

RANCHO COASTAL ENGINEERING

Single Source Development Consultant

May 19, 2008

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

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Deer Springs Fire District
8709 Circle R Drive
Escondido, CA 92026

DEPARTMENT OF PLANNING
AND LAND USE

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT

Project Common Name: Gangavalli

Project Application Number: TPM 21101

Assessor Parcel Numbers: 129-212-24--00

ER 07-02-018

This Fire Protection Plan (FPP) – Letter Report is being submitted as an evaluation, pursuant to California Fire Code Chapter 47 and the Deer Springs Fire Protection District Ordinance 2008-04 Sec. 405 (Calif. Wildland Urban Interface Code), of the adverse environmental effects that a proposed project may have from wildland fire and 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 proposed project is a residential Tentative Parcel Map (TPM). The project proposes to divide 5.05 net acres into 2 parcels measuring 2.51 acres gross (2.29 acres net), and 2.51 acres gross (2.45 acres net). The project site is located on the corner of King Sanday Lane and Dian Road in the Valley Center Community Planning Group, within unincorporated San Diego County. The site is subject to the General Plan Regional Category 1.3 (EDA) Estate Development Area, Land Use Designation 17, Estate Residential. Zoning for the site is A70, Limited Agriculture. The site contains an existing single family dwelling unit that would be retained. Access would be provided by a 40-foot wide private road easement connecting to another private road easement (minimum width of 25-feet) which then connects to West Lilac Road. The project would be served by on-site septic systems and imported water from the Valley Center Municipal Water District. Extension of the water utilities may be required by the project, depending on Fire Department Conditions. Earthwork will consist of 180 cubic yards of cut, 250 cubic yards of fill and 70 cubic yards will be imported to account for the extra fill.

Planning • Civil • Survey • Structural

Rancho Coastal Engineering, Inc.

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ENVIRONMENTAL SETTING

1. **Location:** *The project site is located on the Northeast corner of Diaz Road and King Sanday Lane in the Valley Center area of unincorporated San Diego County. The area surrounding the parcel has transitioned from general agriculture to single-family residential estate lots of at least two acres, with most being an average of five acres and larger. There is a large lot directly east of the subject site that is an existing producing avocado grove. Most of the remaining has been maintained as part of the landscape of the surrounding single-family residences.*
2. **Topography:** *The terrain of the site and adjacent properties is very gently rolling in all directions. In fact, over four acres of the subject site is less than 15% slope.*
3. **Geology:** *The existing access is Diaz Road, which is a private road easement off of West Lilac Road. This road extends approximately 500-feet from West Lilac Road to King Sanday Lane, wherein the subject site is located entirely on the Northeast corner of this intersection. Both parcels would take access off King Sanday Lane.*
4. **Flammable Vegetation:** *The site was previously a producing avocado grove. Due to lack of viability, the grove has been discontinued and the site retains some non-producing avocado trees.*
5. **Climate:** *The weather is influenced by maritime air and interior air in a 24 hour period. Typical annual temperatures range from winter lows 37 degrees to summer highs of 100 degrees.*

PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply

Project is in the Valley Center Water District. Facilities to serve the project are reasonably expected to be available. 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. The project would be served by on site septic systems and imported water from the Valley Center Water District.

2. Fire Access Roads Requirements

Vertical Clearance

All access roads and driveways shall have a minimum vertical clearance of thirteen feet, six inches (13'6") – width of access.

Roadways

Roadways shall be a graded width of twenty-eight feet (28') with an improved width of twenty-four feet (24'). On-Site Requirements: Improve 24 feet from Parcel 1 east property line to Diaz Road. Cul-De-Sac required at the east end of Parcel 1 roadway. Parcel 2 to be improved to 16-feet from Parcel 1 property line to existing structure. Off-Site Requirements: Improve 24-feet from King Sanday Lane to West Lilac Road.

Driveways/Cul-De-Sacs

Driveways to be a minimum width of sixteen feet (16'), unobstructed and paved with either asphalt or concrete, with a minimum depth of two inches (2"). Driveways exceeding 150 feet in length shall have an approved "turn-around" at the terminus. Cul-De-Sacs shall have a minimum turning radius or forty feet (40') graded and thirty-six feet (36') improved. Cul-De-Sac shall be required at the east end of Parcel 1. Driveway and Roadway Grades shall not, at any point, exceed 20%. Exceeding 15% grade will be accepted only with a mitigation of a surface of Portland cement concrete (PCC), with a heavy broom finish, perpendicular to the direction of travel.

Automatic Gates

Any automatic gate shall be equipped with an approved emergency traffic control activating strobe light sensor and a "Knox" key switch. Knox system request forms are available at the Deer Springs Fire Protection District office. Address numbers with low voltage, automatic electrically illuminated numbers shall be installed in proximity to the gate.

No Parking, Fire Lane Sign

Signs shall be installed on access drives and roadways at locations designated by the DSFDP Fire Marshal. Fire lane curbs shall be painted red.

Fire Hydrant Requirement

Prior to combustibles at the project site a minimum eight inch (8") main with six inch (6") riser, with one 4" and one 2-1/2" outlets shall be installed at the south-east corner of Diaz Road and King Sanday Lane. Required fire flow to be 2500 GPM at 20 psi. "Blue Dot" fire hydrant markers shall be installed.

3. Building Construction:

All structures shall comply with the ignition resistive construction requirements of the County Building Code. Enhanced fire resistive construction shall be installed for all exterior walls.

4. Fire Protection Systems:

All habitable structures and attached garages shall have residential fire sprinklers per County Consolidated Fire Code requirements (NFPA 13-D Requirements) installed. Attics, storage areas, and garages are to be protected. Minimum water supply shall be a 1-inch meter. Minimum pipe size shall be 1-inch.

5. Defensible Space:

A minimum 100 foot Fuel Modification Zone will be established and maintained around all structures over 250 square feet in size. No off-site clearing is required.

6. Vegetation Management:

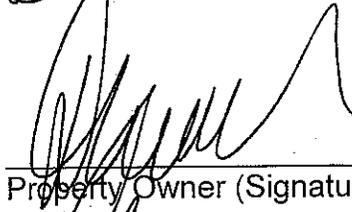
Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed by the property owners. Planting used will be from an approved fire resistance planting materials list that is maintained by County of San Diego.

7. Fire Behavior Computer Modeling:

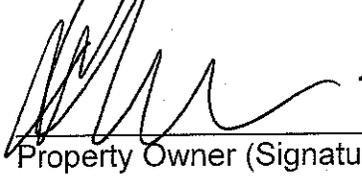
Computer Fire Behavior Model is not required for this project per County Fire Marshal.


Prepared By (Signature) 7-3-08
Date

Douglas Logan, Engineer
Printed Name Title


Property Owner (Signature) 7-3-08
Date

Ramarao Gangavalli, Owner
Printed Name


Property Owner (Signature) 7-3-08
Date

Aruna Gangavalli, Owner
Printed Name