the Sea Bright company

ENVIRONMENTAL LOG ER 05-02-003

February 8, 2007
Revised: June 18, 2007

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

North County Fire Protection District
315 East Ivy Street
Fallbrook, CA 92028

Att: Sid Morel - Fire Marshal

Ref: Fire Protection Plan - Short Form
TPM 20908, Palomar Drive Minor Subdivision
APN 123-300-06, 4318 Palomar Drive, Fallbrook, CA

Dear Sid,

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. A copy of the proposed Tentative Parcel Map is included at the end of this report.

LOCATION
The project is located at the southeast corner of Via Monserate and Palomar Drive in the Community of Fallbrook in the unincorporated area of San Diego County. Presently there are two dwellings on the property. One house takes access off Via Monserate and the other house takes access off Palomar Drive. The property is about 10.2 acres in size and runs in a "rectangular" north to south direction. It is bounded on the north by Via Monserate and on the west by Palomar Drive.

TOPOGRAPHY
The property is fairly steep. The entire property basically slopes from west [Palomar Road] to the east. Palomar Road runs along the top of a ridge. There are existing single family homes along the west side of Palomar Road that then slope steeply to the west.

GEOLOGY
There are no special geologic features [rock formations, etc] which affect the property as far as fire and access/evacuation capabilities.

Access to the proposed houses for a fire response would be along Via Monserate and Palomar Drive. Via Monserate and Palomar Drive intersection is controlled by a 4 way stop sign. The driveway to the farthest proposed house off of Palomar Drive is 700' south of Via Monserate.

EXISTING VEGETATION OVERVIEW
Vegetation on the "westerly" 80% of the site is primarily grasses with scattered small oak trees and a few fruit trees. The northeast corner of the site near the existing barn has several large pine and deciduous trees. The eastern border of the site is the natural drainage course with heavy under story, oak trees and sycamores. Based on the comments above, the bulk of the property is not encumbered by heavy fuel vegetation. The grasses would burn quickly and they do not have any abundance of heavily flammable fuels [trees] around. The existing barn and small house at the northeast corner of the site are close to the existing drainage course and heavier flammable fuels. The vegetation in this area cannot be removed for environmental reasons.

The eastern side of the draw [off property limits] is being developed with all new homes and landscaped areas. This new development will help greatly in reducing the threat of fire due to a major reduction in fuels for the area and incorporation of some irrigated and planted slopes.

CLIMATE
The climate of the area is considered "Mediterranean" with wet winters [November to April] and dry, hotter summers. The area is most vulnerable to fires in the early fall when vegetation is very dry and high winds are more prominent.

WATER SUPPLY
The project is in a developed area with larger estate sized lots [2 acres] and some smaller lots to the west. As a result of the development, Fallbrook Public Utility District has existing water mains in Via Monserate and Palomar Drive. There are two existing fire Hydrants on Palomar Drive along the length of the property and a third hydrant about 200' east of the northeast corner of the property on the south side of Via Monserate.

FIRE ACCESS ROADS
The driveways to the proposed pads do not exceed 150' in length to the house from the streets and therefore should not require turnarounds on site. Houses for the new pads have not been designed yet, but 150' hose pulls from the engine

around the exterior of the buildings should be possible. The existing house at the northeast corner of the site does exceed 150' but environmentally the County does not wish any more impervious area on the lot, other than what exists now. Driveways to each of the new lots will be 16' wide. They cannot exceed 20% grade. Driveways with grades of 15% to 20% must have a concrete surface. Driveways with grades of 1% to 14.9% will be surfaced with asphalt concrete, to the satisfaction of the governing agencies. At such time that formal house plans and final lot grading plans are prepared, they will need to be reviewed for possible fire truck turnaround capabilities.

Palomar Drive is existing. At present it is 20' in width. It needs to be widened to a total width of 24'.

Maintenance of the private driveways will be the responsibility of the respective homeowner. Via Monserate and Palomar Drive are County maintained.

