



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

Please type or use pen		ORG _____	S
PrimeTime Development, LLC	760-271-9400	ACCT _____	
Owner's Name	Phone	ACT _____	
850 Maoin Street, Suite 200		TASK _____	
Owner's Mailing Address	Street	DATE _____	
Ramona	CA 92065	AMT \$ _____	
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 Site Plan - B Designator _____
- B. ☐ Residential Total number of dwelling units _____
☐ Commercial. Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area 60,327 square feet
- C. Total Project acreage 3.26 Total lots 3 Smallest proposed lot 3.26
- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

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

282-141-32-00	
282-141-33-00	
282-141-34-00	

Thomas Guide Page 1152 Grid E7
XXX Hwy 67, Ramona, CA
Project address _____ Street _____
RM-V4 _____ 92065
Community Planning Area/Subregion _____ Zip _____

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: Lauren Schulte Date: August 24, 2023
Address: 2428 Montecito Road, Ramona, CA 92065 Phone: 619-548-4494

(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 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.
☐ 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: 1
☐ Project will not be served for the following reason(s): _____
Based on Sewer System Evaluation (See conditions attached)
- C. ☒ District conditions are attached. Number of sheets attached: 1
☐ 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: Stacey Ralston Stacey Ralston / Engineering Technician 760-789-1330 8/30/2023
Print Name and Title Phone Date
Expires 8/30/2025

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

SDC PDS RCVD 09-12-23

STP23-021



Conditions for Sewer Availability Letter (In District)

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

A sewer 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, construction costs and the cost of a percentage of the value of the existing facilities, 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. 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. *The Sewer System Evaluation shall be completed and a Sewer 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".*
- c. Sewer 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 for shall be subject to the requirements in effect at the time of applying for sewer service.*
- d. The Santa Maria Wastewater Treatment Plant may need expansion prior to connection being allowed. Should it be determined that expansion is required, no connection will be permitted until the expansion is completed.
- e. Secondary effluent is transported to the tertiary treatment facilities and disposal site through a 14-inch effluent main. It has been determined that there is limited capacity remaining in the effluent main, and depending on the time at which connection is requested, connection may not be permitted until the main is upsized to accommodate new connections to the sewer system.
- f. Effluent disposal is by means of spray fields at Rangeland Road and seasonally stored in wet weather storage ponds. It has been determined that there is limited capacity in the spray fields and wet weather storage. Depending on the time at which connection is requested, connection may not be permitted until additional spray fields are acquired and wet weather storage is constructed.



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

Please type or use pen

PrimeTime Development, LLC 760-271-9400
Owner's Name Phone
850 Main Street, Suite 200
Owner's Mailing Address Street
Ramona CA 92065
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other Site Plan - B Designator _____
- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area 60,327 square feet
- C. Total Project acreage 3.26 Total lots 3 Smallest proposed lot 3.26

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

282-141-32-00	
282-141-33-00	
282-141-34-00	

Thomas Guide. Page 1152 Grid E7
XXX Hwy 67, Ramona, CA
Project address Street 92065
RM-V4 Zip
Community Planning Area/Subregion

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

Applicant's Signature: Lauren Schulte Date: August 24, 2023
Address: 2428 Montecito Road, Ramona, CA 92065 Phone: 619-548-4494
(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 Protection District
Indicate the location and distance of the primary fire station that will serve the proposed project:
Ramona Station 80, 829 10th Street, Ramona, CA 92065 - 1.4 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 _____ 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: David Sibbet Print Name and Title: DAVID SIBBET, FIRE SERVICES COORDINATOR Phone: 619-672-7112 Date: 9/13/24

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





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

Please type or use pen			W	
PrimeTime Development, LLC	760-271-9400	ORG _____		
Owner's Name	Phone	ACCT _____		
850 Main Street, Suite 200		ACT _____		
Owner's Mailing Address	Street	TASK _____		
Ramona	CA 92065	DATE _____	AMT \$ _____	
City	State	Zip	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 Site Plan - B Designator
- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area 60,327 square feet
- C. ☒ Total Project acreage 3.26 Total number of lots 3
- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

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

282-141-32-00	
282-141-33-00	
282-141-34-00	

Thomas Guide Page 1152 Grid E7
XXX Hwy 67, Ramona, CA
Project address _____ Street _____
RM-V4 _____ 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: Lauren Schulte Date: August 24, 2023
Address: 2428 Montecito Road, Ramona, CA 92065 Phone: 619-548-4494

(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 1. (Number of sheets)
☐ Project will not be served for the following reason(s): _____
Based on Water System Evaluation (see conditions attached)
- C. ☒ District conditions are attached. Number of sheets attached: 1
☐ 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: Stacey Ralston Print Name Stacey Ralston
Print Title Engineering Technician Phone 760-789-1330 Date 8/30/2023

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT Expires 8/30/2025
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.



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)

PrimeTime Development, LLC 760-271-9400
Owner's Name Phone
850 Main Street, Suite 200
Owner's Mailing Address Street
Ramona CA 92065
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)

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 Site Plan - B Designator

282-141-32-00	
282-141-33-00	
282-141-34-00	

- C. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area 60,327 square feet

Thomas Guide Page 1152 Grid E7

XXX Hwy 67, Ramona, CA

Project address Street

RM-V4 92065

Community Planning Area/Subregion Zip

- D. ☒ Total Project acreage 3.26 Total number lots 3

Applicant's Signature: Lauren Schulte Date: August 24, 2023

Address: 2428 Montecito Road, Ramona, CA 92065 Phone: 619-548-4494

(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

District Name: Ramona Unified School District

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: Hansen Elementary - 2520 Boundary Ave., Ramona, CA 92065 miles: _____

Junior/Middle: Olive Pierce Middle School - 1521 Hansen Lane, Ramona, CA 92065 miles: _____

High school: Ramona High School - 1401 Hansen Lane, Ramona, CA 92065 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

SDC PDS RCVD 09-12-23

STP23-021

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