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DEPARTMENT OF PLANNING
AND LAND USE

August 21, 2007
PN 03083

DEER SPRINGS FIRE PROTECTION DISTRICT

8709 Circle "R" Drive
Escondido, CA 92026
Attn: Susan Magdaleno, Fire Marshall

RE: FIRE PROTECTION PLAN FOR TPM 20960, APN 224-290-73, 2419 NORTH BROADWAY, ESCONDIDO, CA

Dear Ms. Magdaleno:

This letter is written in response to a request from Paul Dawson, San Diego County Department of Planning and Land Use (DPLU) Fire Marshall, for the preparation of a Short-Form Fire Protection Plan, consistent with Article 86 of the California (CA) Fire Code, for the above referenced TPM submittal.

A. SITE LOCATION AND EXISTING ENVIRONMENTAL CONDITIONS

A.1 Project Location

The 4.81-acre site of the proposed project is located in Escondido, CA. Specifically, the site is located at 2419 North Broadway, and is situated north of Route 78, south of Jesmond Dene Road, east of Centre City Parkway and west of North Broadway.

The site is accessed from North Broadway by an off-site roadway that is approximately 0.25 mile long. The lower portion of this road is within the City of Escondido (City), and is currently unpaved; the upper portion within unincorporated San Diego County is paved. The parcel currently consists of the following structures: an existing single-family residence, a detached garage, two small garden sheds, and two trailers (trailers will be removed).

The surrounding land uses consist of a single-family residence to the north, a new residential subdivision (large single-family homes) under construction to the east and south, and orchards and a pond to the west. The Vista Flume traverses along a portion of the northern boundary of the site.

A.2 Existing Environmental Conditions

The topography of the subject parcel ranges from 788 feet above mean sea level (AMSL) in the southeastern corner of the site, to 921 feet AMSL in the northwestern portion of the site. No unique topographic features or undisturbed land exists on-site.

The soils on the property consist of: Vista coarse sandy loam, 9-15 percent slopes, eroded (VsD2); Vista coarse sandy loam, 15-30 percent slopes, eroded (VsE2); and Cieneba coarse

sandy loam, 15-30 percent slopes, eroded (CIE2). Below the Vista series is strongly weathered granitic rock, and beneath the Cieneba series is weathered granodiorite¹.

As shown on the San Diego County Fire Threat Map (Figure 1), prepared by the CA Dept. of Forestry and Fire Protection, the site is located in a non-fuel area. In addition, the North County Multiple Species Conservation Plan Map (Figure 2) depicts the site and the immediately surrounding area as existing agricultural land. As discussed in the Biological Technical Report prepared for the project (RC Biological Consultants February 2006), habitat on the subject property consists of 2.27 acres of fallow agricultural habitat (including a small remnant patch of coastal sage scrub), 1.85 acres of developed habitat (including tamarisk, milk thistle, and Peruvian pepper tree), and 0.68 acres of orchard (avocado and citrus).² The applicant/owner has engaged in weed/brush abatement activities around the existing house and parcel, as required by the Deer Springs Fire Protection District (DSFPD).

Due to its inland location, the diurnal and seasonal temperatures in Escondido tend to fluctuate more than areas on the coast. The average daily temperatures in August range from a low of 63.3 to a high of 88.7 degrees Fahrenheit, and in December, they range from a low of 41.6 to a high of 69.0 degrees Fahrenheit. The site is subject to a distinct rainy season, with the vast majority of precipitation typically occurring between October and April.

B. PROJECT DESCRIPTION AND PROPOSED FIRE PROTECTION

The proposed project would consist of splitting an existing parcel into two lots. Lot 1 (the lower lot) will consist of 2.0 acres and the existing residence, garage and garden sheds; Lot 2 (the upper lot) will consist of 2.81 acres with a newly constructed residence. A cul-de-sac, with a minimum turning radius of 40 feet graded and 36 feet improved, will be constructed at the end of the widened off-site roadway which provides access from North Broadway. The road would be approximately 0.20 mile long, and will have a graded width of 28 feet, and an improved width of 24 feet. A new 16-foot wide driveway will be constructed from the cul-de-sac to a hammerhead turn-around adjacent to the proposed new residence of Lot 2. See the revised TPM for additional details.