BUILDING FIRE RESISTANCE
It is recommended that "enhanced" construction techniques be utilized on the new structures. Items to be considered, but not limited to are all exterior elements such as the roofs, eaves, doors, windows, decks, trellis covers, etc.

FIRE PROTECTION SYSTEMS
All new residential buildings and attached garages need to have residential fire sprinkler systems installed.

Per owner discussions with the Fire District, no fire sprinkler systems will be required on the existing buildings on proposed Parcel 2, provided the structures are made non-habitable. This means removal of kitchens and bathrooms. They will be subject to review by the Fire Department.

FIRE PROTECTION EQUIPMENT
It is not required, but it would be a good idea to keep a fire extinguisher in the kitchen cabinet and one in the garage. More elaborate equipment, such as a Davis Fire Fighting hose and nozzle, foaming agents, etc could be kept at the house but would require special training by the homeowner.

DEFENSIBLE SPACE
A minimum 100' fuel break around each new dwelling is to be employed. The existing structures on proposed Parcel 2 cannot meet this requirement do to environmental constraints. As a minimum the large pine and deciduous trees around the barn need to be thinned and trimmed to the satisfaction of the Fire Marshal. The existing dead trees need to be removed. In addition, all flammable, dead, diseased vegetation needs to be removed, including dead orchards and groves. The future pad shown on Parcel 2 could have defensible space to the east, north and south. It would not meet the criteria to the west but it is an uphill

vegetation on the lot rests in the hands of the individual homeowner. The Fire Department typically conducts yearly review of each homeowners situation. Any violations the Fire District notices will be noted to the homeowner. Lack of response by the homeowner would allow the Fire District to move on to the property and rectify the brush problem, at the owner's expense. A copy of the proposed open space easements is enclosed at the end of the report. This shows that no Biological Easements will prohibit the vegetation management other than what was previously discussed for the existing structures at the northeast corner of Parcel 2.

FIRE BEHAVIOR COMPUTER MODELING

Initially, a computer fire behavior model is not required for this project. If review of this report by the Local Fire Agency reveals inadequacies, a full FPP, prepared by a wildland fire expert, may be required.

Prepared By: Robert O Sukup Date: 6/18/07

Printed Name Robert O. Sukup Title: Civil Engineer
RCE 28302

Owner Jeanette C. Nave Date: 6/18/07

Printed Name Jeanette C. Nave Title: Co - Trustee
1471 Solar Drive
Monterey Park, CA. 91754

Please call if you have any questions.

