

FIRE PROTECTION PLAN
SHORT FORM
TPM 20985 RPL
LOG No. ER 05-01-006

Wm. Karn Surveying, Inc.
129 W. Fig Street
Fallbrook, CA 92028

March 6, 2007

North County Fire Protection District
315 E. Ivy Street
Fallbrook CA 92028

ATTN: FIRE MARSHAL

SUBJECT: FIRE PROTECTION PLAN SHORT FORM APN 121-230-39 TPM 20985 RPL

This letter is written in response to a request from the County of San Diego DPLU for a Short Form Fire Protection Plan consistent with California Fire Code Article 86, to address the location, topography, geology, flammable vegetation and climate.

The 4.11 acre site is on the east side of Briana Court, northerly of San Jacinto Circle in Fallbrook California has gently sloping land up hill in a southerly direction towards San Jacinto Circle. A short 300 ft +/- private road (Briana Court) provides direct access to proposed parcel no. 1. The property is in AG (avocado) parcel no. 2 with an existing S.F.D. has direct access to San Jacinto Circle. Steep slope open space exists through the middle of the project (planted to avocados). The climate is typical Fallbrook.

Fire Related issues include the (1) water supply from Rainbow Municipal Water District with fire hydrants. (2) The fire access. (3) Building fire resistance and ignition. (4) The Fire Protection Systems. (5) Fire Protection Equipment. (6) Defensible space. (7) Vegetation Management. (8) Computer Fire Behavior Model.

1) Water Supply

A fire hydrant is located (on Briana Court) at the driveway entrance to parcel No. 1. The North County Fire Protection District will determine the operational needs at intersections, at cul-de-sacs and at intervals based on parcel size and County Fire Code Table 903.4.2-B. Minimum fire flow in wildland urban interface is 2500 GPM. Rainbow Municipal Water District will provide water service to this project.

2) Fire Access Roads

Deadends:

- a. Dead end driveways serving single family dwellings that exceed threshold of County Fire Code Section 902.2 (150 feet) will be provided with emergency vehicle turnarounds meeting County Fire Marshall standards generally at the terminal end.
- b. The private road shall have a minimum 36 foot radius cul-de-sac at the driveway entrance to Parcel No. 1.

Widths:

- a. All fire access roads including driveways must be improved to a minimum 16' width all-weather surface suitable for travel by 50,000 lb. fire apparatus. Fire access roads serving more than 2 single family dwellings shall be a minimum 24' all-weather surface suitable for travel by 50,000 lb fire apparatus.

Grade:

The grade will be less than 15%. No existing or proposed fire access road exceed 20%.

Surface:

All roads will be installed to the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual.

Maintenance:

Individual property owners will be responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes. Road easements, including gates and signs within the project must also be maintained in compliance with fire codes in perpetuity.

The property owners will be responsible for on-going road maintenance. They will be funded and monitored through annual assessment. This minor subdivision will have a homeowner's association which addresses the organization responsible for road maintenance which cannot be dissolved or unfunded, funding obligation must be shared by all project owners, responsibility to participate conveys with property transfer and failure to maintain in compliance with fire codes subjects owners to potential fines and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, liened against the property.

3) Building fire-resistance and ignition: Both "Basic and Enhanced" construction requirements per County Building and Fire Codes will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.

4) Fire Protection Systems: All new dwellings and attached garages will have residential fire sprinklers per County Fire Code Section 1003.2. The project will be served by North County Fire Protection District.

5) Fire Protection Equipment: (e.i. extinguishers) Although portable fire extinguishers are recommended, none are required for this project.

6) Defensible Space: A minimum 100 foot Fuel Management Zone will be established and maintained around each structure per County Fire Appendix II-A Section 16 and 17.

Building pads will be located so that 100' clearance is achieved on each parcel. Clearing is not authorized beyond property lines. (See attached preliminary grading plan for TPM 20985 RPL.)

7) Vegetation Management: Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by County of San Diego)

Maintenance:

Individual property owners will be responsible for maintaining their own parcel in compliance with fire codes. Parcels of Open Space Easements, road easements and similar land uses within the project must also have vegetation maintenance in a fire-safe manner in perpetuity. This minor subdivision will have a homeowner's association which addresses the organization responsible

for vegetation maintenance which cannot be dissolved or unfunded, funding obligation must be shared by all project owners responsibility to participate conveys with property transfer and failure to maintain in compliance with fire codes subjects owners to potential fines and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, liened against the property.

8) Computer Fire Behavior Model is not required for this project.

Prepared by:




Hadley Johnson R.C.E. 14870

Date MARCH 6, 2007


Brian J. Hobbs Owner


Maryann Hobbs Owner

