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

Please type or use pen

Gird Valley, Inc.
Owner's Name — Phone

1492 Rainbow Valley Road
Owner's Mailing Address — Street

Fallbrook — CA — 92028
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)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Rezone (Reclassification) from_____to_____zone.
- ☒ Major Use Permit (MUP), purpose: Winery/Event Venue
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☐ Other_____
- ☐ Specific Plan or Specific Plan Amendment
- ☐ Certificate of Compliance:_____

B.
- ☐ Residential . . . . . Total number of dwelling units_____
- ☒ Commercial . . . . . Gross floor area 56,040
- ☐ Industrial . . . . . Gross floor area_____
- ☐ Other . . . . . Gross floor area_____

C. Total Project acreage 68 Total lots N/A Smallest proposed lot N/A

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

107-240-51	124-330-20
124-330-4	107-420-16
124-330-14	107-420-17
124-330-15	

Thomas Guide. Page 1028 Grid D7

Gird Road
Project address — Street

Fallbrook — 92028
Community Planning Area/Subregion — Zip

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

Applicant's Signature: _____ Date: 8/8/2018

Address: 9755 Clairemont Mesa Blvd, San Diego, CA 92124 Phone: 858-614-5059

(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: NorthCounty Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:
4375 Pala Mesa Dr 5.9 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 8 minutes 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: 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 Ft 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.

SDC PDS RCVD 10-22-18
MUP74-165W1

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.

Patricia Koch	Patricia Koch	760 723 2040	8-29-18
Authorized Signature	*Print Name and Title*	*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

NORTH COUNTY FIRE PROTECTION DISTRICT

www.ncfireprotectiondistrict.org

330 S. Main Avenue • Fallbrook, California 92028-2938 • Phone: (760) 723-2005 • Fax: (760) 723-2072

BOARD OF DIRECTORS

RUTH HARRIS
BOB HOFFMAN
FRED LUEVANO
KENNETH E. MUNSON
KATHLEEN THUNER

STEPHEN J. ABBOTT– Fire Chief/CEO - sabbott@ncfire.org
ROBERT H. JAMES – District Counsel Robert James - roberthjameslaw@gmail.com
LOREN A. STEPHEN-PORTER – Executive Assistant/Board Secretary - lstephen@ncfire.org

Monserate Winery
2757 Gird Road
Fallbrook, Ca. 92028

Re: Monserate Winery
Fire Protection Plan /Mitigation
Dated June28, 2018/ revised August 18, 2018
Conditional Approval

August 20, 2018

The proposed project is a Major Use Permit for the conversion of a golf course, located in the Gird Valley, into a winery and vineyard. The site is located 5.9 miles from the nearest fire station (4375 Pala Mesa Dr.) with a travel time of approximately 8 minutes.

A request for variance was submitted for the required 100 ft. set back from property line, when adjacent protected areas. San Diego County Consolidated Code Sec. 4907.1.2. The project proposes enhanced building construction as mitigation for the decreased set back including: dual pane, both tempered glass windows, metal clad doors, a 24 x 1-inch piece of L metal flashing placed behind the weep screed, and stucco shall be 7/8th inch in thickness.

North County Fire Protection District finds that the offered mitigation provides for same practical effect and meets the intent of the code for the setback from property line requirement (4907.1.2).

This Fire Protection Plan is conditionally approved, pending County approvals that could require amendments/additions to this plan.

Please contact me with any questions or concerns,

Patricia Koch, Fire Marshal