

**CORDIANO WINERY  
15732 Highland Valley Rd.,  
Escondido, CA 92025**

Telephone 760-443-2261

County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

Ramona Fire Department  
829 San Vicente Rd.,  
Ramona, CA 92065

Subject: FIRE PROTECTION PLAN-LETTER REPORT  
Cordiano Winery  
Case No., 3300 110028 (MUP); KIVA# 0155018  
Parcel Nos: 276-030-59 & 276-150-02

Project Description: Allows Cordiano Winery to have special events that would accommodate up to a maximum of 150 guests on Friday, Saturday, Sunday and Holidays between the Hours of 11:00 AM and 10:00PM. Allow food preparation. Total guests including wine tasting guests not to exceed 150 at any time. In addition to the 150 guests, four (4) employees would be required. To accommodate the guests, 41 additional parking spaces will be added to provide a total of 64 parking spaces. 9.79 and 9.72 acre parcels zoned A-72 currently a vineyard, winery with wine tasting patio.

**ENVIRONMENTAL SETTING:**

1. **Location:** Ramona Planning Group area. Current surrounding area is agricultural.
2. **Topography:** Generally rolling slope with steeper slopes to north and northwest.
3. **Geology:** Soils are high compaction decomposed granite. Most of the land is planted with grape vines with low fire spread risk.
4. **Flammable Vegetation:** Most vegetation is trellised grape vines at typical 10 foot density. Unplanted steep slopes to north are maintained to prevent flame spread.
5. **Climate:** West sloping area subject to year-long am marine layer.

**PROJECT EXPOSURE TO WILDLAND FIRES:**

1. **Water Supply:** Property is served existing meters from the Ramona Municipal Water District and an existing fire-hydrant just east of the winery main entrance. Hydrants shall be located along fire access roadways as determined by the Ramona Fire Marshal to meet operational needs, at intersections, at cul-d-sacs,

- and at intervals pursuant to the County and Consolidated Fire Code. Required fireflow in water main is 2500 gallons per minute.
2. **Fire Access Roads:** Location: Winery main entrance on Highland Valley Road with location approved by Ramona Fire Marshal.  
 Width: 24' gate width and 28' wide fire access lane.  
 Vertical Clearance: Minimum vertical clearance of 13 feet 6 inches must be maintained entire required width of fire access roads.  
 Grade: All access road grades less than 15%.  
 Surface: DG compaction for 75,000 pound fire vehicle with gravel surface.
  3. **Setback from Property Lines:** minimum setback 30'
  4. **Building Construction:** All structure shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of Chapter 7A of the County Building Code.
  5. **Fire Protection Systems:** All habitable structures and attached garages shall have fire sprinklers per County Code or County Consolidated Code requirements.
  6. **Defensible Space:** A minimum 100-foot Fuel Management Zone will be established and maintained around all structures over 250 square feet in size. No off-site clearing is required or authorized.
  7. **Vegetation Management:** Prescribed Defensibel Space (fuel management zones) will be maintained by the property owners at least annually or more often as needed. Boundaries of fuel management zones will be clearly and permanently marked. Plants used in the Defensible Space will be from an approved fire resistive planting materials list that is maintained by County of San Diego, Department of Planning and Land Use.
  8. **Fire Behaviour Computer Modeling:** Based on preliminary evaluation by the County Fire Marshal, Computer Fire Behavior Modeling is not required by this **FPP-Letter Report.**

	June 28, 2012	Peter B. Clarke	Attorney
Prepared By			
	June 28, 2012	Gerardo Cordiano	Owner
Property Owner			