

Snipes-Dye associates

G. Howard Dye, L.S.
Principal

June 12, 2008

Robert Bruckart, P.E.
Principal

William A. Snipes, P.E.
Principal

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

William R. Dick, P.E.
Principal

Attn: Fire Marshal

Re: Fire Protection Plan-Short Form for TM 5537 - F Street Subdivision
APN 281-570-30 - 310 E Street, Ramona **ER 07-09-006**

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
- Topography
- Geology
- Flammable Vegetation
- Climate

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

The project proposes the development of a ten lot single family residence subdivision on a 2.06 acre parcel. The minimum proposed lot is 6,400 square feet net area.

The project site is located on the northwest corner of Third Street and F Street in Ramona, an unincorporated area of San Diego County. Access to the site will be from State Highway 78, also know as Main Street, to Third

Street, to F Street. Access to each proposed lot will be from a proposed private cul-de-sac road intersecting with F Street. The site is bound by single family residence lots, of approximately one acre in size, to the north and west, Third Street to the east and F Street to the south.

The existing topography in the vicinity of the project site west of Third Street is relatively flat with a grade of approximately three percent sloping down westerly and east of Third Street is relatively steep with a grade of approximately 20 percent sloping down westerly.

The proposed development consists of constructing ten single family residences on graded pads. The proposed site topography will be graded relatively flat with minor slopes and walls around the perimeter, a combination of slopes and retaining walls are proposed along the westerly and easterly property boundaries. The retaining wall portion of the slope/wall height is approximately six feet clear from the ground line at the bottom of the wall to the top of the wall. The slope portion of the slope/wall height varies from approximately two to six feet. A retaining wall of approximately six feet in height is proposed along the northerly property boundary.

The subject site is located within the southern portion of what is known as Peninsular Ranges Geomorphic Province of California. The inland area of the province in Ramona are typically made of granite rocks of Southern California Batholith. Access/evacuation from the community of Ramona will be along State Highway 78 or 67. The state highways are two and four lane highways. The subject site is approximately 1,000 feet south of Highway 78.

The existing vegetation surrounding the project site to the north and west is mostly ornamental shrubs and grasses with some native grasses and a few mature trees. A conceptual planting plan has been prepared for this project. Plants are to be planted along the proposed slopes and a ten foot wide grass swale (bio-swale) is proposed along the edge of the proposed private road. The plants selected reflect consideration for drought tolerance and fire resistance. All shrubs selected appear in the County of San Diego's Plant List for "Defensible Space in Fire Prone Areas and California Department of Forestry and Fire Protection Tree Notes, "Fire Safe Landscaping No. 7 Revised." All the shrubs will be grouped in clusters, per the Ramona Design Guidelines. Slopes will be hydroseeded. The hydroseeded ground cover will be a mix of mostly-native low-fuel-volume perennials and woody plants.

The project site is located in the sunset zone 10 which is a thermal belt whose climate is comprised of cold air basins and hilltops, which are influenced by both maritime (ocean) air and interior air. It is not unusual for this area to experience climate changes of air masses of 20 miles in 24 hours. Temperatures range from the low 20's°F in the winter to the high 90's°F in the summer. The area is subject to Santa Ana winds a couple of weeks out of the year.

Water for this project will be supplied by the Ramona Municipal Water District. There are two existing fire hydrants adjacent to the project site along Third Street. One proposed fire

hydrant will be installed along the proposed private road in accordance with County Fire Code 903.4.2.2 and Table 903.4.2-B. The Ramona Municipal Water District will prepare a water system evaluation to calculate the anticipated fire flow of the proposed fire hydrants. It is anticipated that the fire flow will be satisfactory with the Ramona Fire Department requirements.

Fire access to each proposed single family dwelling will be from the proposed private road. The fire access road will provide the fire apparatus to drive within 150 feet hose line pull along an approved pathway around each proposed single family dwelling. The proposed private road, of approximately 300 feet in length, will be improved with asphaltic concrete to a width of 32 feet and will have a cul-de-sac, with a 38 foot radius, at the terminal end. The proposed private road will have a longitudinal grade of approximately three percent. The proposed private road will be surfaced with asphaltic concrete with a structural section designed in accordance with the County of San Diego Private Road Standards (minimum structural section, 2 1/2" a.c. over 4" a.b.). The proposed driveways to each proposed dwelling will have a width of 16 feet, a longitudinal grade of 15 percent maximum and be surfaced with concrete.

A Private Road Maintenance Agreement will be prepared and filed with the County of San Diego to ensure the private road will be maintained throughout the life of the residential subdivision. The individual property owners of this subdivision project will be responsible for the road maintenance and funding to maintain the private road. Responsibility to participate in the funding and maintenance will convey with the transfer of property ownership. The individual property owners will be responsible for maintaining driveways, gates and signs on their property in compliance with fire codes. The individual property owners will be responsible to remove trash, rubbish, debris, and other combustible materials that create a fire hazard on their property at all times. The proposed private road easement including signs and vegetation will be maintained in compliance with fire codes in perpetuity. Failure to maintain the private road, driveways, and vegetation within the project in compliance with fire code subjects the individual 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.

Both "basic" and "enhanced" construction requirements in accordance with County Building and Fire Codes will be employed for all structure exterior elements including roofs, eaves, exterior walls, doors and windows. Chimneys will be equipped with an approved spark arrestor. All dwellings and attached garages will have residential fire sprinklers in accordance with County Fire Code Section 1003.2.

Although portable fire extinguishers are not required for this project, they will be recommended to each individual owner.

A fuel management zone of a minimum of 100 feet, or to the maximum extent practical within the project boundaries, will be established and maintained around each structure in accordance with County Fire Code Appendix II-A Sections 16 and 17. The existing roads and proposed walls along the perimeter of the site will serve as fire fuel breaks.

The individual property owners will be responsible for funding and maintaining vegetation on their own property in compliance with fire codes. The individual property owners will be responsible to trim mature trees to six feet above the ground or as approved by the F.A.H.J. and cut back at least ten feet from chimneys. Leaves, bark, and other debris will be removed from the roof. The private road and driveways will be cleared of combustible vegetation the width of the roadway plus ten feet on either side. Vegetation above the roadway will be cleared a minimum of 13 feet six inches above the ground. Responsibility to participate in the funding and maintenance will convey with the transfer of property ownership. Failure to maintain the vegetation in a fire-safe manner 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.

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

Person Preparing this Report

PREPARED BY Louie Acuña Date 7-17-08

Printed Name LOUIE ACUÑA, SNIPES-DYE ASSOC. Title PROJECT ENG.

Property Owner

Owner Chuck Wilson Date 7-17-08

Printed Name Chuck Wilson Title V.P