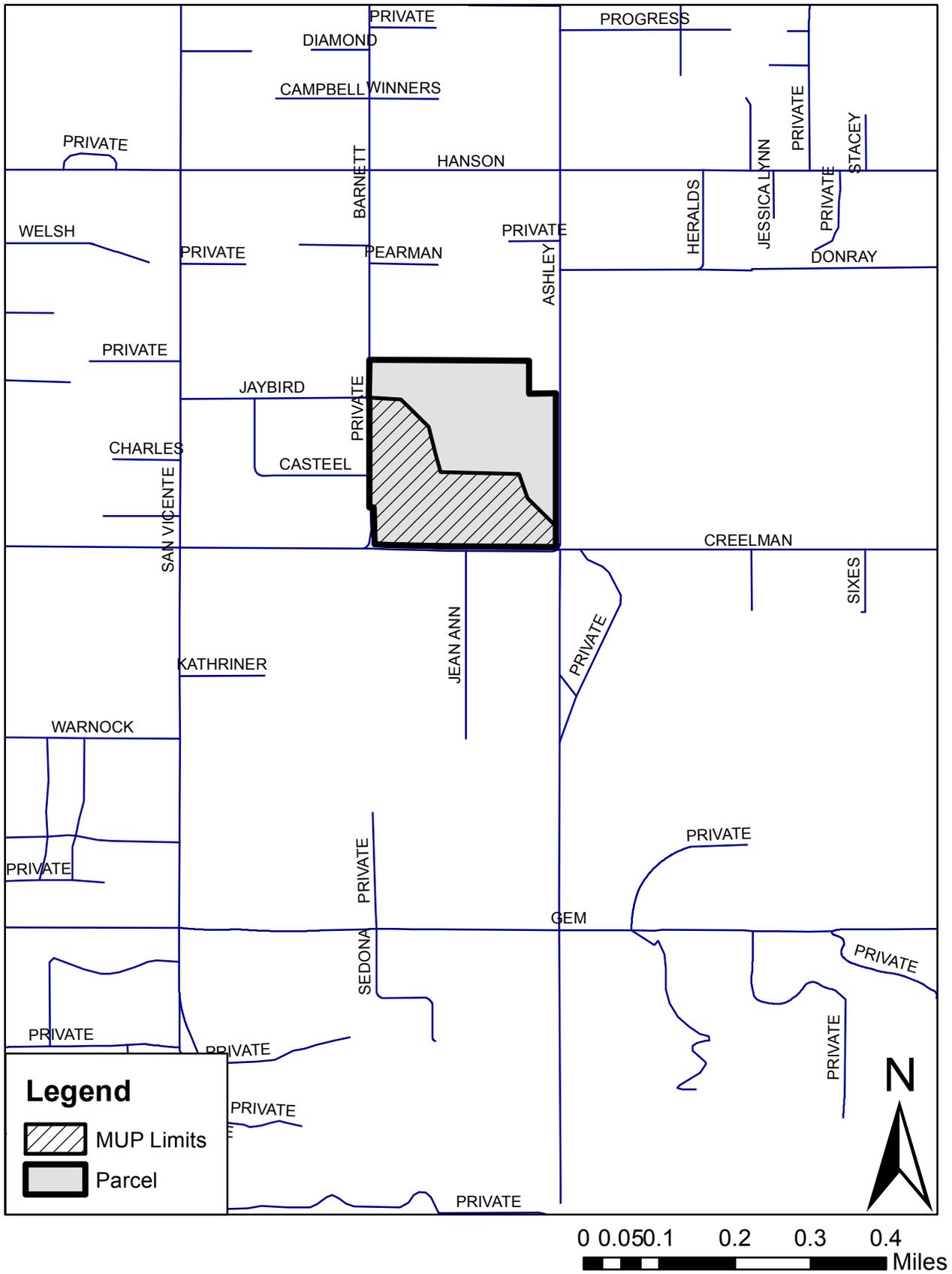
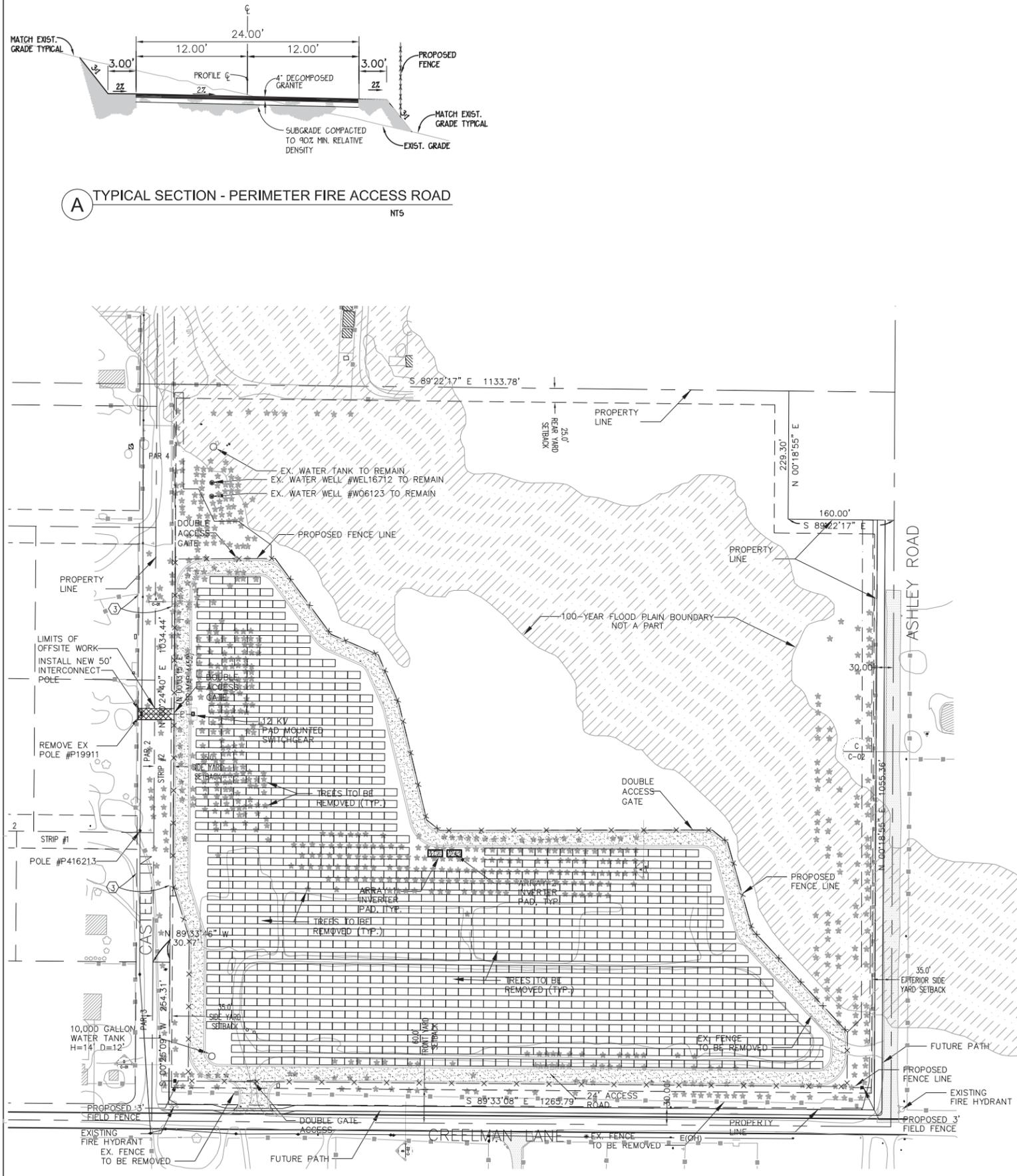
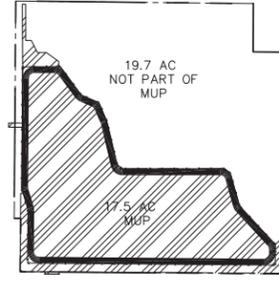


