



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

Please type or use pen

Thoroughbred Lane LLC		ORG _____	W
Owner's Name	Phone _____	ACCT _____	
100 Highland Park Village #200		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Dallas	Texas 92003	DATE _____	
City	State	Zip	AMT \$ 150.00
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 C30 to C46 zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other Site Plan for Group Care Facility
- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area 74,000 Square Feet
- C. ☒ Total Project acreage 4.6 Total number of lots 1
- 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)

126-230-00	126-230-55

Thomas Guide Page 1067 Grid J1
Thoroughbred Lane and SR 76, Bonsall
Project address Street
Bonsall
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: 10-29-2018
Address: 201 Lomas Santa Fe Drive, #450, Solana Beach, CA 92075 Phone: 858 259-5595

(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: [Signature] Print Name Steven E. Strapac
Print Title District Engineer Phone 619/728-1178 Date 10/31/18

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 **SDC PDS RCVD 3-11-19**
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



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

REZ19-001
STP19-005



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

Please type or use pen

Thoroughbred Lane LLC

Owner's Name Phone

100 Highland Park Village #200

Owner's Mailing Address Street

Dallas Texas 92003

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: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other Site Plan for Group Care Facility

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

126-230-55-00

- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area 74,000 Square Feet

C. Total Project acreage 4.6 Total lots 1 Smallest proposed lot 4.6

Thomas Guide. Page 1067 Grid J1

Thoroughbred Lane and SR 76, Bonsall, CA

Project address Street

Bonsall

Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: _____

Address: 201 Lomas Santa Fe Drive, Solana Beach, CA 92075 Phone: 858 259-5595

(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: North County Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:

5906 Olive Hill Rd, Bonsall, CA #26 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 approx 1.16 min.
☐ 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: 1
☐ 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: Patricia Koch Print Name and Title

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 3-11-19

REZ19-001

STP19-005

NORTH COUNTY FIRE PROTECTION DISTRICT

330 S. Main Avenue

Fallbrook, California 92028-2938

Phone: (760) 723-2005

Fax: (760) 723-2072

www.ncfire.org

BOARD OF DIRECTORS

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ROBERT H. JAMES - District Counsel Robert James - robertjameslaw@gmail.com
LOREN A. STEPHEN-PORTER - Executive Assistant, Board Secretary - lstephen@ncfire.org

County of San Diego Planning & Development Services
5510 Overland Avenue, Suite 321
San Diego, Ca. 92028

RE: Bonsall Assisted Care Facility
PDS2018-MPA-18-019
APN 126-230-55

Please see the following comments regarding Fire Protection Plan (FPP) and Site plan review.

The FPP submitted by Sid Morel, Santa Margarita Fire Consulting is approved as submitted.

Please note the following comments regarding the site plan submittal:

- The overhang at the facility entrance shall be required to be a minimum height of 13.5 ft. in height to accommodate fire apparatus.
- The fire department connection (FDC) shall be located on the same access road as the hydrant and not along the driveway as to not block the entrance of the building with fire ground operations.

Sincerely,



Patricia Koch, Fire Marshal

SDC PDS RCVD 3-11-19

REZ19-001

STP19-005



PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALE AND RAINBOW



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

Please type or use pen

Thoroughbred Lane LLC

Owner's Name

Phone

100 Highland Park Village #200

Owner's Mailing Address

Street

Dallas

Texas

92003

City

State

Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$150.00

DISTRICT CASHIER'S USE ONLY

S

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TO BE COMPLETED BY APPLICANT

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

126-230-00	126-230-55

- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area 74,000 Square Feet

C. Total Project acreage 4.6 Total lots 1 Smallest proposed lot 4.6 ac.

- 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 1067 Grid J1

Thoroughbred Lane and SR 76, Bonsall, CA

Project address

Street

Bonsall

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: _____

Date: 10-29-2018 JB

Address: 201 Lomas Santa Fe Drive, #450, Solana Beach, CA

Phone: 858 259-5595

(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.
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Authorized Signature: _____

Steven F. Stroup - District Engineer (760) 728-1178

10/31/18

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SDC PDS RCVD 3-11-19



PDS-399S (Rev. 01/05/2017)

REZ19-001

STP19-005