



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

Please type or use pen

Arnold & Emma Raskin Family Trust 760-212-0584

Owner's Name Phone

2652 Dos Lomas

Owner's Mailing Address Street

Fallbrook

Ca 92028

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 (Designator B) _____

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

105-410-18

- B. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 102,864
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Thomas Guide. Page 1027 Grid H-2

1305 E. Mission Road

Project address Street

Fallbrook 92028

Community Planning Area/Subregion Zip

C. Total Project acreage 5.33 Total lots 1 Smallest proposed lot _____

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

Applicant's Signature: Arnold Raskin

Date: 3/4/2025

Address: 2652 Dos Lomas, Fallbrook, CA 92028

Phone: 760-212-0584

(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: 4375 PALA MESA DR, FALLBROOK 5.7 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 @ 7:52 minutes.
- C. ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
☐ 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 _____ 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.

Chad F...
Authorized Signature

Arnold Van Lingen DEM
Print Name and Title

760 723 2042 3-13-25
Phone Date

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

Arnold & Emma Rashkin Family Trust	760-212-0584	ORG _____	S
Owner's Name	Phone	ACCT _____	
2652 Dos Lomas		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Fallbrook	CA 92028	DATE _____	
City	State	Zip	AMT \$ _____
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 (Designation B) _____

B. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 102,864 sf
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 5.33 Total lots 1 Smallest proposed lot _____

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)

105-410-18	105-410-18
105-410-18	105-410-18
105-410-18	105-410-18
105-410-18	105-410-18

Thomas Guide Page 1027 Grid H-2
1305 E. Mission Road
Project address Street
Fallbrook 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: Arnold Rashkin Date: 1/29/2025
Address: 2652 Dos Lomas, Fallbrook, CA 92028 Phone: 760-212-0584

(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 FPD Service area 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? ~ 100' depending on desired lateral location

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: Mike Cothran Phone: 760 999 2721 Date: 2/12/25

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)

Arnold & Emma Raskin Family Trust 760-212-0584

Owner's Name Phone

2652 Dos Lomas

Owner's Mailing Address Street

Fallbrook, CA 92028

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)

105-410-18

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 (Designator B) _____

Thomas Guide Page 1027 Grid H-2

1305 E Mission Road

Project address Street

Fallbrook 92028

Community Planning Area/Subregion Zip

C. Residential Total number of dwelling units

- ☒ Commercial Gross floor area 102,864
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. Total Project acreage 5.33 Total number lots 1

Applicant's Signature: Arnold Raskin

Date: 3/4/2025

Address: 2652 Dos Lomas, Fallbrook, CA 92028

Phone: 760-212-0584

(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 High School District

If not in a unified district, which elementary or
high school district must also fill out a form?

FUESD

District Name:

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____

Junior/Middle: _____ miles: _____

High school: Fallbrook Union High School miles: 4 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.

Brenda Mefford

Brenda Mefford

Authorized Signature

Chief Business Officer

Print Name

760-723-6332

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



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

SDC PDS RCVD 03-17-25

STP25-008



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)

Arnold & Emma Raskin Family Trust 760-212-0584
Owner's Name Phone
2652 Dos Lomas
Owner's Mailing Address Street
Fallbrook, CA 92028
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

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 (Designator B) _____

C. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 102,864
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☐ Total Project acreage 5.33 Total number lots 1

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

105-410-18	

Thomas Guide Page 1027 Grid H-2
1305 E. Mission Road
Project address Street
Fallbrook 92028
Community Planning Area/Subregion Zip

Applicant's Signature: Arnold Raskin Date: 3/4/2025
Address: 2652 Dos Lomas, Fallbrook, CA 92028 Phone: 760-212-0584
(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: William H. Frazier Elementary School miles: 1.0
Junior/Middle: James E. Potter Junior High School miles: 2.5
High school: n/a 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.

Armando Farias
Authorized Signature Print Name
Assistant 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



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

SDC PDS RCVD 03-17-25
STP25-008



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

<i>Please type or use pen</i>			W
Arnold & Emma Rashkin Family Trust		760-212-0584	
Owner's Name	Phone		
2652 Dos Lomas			
Owner's Mailing Address	Street		
Fallbrook	CA	92028	
City	State	Zip	
			<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: _____ ☐ Time Extension... Case No. _____ ☐ Expired Map... Case No. _____ ☒ Other Site Plan (Designator B) _____ B. ☐ Residential Total number of dwelling units _____ ☒ Commercial Gross floor area 102,864 sf ☐ Industrial Gross floor area _____ ☐ Other Gross floor area _____ C. ☒ Total Project acreage 5.33 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) <table border="1" style="width:100%"><tr><td>105-410-18</td><td></td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table> Thomas Guide Page 1027 Grid H-2 1305 E. Mission Road Project address Street Fallbrook 92028 Community Planning Area/Subregion Zip	105-410-18							
105-410-18									
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: <u>X Arnold Rashkin</u> Date: <u>1/29/2025</u> Address: 2652 Dos Lomas, Fallbrook, CA 92028 Phone: 760-212-0584 (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: <u>FPUD</u> Service area: <u>Fallbrook</u> 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: <u>[Signature]</u> Print Name: <u>Mick Catheran</u> Print Title: <u>Engineering Technician</u> Phone: <u>760 999 2721</u> Date: <u>2/12/25</u> 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	