Figure 2 - Vicinity Map

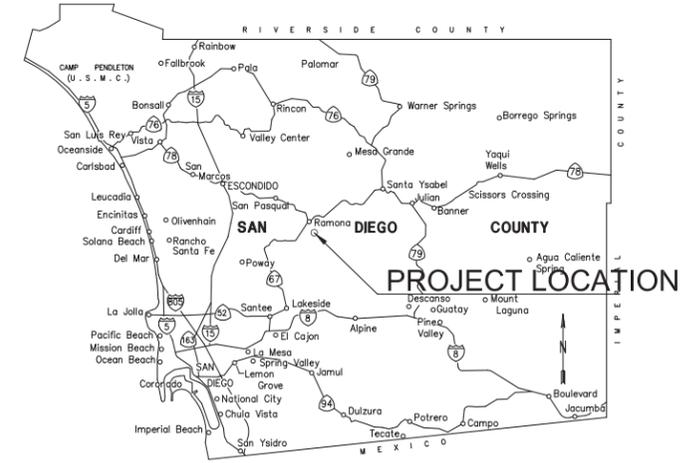


Last Saved by: Edn Sweeney on: Mar 7, 2014 12:02 PM File: C:\SanDiego\2013\13.0324\CADD\Drawings\13.0324.00 Plot Plan - CREELMAN\13.0324.00 Plot Plan - CREELMAN.dwg  
 Drawn by: Edn Sweeney  
 Checked by: Edn Sweeney  
 Date: 03/07/14  
 Commission No.:

No.	DATE	BY	REMARKS
1			
2			
3			



MAJOR USE AREA  
 30' FUEL MODIFICATION ZONE  
**LIMITS OF MAJOR USE AREA & FUEL MODIFICATION ZONE**  
 NOT TO SCALE



**VICINITY MAP**

(T.B. 1029-E5)  
N.T.S.

**LEGEND**

DESCRIPTION	SYMBOL
EXISTING ASPHALT ROAD	[Symbol]
EXISTING PALM TREE TO BE REMOVED BY TENANT	[Symbol]
100 YEAR FLOOD PLAIN BOUNDARY	[Symbol]
PROPOSED CONCRETE INVERTER PAD	[Symbol]
PROPOSED 24' DG FIRE ACCESS ROAD	[Symbol]
ALL WEATHER PROPOSED 7' CHAIN LINK FENCE WITH COIL RAZOR WIRE	[Symbol]
EXISTING FENCE	[Symbol]
16 MODULE SUB ARRAY PANEL SHADE STRUCTURE	[Symbol]
EXISTING POWER POLE	[Symbol]
EXISTING FIRE HYDRANT	[Symbol]
EXISTING WELL (2)	[Symbol]
EXISTING PROPERTY LINE	[Symbol]
EXISTING EASEMENT	[Symbol]
MUP LIMITS	[Symbol]
BUILDING SET BACK LINE	[Symbol]
EXISTING OVERHEAD POWER	[Symbol]
PROPOSED UNDERGROUND INTERCONNECT LINE	[Symbol]
PROPOSED 3' FIELD FENCE	[Symbol]

**NOTES**

- GROSS AREA: 37.2 ACRES
- MUP AREA: 17.5 ACRES
- TOPOGRAPHIC SOURCE: SIERRA SURVEYING, 2013
- ASSOCIATED REQUESTS: NONE
- THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING: CONSTRUCTION, OPERATION, AND MAINTENANCE OF UNMANNED PHOTOVOLTAIC SOLAR FACILITY PURSUANT TO SECTION 6952, OF THE SAN DIEGO COUNTY ZONING ORDINANCE.
- PRELIMINARY GRADING PROPOSED. SEE PRELIMINARY GRADING PLAN. THIS PLAN IS PROVIDED TO ALLOW FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN THEREON, AND AGREES TO OBTAIN VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY, IF REQUIRED.
- ALL PROPOSED STRUCTURES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (CONCRETE, BLOCK, METAL) OR SIMILAR.
- LIGHTING FOR MAINTENANCE AND SECURITY PROPOSED ONLY. SHIELDED AND MOTION SENSOR LIGHTING LOCATED AT GATES AND SHALL CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS.
- PHASING - THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- ALL DISTURBED AREAS WOULD BE COVERED WITH PERMEABLE DUST / EROSION CONTROL AGENT.
- NO PUBLIC SIGNAGE PROPOSED. ONLY SMALL DIRECTIONAL AND SAFETY SIGNAGE ARE PROPOSED ONSITE.
- ALL EXISTING STRUCTURES TO REMAIN.
- PROJECT ACCESS FROM CREELMAN LANE TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.
- THE SOLAR RELATED FACILITIES (PANELS, RACKING, ELECTRICAL CONNECTIONS, INVERTER STRUCTURES, FENCING AND INTERNAL ACCESS, ETC.) SHOWN ON THIS PLOT PLAN MAY BE RELOCATED, RECONFIGURED, AND / OR RESIZED WITHIN THE SOLAR FACILITY DEVELOPMENT AREA WITH THE ADMINISTRATIVE APPROVAL OF THE DIRECTOR OF PDS WHEN FOUND IN CONFORMANCE WITH THE INTENT AND CONDITIONS OF PERMIT'S APPROVAL.
- WATER DISTRICT: RAMONA MUNICIPAL WATER DISTRICT
- FIRE DISTRICT: RAMONA FIRE PROTECTION DISTRICT
- GENERAL PLAN: PUBLIC SEMI-PUBLIC LANDS
- POINT OF INTERCONNECT - CASTLE LANE ROW/ROAD PURPOSES AND UTILITY LINE EASEMENT
- SEE PRELIMINARY GRADING PLAN SHEET C-02 FOR STREET SECTIONS