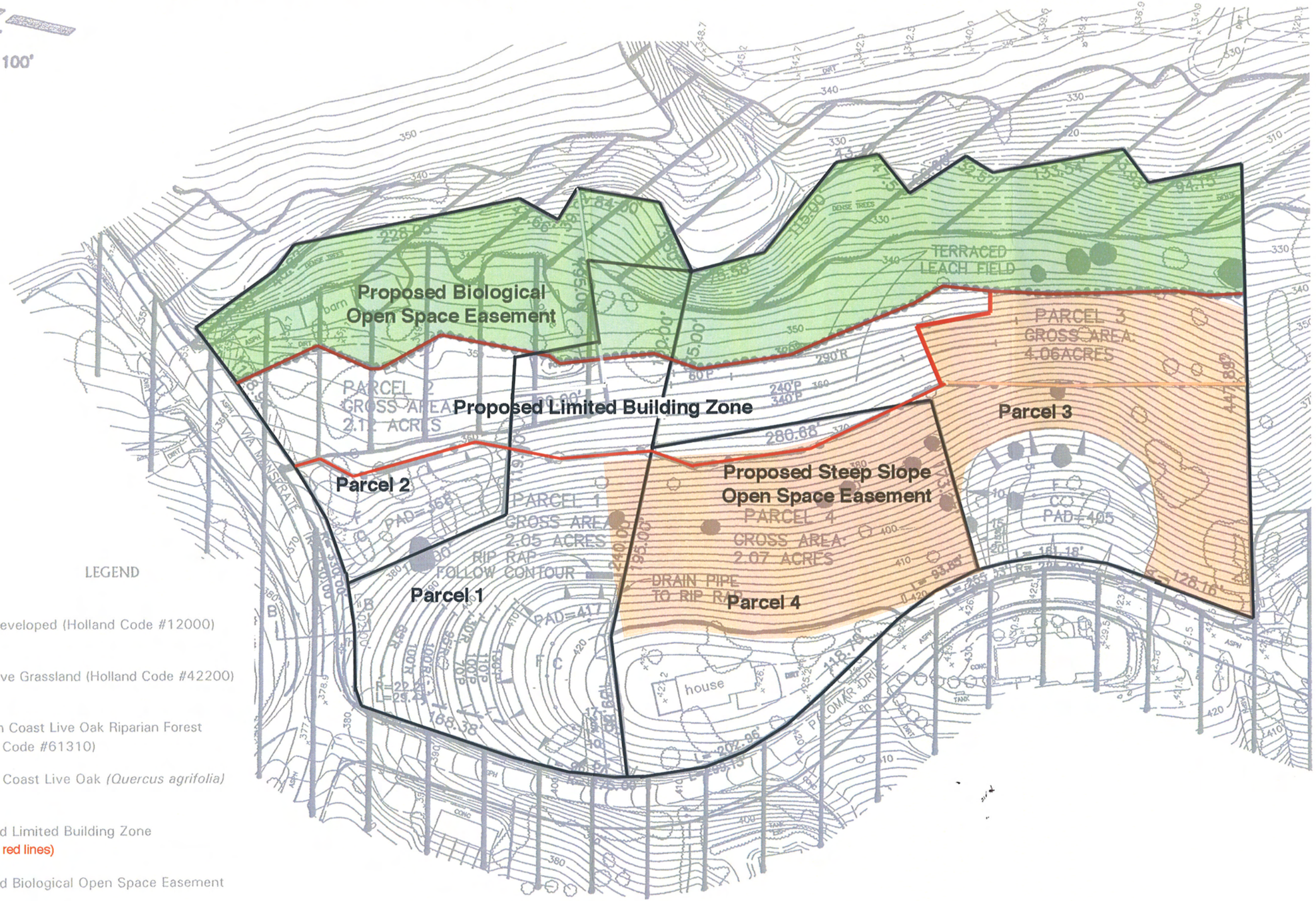
Sincerely,

Robert O. Sukup
RCE 28302

navefpp1

Open Space Easement Map

SCALE: 1" = 100'



LEGEND

= Urban/Developed (Holland Code #12000)

= Non-native Grassland (Holland Code #42200)

