



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

<i>Please type or use pen</i>			W
WARMINGTON RESIDENTIAL, MATTHEW ESQUIVEL 714-434-4416			
Owner's Name	Phone		
3090 PULLMAN ST.			
Owner's Mailing Address	Street		
COSTA MESA	CA	92626	
City	State	Zip	
ORG _____			
ACCT _____			
ACT _____			
TASK _____			
DATE _____			AMT \$ <u>N/A</u>
<i>DISTRICT CASHIER'S USE ONLY</i>			

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: PROPOSED 88 UNIT SINGLE FAMILY DEVELOPMENT
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____
- B. ☒ Residential Total number of dwelling units 88
☐ Commercial. Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
- C. ☒ Total Project acreage 19.65 Total number of lots 88
- 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)

284-203-08	
284-202-21	
284-205-01	
284-244-01	

Thomas Guide Page _____ Grid _____
915 9TH ST. RAMONA CA
Project address _____ Street _____
RAMONA COMMUNITY PLANNING AREA (RCPA)
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: 08/14/2025
Address: 3090 PULLMAN ST. COSTA MESA CA, 92626 Phone: 714-434-4416 OR 909-549-1383(CELL)

(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): _____
- 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: [Signature] Print Name Andrea Gibson
Print Title Engineering Dept. Phone (760) 788-2231 Date 3/17/2026

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





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

Please type or use pen

WARMINGTON RESIDENTIAL, MATTHEW ESQUIVEL 714-434-4416

Owner's Name Phone

3090 PULLMAN ST.

Owner's Mailing Address Street

COSTA MESA

CA 92626

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: PROPOSED 88 UNIT SINGLE FAMILY DEVELOPMENT
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

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

284-203-08

284-202-21

284-205-01

284-244-01

- B. ☒ Residential Total number of dwelling units 88
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 19.65 Total lots 88 Smallest proposed lot APPROX 4800 SF.

Thomas Guide. Page _____ Grid _____

915 9TH ST. RAMONA

Project address Street

RAMONA COMMUNITY PLANNING AREA (RCPA)

Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: 08/14/2025

Address: 3090 PULLMAN ST. COSTA MESA CA 92626

Phone: 714-434-4416 & 909-549-1383 (CELL)

(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 San Vicente Rd, Ramona, CA 92065: 0.3 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 1.2 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.

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Authorized Signature: DAVID SIBBET, FIRE SERVICES COORDINATOR Phone: 619-672-7112 Date: 3/16/26

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

SDC PDS RCVD 04-17-26

TM5665



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

Please type or use pen

WARMINGTON RESIDENTIAL, MATTHEW ESQUIVEL 714-434-4416

Owner's Name Phone

3090 PULLMAN ST.

Owner's Mailing Address Street

COSTA MESA CA 92626

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ N/A

DISTRICT CASHIER'S USE ONLY

S

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: PROPOSED 88 UNIT SINGLE FAMILY DEVELOPMENT
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

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

284-203-08

284-202-21

284-205-01

284-244-01

- B. ☒ Residential Total number of dwelling units 88
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 19.65 Total lots 88 Smallest proposed lot APPROX 4609 SF

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page _____ Grid _____

915 9TH ST. RAMONA CA

Project address Street

RAMONA COMMUNITY PLANNING AREA(RCPA)

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: [Signature]

Date: 08/14/2025

Address: 3090 PULLMAN ST. COSTA MESA CA, 92626

Phone: 714-434-4416 OR 909-549-1383(CELL)

(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 SANTA MARIA TREATMENT PLANT

- 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: _____
☐ Project will not be served for the following reason(s): _____

- 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.

[Signature]
Authorized Signature

Andrea Gibson, Engineering
Print Name and Title

(760) 788-2231
Phone

3/17/2026
Date

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





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)

WARMINGTON RESIDENTIAL, MATTHEW ESQUIVEL 714-434-4416

Owner's Name Phone

3090 PULLMAN ST.

Owner's Mailing Address Street

COSTA MESA

CA 92626

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)

284-203-08

284-202-21

284-205-01

284-244-01

B. DEVELOPMENT PROJECT

- ☐ Rezones changing Special Area or Neighborhood Regulations
☒ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☒ Major Use Permit (MUP), purpose: PROPOSED 88 UNIT SINGLE FAMILY
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

Thomas Guide Page _____ Grid _____

915 9TH ST. RAMONA

Project address Street

RAMONA COMMUNITY PLANNING AREA (RCPA)

Community Planning Area/Subregion Zip

C. ☐ Residential Total number of dwelling units 88

☐ Commercial Gross floor area _____

☐ Industrial Gross floor area _____

☐ Other Gross floor area _____

D. ☒ Total Project acreage 19.65 Total number lots 88

Applicant's Signature: _____ Date: 08.14.25

Address: 3090 PULLMAN ST. COSTA MESA CA 92626

Phone: 714-434-4416 & 909-549-138

(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: Ramona Elementary School - 415 8th St, Ramona CA 92065 miles: .5

Junior/Middle: Olive Peirce Middle School - 1521 Hansen Lane, Ramona, CA 92065 miles: 1.4

High school: Ramona High School - 1401 Hansen Lane, Ramona, CA 92065 miles: 1.2

- ☒ 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

Assistant Superintendent, Admin. Services
 Print Title

Print Name

760-787-2023
 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)

SDC PDS RCVD 04-17-26

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