

FIRE PROTECTION
PLAN

LETTER REPORT
PDS2014-TPM 21213
ER PDS2014-ER-14-02-010

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November 18, 2014

**County of San Diego
Planning and Development Services
5510 Overland Ave. Suite 310
San Diego, CA 92123**

**North County Fire Protection District
330 S. Main Ave.
Fallbrook, CA 92028**

**Subject: Fire Protection Plan-Letter Report
McCune TPM
PDS2014-TPM-21213
APN 106-171-10**

FIRE PROTECTION PLAN-LETTER REPORT

This Fire Protection Plan (FPP)-Letter Report is being submitted as an evaluation, pursuant to Chapter 47 of the County Fire Code, of the adverse environmental effects that a proposed project may have from wildland fire and as mitigation of those impacts to ensure that the above referenced project does not unnecessarily expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION

The property is a 5.0 acre parcel in a Rural Residential Zone with a General Plan Land Use Designation Residential (SR-1) with a 1-acre minimum lot size. The property is being divided into four 1 acre plus residential lots

ENVIRONMENTAL SETTING

The project is located in the North County Community of Fallbrook and fronts on Greenacres road. This is a private road easement that will provide access for the project to Brook Road a County maintained road.

The topography of the project is gently sloping from the Northeast to the South with a small drainage swale from the Northeast to the West. The surrounding properties are the same lying within small rolling hills.

Three of the parcel will have their pads located on the Westerly boundary in order to take advantage of the view and allow for gravity flow for the septic systems. The driveways will be designed to have an approved fire turn around in front of the future homes.

The access roads that serve this project do not exceed 10% and will be built to county standards.

The project is cultivated and has been maintained like this for many years for fire protection.

The climate for this area has temperatures into the high 90's in the summer and into the low 30's at night in the winter

PROJECT EXPOSURE TO WILDLAND FIRES

There is currently a waterline on the North boundary and the West with enough pressure to provide adequate fire protection. The water is served by the Fallbrook Public Utility District. Hydrants shall be located along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul-de-sacs, and at intervals pursuant to the County Consolidated Fire Code. Required fireflow in water main is 2500 gallons per minute, with 1500 gallons per minute capability at individual hydrants.

Access to the project is by private road easements that are a minimum of 40 feet wide. These roads have been named and are from Brook road to the subject property as follows, La Rancho Mia, Offbrook Rd and Greenacres Road. These roads serve approximately 15 lots including the proposed lots of this tentative map.

Greenacres Road will be the dead end road with no extensions possible. The distance to the intersection of Brook Road is approximately 1890 feet. All proposed lots will maintain the property in a manner that is fire safe. The homes will be built with current fire resistant features. The maximum setbacks will be used so as to allow for clearing and maintenance of the property to avoid a fire hazard.

The project is bounded by parcels of 1 acre to 1.8 acres on the North, East and West. To the South is a large 22 ac parcel that is bare. All surrounding parcels are single family dwelling units and the areas around said units are maintained per current fire codes

Adequate fire hydrants will be installed as required by the local Fire Marshal and approved emergency turnarounds will be installed at the end of all driveways that exceed 150 feet.

All access roads will be built to County Standards of 24 feet of A.C. over a graded width of 28' feet and all driveways will be graded to a minimum width of 16' feet width all weather surface suitable for travel by 50,000 lb. Fire apparatus.

There shall be a minimum vertical clearance of 13' feet 6" inches maintained for the entire required width of the fire access roads.

The current grade of the access roads does not exceed 10% and the driveways will not exceed a grade of 15%.

All roads providing access to the subject parcel and the driveways will be surfaced with A.C over approved base. The existing roads will be widened to meet County Standards.

All proposed buildings will be setback a minimum of 50 feet from the adjoining parcels in the rear and as required by zoning regulations.

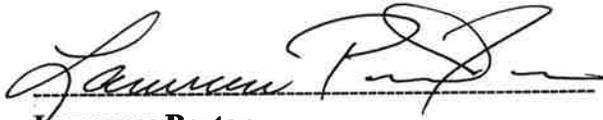
All structures shall comply with the ignition-resistive construction requirements: Wildland-Urban interface areas of Chapter 7A of the County Building Code.

All habitable structures and attached garages shall have residential fire sprinklers per County Code Requirements.

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.

Prescribed Defensible Space (fuel management zones) will be maintained by the property owners at least annually or often as needed. Boundaries of fuel management zones will be clearly, permanently marked. Plants used in the Defensible Space will be from an approved fire resistant planting materials list that is maintained by the County of San Diego, Planning & Development Services.

Fire Behavior Computer Modeling is not required for this project.



**Lawrence Paxton
Licensed land Surveyor
November 22, 2014**

**Lance McCune, Trustee
November 22, 2014**

**Danielle r. McCune
November 22, 2014**

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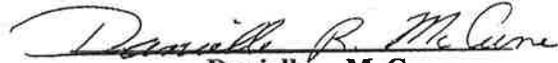
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