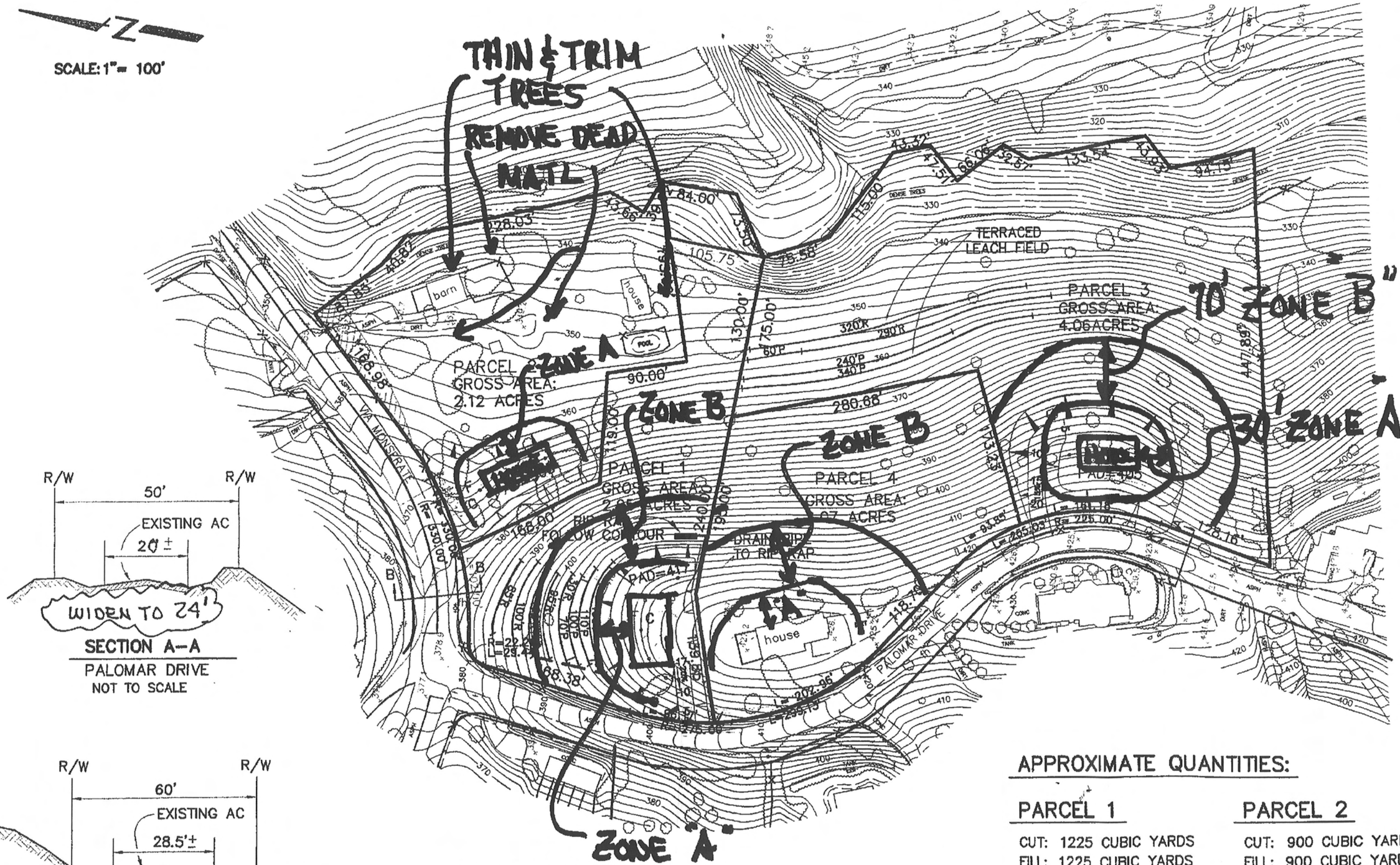
= Southern Coast Live Oak Riparian Forest (Holland Code #61310)

= Isolated Coast Live Oak *(Quercus agrifolia)*

= Proposed Limited Building Zone (between red lines)

= Proposed Biological Open Space Easement

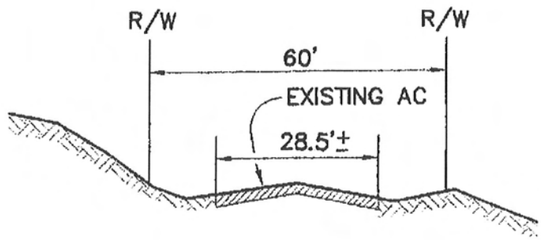
= Proposed RPO Steep Slope Open Space Easement



SECTION A–A

PALOMAR DRIVE

NOT TO SCALE



SECTION B–B

VIA MONSERATE

NOT TO SCALE

LEGAL DESCRIPTION

BEING LOT 50 OF SAN LUIS REY HEIGHTS TRACT, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFRONIA, ACCORDING TO MAP THEROF NO. 2323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY 4–26–1946.

APPROXIMATE QUANTITIES:

PARCEL 1

CUT: 1225 CUBIC YARDS
FILL: 1225 CUBIC YARDS
IMPORT: 0 CUBIC YARDS
NET: 0 CUBIC YARDS

PARCEL 2

CUT: 900 CUBIC YARDS
FILL: 900 CUBIC YARDS
IMPORT: 0 CUBIC YARDS
NET: 0 CUBIC YARDS

PARCEL 3

CUT: 1300 CUBIC YARDS