



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)

Passerelle, LLC 858-756-0700 Ext. 23  
 Owner's Name Phone

10531 4S Commons Drive, Suite #700  
 Owner's Mailing Address Street

San Diego, CA 92127  
 City State Zip

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

C.  Residential . . . . . Total number of dwelling units 138  
 Commercial . . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other . . . . . Gross floor area \_\_\_\_\_

D.  Total Project acreage 29.0 Total number lots 5

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

108-120-61	
108-120-62	

Thomas Guide Page \_\_\_\_\_ Grid \_\_\_\_\_  
 Horse Ranch Creek Road  
 Project address Street  
 Fallbrook, CA 92028  
 Community Planning Area/Subregion Zip

Applicant's Signature: [Signature] Date: 1/15/21  
 Address: 2442 Second Avenue, San Diego, CA 92101 Phone: 619-232-9200  
 (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: Fallbrook Union High School District Fallbrook Union Elementary 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: \_\_\_\_\_ miles: \_\_\_\_\_  
 Junior/Middle: \_\_\_\_\_ miles: \_\_\_\_\_  
 High school: Fallbrook Union High School District miles: 7

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.

[Signature] Brenda Mefford  
 Authorized Signature Print Name  
Chief Business Officer (760) 723-6332 x6195  
 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





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)

Passerelle, LLC Owner's Name 858-756-0700 Ext. 23 Phone 10531 4S Commons Drive, Suite #700 Owner's Mailing Address Street San Diego, CA 92127 City State Zip	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ ELEMENTARY _____ HIGH SCHOOL _____ UNIFIED _____
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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 \_\_\_\_\_

C.  Residential . . . . . Total number of dwelling units 138  
 Commercial . . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other . . . . . Gross floor area \_\_\_\_\_

D.  Total Project acreage 29.0 Total number lots 5

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

108-120-61	
108-120-62	

Thomas Guide Page \_\_\_\_\_ Grid \_\_\_\_\_  
 Horse Ranch Creek Road  
 Project address Street  
 Fallbrook, CA 92028  
 Community Planning Area/Subregion Zip

Applicant's Signature: [Signature] Date: 1/15/21  
 Address: 2442 Second Avenue, San Diego, CA 92101 Phone: 619-232-9200  
 (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**

Fallbrook Union Elementary School District  
 District Name: \_\_\_\_\_  
 If not in a unified district, which elementary or high school district must also fill out a form?  
 Fallbrook Union High School District

Indicate the location and distance of proposed schools of attendance.

Elementary: Live Oak Elementary, 1978 Reche Rd, Fallbrook miles: 5  
 Junior/Middle: James E. Potter Jr. High, 1743 Reche Rd, Fallbrook miles: 5.5  
 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 \_\_\_\_\_ school district.

[Signature] Cynthia Martin  
 Authorized Signature Print Name  
 Interim Assist. Superintendent, Business Services 760-731-5445  
 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



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

Please type or use pen

Passerelle, LLC 858-756-0700 Ext. 23  
 Owner's Name Phone  
 10531 4S Commons Drive, Suite #700  
 Owner's Mailing Address Street  
 San Diego, CA 92127  
 City State Zip

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

**F**

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 \_\_\_\_\_
- B.  Residential ..... Total number of dwelling units 138  
 Commercial ..... Gross floor area \_\_\_\_\_  
 Industrial ..... Gross floor area \_\_\_\_\_  
 Other ..... Gross floor area \_\_\_\_\_
- C. Total Project acreage 29 Total lots 5 Smallest proposed lot 1.42 ac

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

108-120-61	
108-120-62	

Thomas Guide. Page \_\_\_\_\_ Grid \_\_\_\_\_  
 Horse Ranch Creek Road  
 Project address Street  
 Fallbrook, CA 92028  
 Community Planning Area/Subregion Zip

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

Applicant's Signature: [Signature] Date: 1/15/21  
 Address: 2442 Second Avenue, San Diego, CA 92101 Phone: 619-232-9200  
 (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: NORNA COUNTY FIRE PROTECTION DISTRICT  
 Indicate the location and distance of the primary fire station that will serve the proposed project:  
4375 PALM MESA DRIVE, STATION 84
- 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 49 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: DOMINIC FIGERIA FM Phone: 760 723 2090 Date: 1/22/21

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 - SEWER**  
 ZONING DIVISION

Please type or use pen

Passerelle, LLC 858-756-0700 Ext. 23  
 Owner's Name Phone

10531 4S Commons Drive, Suite #700  
 Owner's Mailing Address Street

San Diego, CA 92127  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE 1/21/2021 AMT \$ 150<sup>00</sup>

**S**

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 \_\_\_\_\_

B.  Residential . . . . . Total number of dwelling units 138  
 Commercial . . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other . . . . . Gross floor area \_\_\_\_\_

C. Total Project acreage 29.0 Total lots 5 Smallest proposed lot 1.42 ac

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)

108-120-61	
108-120-62	

Thomas Guide Page \_\_\_\_\_ Grid \_\_\_\_\_  
 Horse Ranch Creek Road  
 Project address Street  
 Fallbrook, CA 92028  
 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: Chad Williams Date: 1/15/21  
 Address: 2442 Second Avenue, San Diego, CA 92101 Phone: 619-232-9200

(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 Rainbow Municipal Water District Service area Rainbow / Fallbrook

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: \_\_\_\_\_  
 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.

Chad A Williams Chad Williams, Acting District Engineer (760) 728-1178 1/21/2021  
 Authorized Signature Print Name and Title Phone 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 - WATER**  
**ZONING DIVISION**

Please type or use pen

Passerelle, LLC 858-756-0700 Ext. 23  
 Owner's Name Phone

10531 4S Commons Drive, Suite #700  
 Owner's Mailing Address Street

San Diego, CA 92127  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE 1/21/2021 AMT \$ 150<sup>00</sup>

**W**

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 \_\_\_\_\_

B.  Residential . . . . . Total number of dwelling units 138  
 Commercial . . . . . Gross floor area \_\_\_\_\_  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other . . . . . Gross floor area \_\_\_\_\_

C.  Total Project acreage 29.00 Total number of lots 5

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)

108-120-61	
108-120-62	

Thomas Guide Page \_\_\_\_\_ Grid \_\_\_\_\_  
 Horse Ranch Creek Road  
 Project address Street  
 Fallbrook, CA 92028  
 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: 1/15/21  
 Address: 2442 Second Avenue, San Diego, CA 92101 Phone: 619-232-9200

(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: Rainbow Municipal Water District Service area Rainbow / Fallbrook

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: Chad A Williams Print Name Chad Williams  
 Print Title Acting District Engineer Phone (760) 728-1178 Date 1/21/2021

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

