



County of San Diego, Planning & Development Services  
**DISCRETIONARY PERMIT APPLICATION**  
 FOR DETERMINATIONS OF PUBLIC CONVENIENCE OR NECESSITY FOR  
 ALCOHOLIC BEVERAGE LICENSE APPLICATIONS  
**ZONING DIVISION**

RECORD ID(S): PDS2025-ABC-25-005

	Planning	LD Review Teams	DEH	Trails Review	Other
Fees	<u>1857</u>	_____	_____	_____	_____
Deposits	_____	_____	_____	_____	_____
TOTAL FEES AND INITIAL DEPOSIT: \$ <u>1857</u>					

OWNER'S NAME TGRH3, LLC Phone: 7023405116

Mailing Address: 3712 East Owens Ave Suite 101, North Las Vegas, NV 89030

APPLICANT'S NAME: Fallbrook Station, LLC Phone: 7023405116

Mailing Address: 3712 East Owens Ave Suite 101, North Las Vegas, NV 89030

Project Contact Phone Number & Email: 619-297-0066, matt@winshiplw.com

PREMISE ADDRESS: 3233 Old Highway 395, Fallbrook, CA 92028

PREMISE PHONE: TBD

1. Premise Assessor's Parcel Number: 125-050-54-00

2. Premise Census Tract: 188.05

3. ABC License Type: Type 20 off-sale beer wine

4. Type of Business (bar, mini-mart, gas station, etc.):  
convenience store and gasoline station

5. Describe uses/activities that will be included as part of the business:  
convenience store and gasoline station

6. New or existing business? New *If in an existing building, provide an exterior photo.*

7. Previous ABC licenses at this address? N/A

SDC PDS RCVD 09-03-25  
**ABC25-005**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: [PDSZoningPermitCounter@sdcounty.ca.gov](mailto:PDSZoningPermitCounter@sdcounty.ca.gov)

<http://www.sdcounty.ca.gov/pds>  
**PDS-PLN-655**

8. Have you had previous licenses at other sites? Yes  
Where? PALA MESA MARKET: 4775 VIA BELMONTE, FALLBROOK, CA  
92028

9. Number of other retail outlets (stores, bars, restaurants, etc.) selling alcohol within a 1,000 foot radius of proposed site? 2  
CIRCLE K: 4730 HIGHWAY 76, FALLBROOK, CA 92028  
PALA MESA MARKET: 4775 VIA BELMONTE, FALLBROOK, CA

10. Location of nearest dwelling units within 1,000 feet:  
4742 Via Tala, Fallbrook, CA 92028  
4741 Via Tala, Fallbrook, CA 92028  
4751 Via Serra, Fallbrook, CA 92028  
3348 Via Altamira, Fallbrook, CA 92028

11. Location and names of schools within 1,000 feet:  
N/A

12. Location and names of playgrounds, youth facilities or day care facilities within 1,000 feet:  
N/A

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**APPLICANT'S STATEMENT**

Attach a statement or explain below why Public Convenience or Necessity would be served by the issuance of this proposed alcoholic beverage license.

Please see attached

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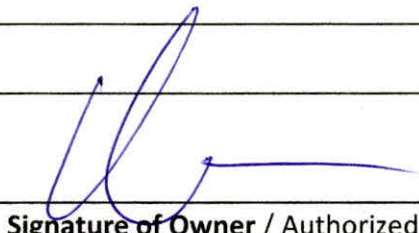
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Signature of Owner / Authorized Agent  
(Attach a Letter of Authorization for any Agent)

8/28/2025

Date

----- OFFICIAL USE ONLY -----

Thomas Guide Page/ Grid No.: \_\_\_\_\_ Community Plan Area: FALLBROOK

Planning/ Sponsor Group: FALLBROOK Supervisor District: \_\_\_\_\_

Use Regulations at the site:

Is the proposed use permitted by the Use Regulations applying to the site? \_\_\_\_\_

Unresolved Health or Building Code violations of record at the site? \_\_\_\_\_

Technician's Comments: \_\_\_\_\_

Reviewed by: P. BROCKETTE Date: 9/3/2025

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**INFORMATION AND INSTRUCTIONS -**

**SECTION 23958.4 B&P**

- Instructions
- This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
  - Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
  - Part 2 is to be completed by the applicant, and returned to ABC.
  - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

**PART 1 - TO BE COMPLETED BY ABC**

1. APPLICANT'S NAME

Fallbrook Station LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)

3233 Old Highway 395, Fallbrook, CA 92028

3. LICENSE TYPE

20

4. TYPE OF BUSINESS

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant      | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge     | <input type="checkbox"/> Private Club      |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club       | <input type="checkbox"/> Night Club          | <input type="checkbox"/> Veterans Club     |
| <input type="checkbox"/> Cafe/Coffee Shop             | <input type="checkbox"/> Brew Pub          | <input type="checkbox"/> Tavern: Beer        | <input type="checkbox"/> Fraternal Club    |
| <input type="checkbox"/> Bed & Breakfast              | <input type="checkbox"/> Theater           | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only                    | <input type="checkbox"/> All               |  |  |

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Supermarket        | <input type="checkbox"/> Membership Store  | <input type="checkbox"/> Service Station               | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store       | <input type="checkbox"/> Department Store  | <input type="checkbox"/> Convenience Market            | <input type="checkbox"/> Drive-in Dairy        |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline |  |
| <input type="checkbox"/> Other - describe:  |  |  |  |

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

On-Sale  Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale  Off-Sale

8. CENSUS TRACT NUMBER

188.05

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

2

On-Sale  Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

2

On-Sale  Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
- No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13)  No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

393

14. TOTAL NUMBER OF REPORTING DISTRICTS

19

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

1451

16. AVERAGE NO. OF OFFENSES PER DISTRICT

76.4

17. 120% OF AVERAGE NUMBER OF OFFENSES

91.68%

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

97 or 127%

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

**FOR DEPARTMENT USE ONLY**

PREPARED BY (Name of Department Employee)

R.King - SMDO 5/21/2025

ABC-245 (rev. 03-23)

SDC PDS RCVD 09-03-25

**ABC25-005**

