



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

Please type or use pen

Gregory L. Perrin/PFI Realty III, L.P. 808-479-1114  
 Owner's Name Phone  
 30318 Longhorn Drive  
 Owner's Mailing Address Street  
 Canyon Lake California 92587  
 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 Administrative Permit \_\_\_\_\_
- B.  Residential ..... Total number of dwelling units \_\_\_\_\_  
 Commercial ..... Gross floor area 12,000 sq. ft.  
 Industrial ..... Gross floor area 25,000 sq. ft.  
 Other ..... Gross floor area \_\_\_\_\_
- C. Total Project acreage 247 Total lots \_\_\_\_\_ Smallest proposed lot \_\_\_\_\_

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

276-101-02-00	
276-101-04-00	
276-101-05-00	
276-101-06-00	

Thomas Guide. Page \_\_\_\_\_ Grid \_\_\_\_\_  
 16138 Highland Valley Road  
 Project address Street  
 Escondido, California 92025  
 Community Planning Area/Subregion Zip

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

Applicant's Signature: \_\_\_\_\_ Date: May 23, 2016  
 Address: 30318 Longhorn Drive, Canyon Lake California 92587 Phone: 808-479-1114  
 (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: Ranona MWD  
 Indicate the location and distance of the primary fire station that will serve the proposed project:  
FS 82, 3410 Dye Rd., 7.2 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 12.9 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: 3  
 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: \_\_\_\_\_ JAMES PINE, DFM 858-495-5434 8/4/16  
 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

\*PDS - PLN-399F\*

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

SDC PDS RCVD 08-29-16  
 AD16-023



# County of San Diego

HERMAN REDDICK  
PROGRAM MANAGER  
(858) 974-5999  
FAX (858) 467-9662

Public Safety Group  
San Diego County Fire Authority  
5510 Overland Ave, Suite 250, San Diego, CA 92123-1239  
www.sdcountyfire.org

SUSAN QUASARANO  
PROGRAM COORDINATOR  
(858) 974-5924  
FAX (858) 467-9662

August 4, 2016

Gregory L. Perrin/PFI Realty III, L.P.  
30318 Longhorn Dr.  
Canyon Lake, CA 92587

Ref: **Project Facility Availability Form (399F)**  
**APNs 276-101-02,04,05,06**  
**Oak Ranch Winery – Conditions**

Following are the County Fire Marshal's Office comments in response to a request for a Project Facility Availability Form, and are preliminary in nature.

### ***FIRE ACCESS ROADWAYS - Road design***

1. Fire access roadways are required from building pads to a public way. The fire access roadway shall be extended to within 150 feet of acceptable fire fighter/hoseline access to all ground level exterior portions of proposed buildings.
2. Proposed on-site fire access roadways will be required to be 24' paved and designed to support the imposed load of fire apparatus (not less than 75,000 lbs.).
3. Dead-end fire apparatus roads more than 150 feet in length shall be provided with approved means for turning the fire apparatus around. Turn-arounds must not be used for parking of vehicles, or otherwise obstructed.
4. Any gates or other obstructions which could delay or otherwise impede emergency response are prohibited unless approved by the County Fire Marshal and meet the County Consolidated Fire Code.
5. Fire access roadways shall not exceed 20% grade.
6. A vertical clearance of not less than 13 feet 6 inches shall be maintained.

## **FUEL MODIFICATION ZONES**

1. A fuel modification zone of not less than 100-foot is required around all structures, in accordance with the specifications of the County Consolidated Fire Code. Additional clearance may be required after review and acceptance of a fire protection plan (discussed below).
2. The fuel modification zone must be established and maintained by thinning, clearing away or modifying combustible vegetation within the zone. The fuel modification zone may be re-planted with either approved irrigated, fire-resistant planting material or approved non-irrigated, drought-tolerant, fire-resistant plant material. Re-planting with approved plant material may be required for erosion control.

### **EXCEPTIONS:**

- a) Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.
  - b) Grass and other vegetation located more than 50 feet from buildings or structures and less than 18 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.
3. This does not authorize clearing beyond property line.

## **FIRE PROTECTION – Fire Protection Plan**

A Fire Protection Plan, prepared by a PDS-approved consultant, shall be provided and be formatted per the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements—Wildland Fire and Fire Protection.

## **FIRE PROTECTION – Automatic fire sprinklers**

All structures shall be equipped with automatic fire sprinklers designed and installed to applicable NFPA and County of San Diego standards.

## **IGNITION-RESISTIVE CONSTRUCTION (informational only)**

At the time of building plan review, the Fire Marshal will check for fire code compliance with the County Consolidated Fire Code, County Building Codes, and other applicable standards. Plans will be reviewed for elements including (but not limited to):

- Class A roofing
- Non-combustible exterior walls
- Dual pane/tempered glazing
- Vent restrictions
- Eaves enclosed, not vented
- Smoke alarms
- Spark arresters

- Deck restrictions

Please call or email me if you have any questions or need clarification – (858) 495-5434 or [James.Pine@sdcounty.ca.gov](mailto:James.Pine@sdcounty.ca.gov).

Best regards,

A handwritten signature in blue ink, appearing to read 'James Pine', written in a cursive style.

James Pine, Deputy Fire Marshal  
San Diego County Fire Authority  
Public Safety Group