**ASSESSOR PARCEL NUMBER**

284-340-35 = 37.2 GROSS ACRES

**LEGAL DESCRIPTION**

**PARCEL 1:** THE SOUTH HALF OF BLOCK 429, OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 644 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890, EXCEPTING THEREFROM THAT PORTION LYING WITHIN SAN VICENTE GARDENS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 4452, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 27, 1960.  
**PARCEL 2:** ALL OF THE NORTHWEST QUARTER OF BLOCK 429 OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 644, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.  
**PARCEL 3:** THE NORTHEAST QUARTER OF BLOCK 429 OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 644, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

EXCEPTING THE EASTERLY 190 FEET OF THE NORTHERLY 229.3 FEET THEREOF.

**GENERAL NOTES**

THE CONTRACTOR SHALL ARRANGE FOR A PRIVATE UNDERGROUND UTILITY LOCATOR PRIOR TO EXCAVATION AND SHALL ARRANGE FOR AND COORDINATE SHUT DOWN, DISCONNECTION AND CAPPING OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNERS PRIOR TO COMMENCING THE WORK.

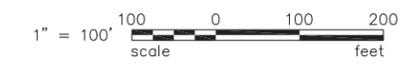
**ZONING**

USE REGULATIONS	A70
NEIGHBORHOOD REGULATIONS	M
DENSITY	-
LOT SIZE	4AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA AND REGULATIONS	D2.POR F

**EXISTING EASEMENTS\***

#	DESCRIPTION	DISPOSITION
3	ROAD PURPOSES AND UTILITY LINES	TO REMAIN

\* BASED ON DATA FROM PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY DATED APRIL 18, 2013.



COUNTY PROJECT NUMBER: PDS2013-MPA-13-009

**IES/SDG&E SOLAR ENERGY PROJECT - RAMONA**

PLOT PLAN / SECTIONS

Figure 3

Sheet Number

C-01

1 of 3



10525 Vista Sorrento Parkway, Suite 350  
 San Diego, California 92121-2745  
 (858) 500-4500 Fax: (858) 500-4501



**Vegetation Communities**

- non-native grassland
- intensive agriculture
- eucalyptus woodland
- disturbed habitat
- urban/developed

**Jurisdictional Resources**

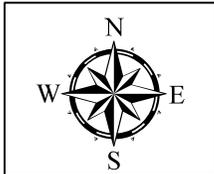
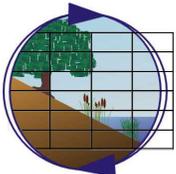
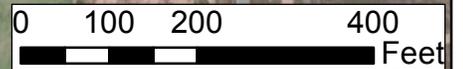
- non-wetland waters of the U.S./streambed (label = width)
- isolated waters of the State (label = width)
- datapoint/photopoint

**Special Status Fauna (label = count)**

- red-shouldered hawk (*Buteo lineatus*)
- turkey vulture (*Cathartes aura*)
- turkey vulture - flyover (*Cathartes aura*)
- white-tailed kite (*Elanus leucurus*)

