

FIRE PROTECTION PLAN—Short Form

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

Attn: County Fire Marshall

Subject: Fire Protection Plan-Short Form for Club Estates
APN's 130-100-17, 26
.74 Miles east of the intersection of Highway 76 and Cole Grade Road in Pauma Valley

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

- Location:

This site is located .74 miles east of the intersection of Highway 76 and Cole Grade Road in the Pala-Pauma Community Planning Area. The site will have direct access to SR 76.

- Topography:

The site slopes gently from the northeast boundary for approximately 1600 feet. At this point there is a natural, approximately 25 to 30 feet high drop across the property along a southeast to northwest line. At the foot of the drop is the flood plain of the San Luis Rey River. Once on the flood plain, the terrain again slopes gently to a smaller berm about 10 feet in height. Beyond the smaller berm is the San Luis Rey River Floodway. Elevations are from 889 feet at the northwest corner of the site to 755 at the river.

- Geology:

The only geologic features are the drop, the berms and the San Luis Rey River. Both the primary access and the secondary access are located northeast (the higher side) of these features and said features would not be a factor in evacuation should there be a fire.

- Flammable Vegetation

About 12.04 acres of the site has mature and maintained orange trees. Some of these trees will be preserved and will be the responsibility of a single management entity hired by the homeowners association. About 31.24 acres of the site is currently in a combination of non-native grassland and the remnants of the previous dry agriculture. The area above the 25-30 foot drop will be developed and the non-native grassland and remnants will be removed. The area below the 25-30

foot drop and 1.07 acres of Southern Riparian Scrub within the floodway will be preserved in open space. A small area above the drop, as well as the floodplain and floodway areas below the drop will be a part of each of two parcels. The owner of one parcel, that includes the existing house will be responsible for the maintenance of this area within that parcel, and the homeowners association will be responsible for the maintenance of the remainder of the area lying within the parcel to be owned by the homeowners association.. The natural vegetation south of the drop is very sparse because of the large number of rocks and boulders in the soil.

- Climate:

The site is in an inland valley of San Diego County. With the proximity to the San Luis Rey River, the climate will be more moderated than the mountains to the north and the foothills to the south. The nearest weather station in an inland valley would be Escondido, which from June to the end of October has a mean maximum temperature of 84.54 degrees. As any other location in San Diego County, this area is subject to Santa Ana winds during the late summer and fall. It should be noted that the winds would come down the river valley in a northwest direction and the natural vegetation would be in the southern portion of the site. Thus a large percentage of the developed area of this project would not be in the path of a fire originating in or spreading from the natural area by Santa Ana Winds.

Along with the following fire-related issues:

1. Water supply
2. Fire Access
3. Building fire resistance and ignition
4. Fire Protection Systems
5. Fire Protection Equipment
6. Defensible Space
7. Vegetation Management
8. Fire Behavior Model

1. Water Supply.

Fire hydrants will be provided at the northwest corner of parcel 1 at Highway 76, at the northeast corner of Parcel 6 on Highway 76, at the east corner point of radius return parcel 21 at the intersection, and at the south corner intersection point of radius return parcel 27. Hydrants shall meet County Standards identified at Fire Code Section 903.4.2.2.2.

Attachment A is a copy of a letter from Ogden Watson, General Manager of the Rancho Pauma Mutual Water Company verifying that this district has the ability to provide water in excess of the requirements of the County Fire Code.

2. Fire Access Roads:

Fire access onto this site is from 2 points.

- a. Primary Access: This access is from Highway 76. The initial access will be from a road 52' in width and surfaced to a width of 24 feet. This road will extend 290 feet southwest. At this point access to this site will be 90 degrees to the left (southeast) onto the private roads of the development. All private roads will have a surfaced width of 24 feet.
- b. Secondary Access: Secondary access will be from the southeast between parcels 10 and 11. This access will continue off-site until it connects with Luiseno Circle within the Pauma Valley Country Club. The connecting road will have a 24 foot paved width and Luiseno Circle currently is paved to 36 feet in width.

There will be no parking along any of the private streets and appropriate signs will be posted.

No existing or proposed fire access exceeds 20%.

No existing or proposed road within this development exceeds 10%. Road surfacing will be done pursuant to the San Diego County Off-Street Parking Design Manual.

Individual property owners will be responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes. The homeowners association will be responsible for maintenance of all roads internal to the project and the connection to Highway 76. The CC and R's for the association will provide that it cannot be dissolved or unfunded, and will require that any modifications to provisions related to the maintenance, operation, or repair of the roads will require the prior written, recorded approval of the County of San Diego. The developer will improve the secondary access road offsite to Luiseno Circle and convey it to the Pauma Valley Roadway Association for operation, maintenance, and repair. This organization is presently responsible for all roads within the Pauma Valley Country Club and per the CC and R's and cannot be dissolved or unfunded.

3. Building fire-resistance and ignition:

Building plans for buildings within this development shall show the following:

- Class A roofing
- Non-combustible exterior walls
- Dual pane or tempered glazing
- Vents per DPLU #198
- Eaves enclosed, not vented
- Smoke detectors
- LPG (propane) Tank Location
- All structures will meet the "enhanced" wildland standards in the County Building Code

4. Fire Protection Systems:

New residential buildings and garages shall be sprinklered to NFPA 13-D and County of San Diego (or local fire protection district) standards.

5. Fire Protection Equipment:

No portable fire extinguishers are required for this project.

6. Defensible Space:

1. A fuel modification zone of not less than 100-foot will be provided around all structures, in accordance with the specification of the County Fire Code Appendix II-A "*Suppression and Control of Hazardous Fire Areas*".
2. The fuel modification zone will be established and maintained by thinning; clearing away or modifying combustible vegetation within the zone. The fuel modification zone will be re-planted with either approved irrigated, fire-resistant planting material or approved non-irrigated drought-tolerant, fire resistant plant material.

Exception to the above are:

- (a) Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

(b) Grass and other vegetation located more than 50 feet from buildings or structures and less than 18 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.

3. Fuel modification will be completed before final map recordation.

4. Clearing will not take place beyond property lines.

7. **Vegetation management:**

Individual property owners will be responsible for maintaining their own parcel in compliance with fire codes. All of the area proposed for an open space easement will be on lot 31 along with the pre-existing residence of the previous owner of this parcel, and on lot 32, which will be owned by the homeowners association. The owner of Lot 31 will have responsibility for the maintenance of the open space on Lot 31, and the homeowner association will have responsibility for maintenance of Lot 32, both in accordance with County Standards and to the satisfaction of the San Diego County Fire Marshall.

8. **Fire Behavior Computer Modeling:**

Fire Modeling has not been required for this project.

Name of Person Preparing this Report

BY James Chagala Date 12/19/07
Printed Name James Chagala Title Principal Planner

Name of Property Owner v/o Pasna Development, LP
BY C Eldred Date 12/19/07
Printed Name Cindy Eldred Title Project Manager