**Other**

- red-tailed hawk nest (*Buteo jamaicensis*)
- swale - not jurisdictional
- SDG&E owned parcel (APN #28434035)
- MUP boundary
- biological study area



**Biological Resources Map**  
 IES/SDG&E Solar Energy Project - Ramona  
 (County Record ID: PDS2013-MPA-13-009)

Aerial Source: Microsoft 2010

**Figure 4**



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

Please type or use pen

San Diego Gas & Electric Owner's Name _____ Phone _____ 8315 Century Park Ct., CP21C Owner's Mailing Address _____ Street _____ San Diego, CA, 92123 City _____ State _____ Zip _____	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ <u>175<sup>00</sup></u> DISTRICT CASHIER'S USE ONLY	F
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**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: Solar Energy Project  
 Time Extension... Case No. \_\_\_\_\_  
 Expired Map... Case No. \_\_\_\_\_  
 Other \_\_\_\_\_
- B.  Residential ..... Total number of dwelling units \_\_\_\_\_  
 Commercial ..... Gross floor area \_\_\_\_\_  
 Industrial ..... Gross floor area \_\_\_\_\_  
 Other ..... Gross floor area No structures to be built
- C. Total Project acreage 15.5 Total lots 0 Smallest proposed lot None

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

284-340-35	

Thomas Guide. Page 1172 Grid H2  
 1049 Creelman Ln.  
 Project address \_\_\_\_\_ Street \_\_\_\_\_  
 Ramona 92065  
 Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

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

Applicant's Signature: John J. Mull Date: 2/14/14  
 Address: 1090 Joshua Ln., Vista, CA 92081 Phone: 760-752-9706  
 (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: Ramona Fire Dept.  
 Indicate the location and distance of the primary fire station that will serve the proposed project:  
829 San Vicente Rd. 1.6 miles

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 5 min. 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: \_\_\_\_\_  
 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: [Signature] Print Name and Title: Jeremy Davis, Fire Inspector Phone: (760) 788-2243 Date: 02/19/2014  
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to: Expires  
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123 02/19/2016





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

*Please type or use pen*

San Diego Gas & Electric Owner's Name _____ Phone _____ 8315 Century Park Ct., CP21C Owner's Mailing Address _____ Street _____ San Diego, CA 92123 City _____ State _____ Zip _____	ORG _____ <span style="float: right; font-size: 2em;"><b>W</b></span> ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ <p style="text-align: center;"><i>DISTRICT CASHIER'S USE ONLY</i></p>
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**SECTION 1. PROJECT DESCRIPTION**

**TO BE COMPLETED BY APPLICANT**

- 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: Solar Energy Project  
 Time Extension... Case No. \_\_\_\_\_  
 Expired Map... Case No. \_\_\_\_\_  
 Other \_\_\_\_\_

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

284-340-35	

- B.  Residential . . . . . Total number of dwelling units \_\_\_\_\_  
 Commercial . . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other . . . . . Gross floor area No structures to be build

Thomas Guide Page 1172 Grid H2

- C.  Total Project acreage 15.5 Total number of lots 0

1049 Creelman Ln.  
 Project address \_\_\_\_\_ Street \_\_\_\_\_

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

Ramona 92065  
 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: John J. Miller Date: 2/22/14  
 Address: 1090 Joshua Ln., Vista, CA 92081 Phone: 760-752-9706

(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: RAMONA 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): BASED ON COMPLETED WATER SYSTEMS EVALUATION  
SEE ATTACHED CONDITIONS
- 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: M. J. [Signature] Print Name Maxi Towrie EXPIRES 2/28/16  
 Print Title ENGINEERING TECH Phone 760.788.2231 Date 2/28/14

**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



## Conditions for Water Availability Letter (In District)

- a. Water facilities are reasonably expected to become available within five (5) years, if the following conditions are met:

A water commitment agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.

- b. Re-allocation and/or purchase of water EDUs and easements may be required for new parcels.

- c. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. System evaluations typically require 4 to 6 weeks to complete. ***The Water System Evaluation shall be completed and a Water Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form."***

- d. Water availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. **Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant shall be subject to the requirements in effect at the time of applying for water service.**