B.1 Water Supply

The existing parcel is within 1,500 feet of a Rincon del Diablo Water District water line, and a fire-related water supply will be provided by the installation of a fire hydrant. The location of the hydrant will be approved by DSFPD and will have the required fire flow of 1,500 gallons per minute at 20 pounds per square inch.

B.2 Fire Access Roads

Primary fire access to the subject parcel will be accomplished by the above-described off-site roadway, and the new driveway. None of the grades will be greater than 20 percent. The grade of the off-site access roadway varies between six to eight percent, and will be improved to a width of 24 feet, with an all-weather surface suitable for travel by 50,000 lb. fire apparatus. The

¹ A group of coarse-grained rocks similar to granite.

² See Biological Technical Report for additional plant species.

grade of the new driveway will vary between eight to ten percent from the cul-de-sac to the existing residence of Lot 1, and from 10 to 19 percent from the existing residence to the hammerhead turn-around of Lot 2.

The driveway will be improved to a width of 16 feet, with an all-weather surface suitable for travel by 50,000 lb. fire apparatus, except where the grade is between 15 to 19 percent. For these grades the surface will consist of a 6-inch thick concrete pavement surface, broom finished perpendicular to the direction of travel, and suitable for travel by 50,000 lb. fire apparatus.

Individual property owners will be responsible for maintaining the new and improved driveways. An as-yet-to-be-named Home Owners Association (HOA)³ consisting of existing and future lot owners who use the road, will maintain the off-site roadway. A maintenance program (including vegetation management), annual maintenance costs per lot, financial obligations of each property owner, and penalties for failure to maintain the road and the vegetation within the easement, will be included in the covenants, conditions, and restrictions (CCR's) of the HOA. In addition, the CCR's will define the terms of the HOA so that it will not be dissolvable or unfunded. The CCR's will also be recorded on each grant deed of the HOA, and will run with the land in perpetuity.

B.3 Fire Resistance Building

Construction of the new single-family house on Lot 2 will be required to incorporate the "basic" and "enhanced" construction methods (detailed in County Building and Fire Codes) for the following exterior elements: roofs, eaves, exterior walls, doors, windows and decks.

B.4 Fire Protection System

Construction of the new house and attached garage on Lot 2 will also be required to install residential fire sprinklers as required by County Fire Code Section 1003.2.

B.5 Fire Protection Equipment

Fire protection equipment is not required for this project.

B.6 Defensible Space

A 100-foot Fuel Break will also be established and maintained around the new house and attached garage on Lot 2 as required by DSFPD. This Fuel Break would consist of the following Fuel Modification Zones (FMZ), an Irrigated Zone 1 and/or Irrigated Zone 2 will be established in the first 50 feet from the eave of the structures, and a Non-Irrigated Zone 2 will be established in the remaining 50 feet.

B.7 Vegetation Management

The Irrigated Zone 1 on Lot 2 will consist of landscaping with plants, which are groundcovers, shrubs, and trees selected from the County's approved plant list. They would be

³ Or other legally binding maintenance association.
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planted according to the recommendations of the County's "Guidelines for Planting in FMZ", and irrigated and maintained to Zone 1 standards by the property owner.

The Irrigated Zone 2 will consist of landscaping all new manufactured slopes with plants selected from the County's approved plant list, and maintained to Zone 2 standards by the property owner. The Non-Irrigated Zone 2 will consist of thinning, lacing, and pruning native plants, and mowing grasses to a 4-inch stubble by June 1 of each year as required by DSFPD or by the property owner.

Owners of the property and existing house on Lot 1 would be obligated to reduce vegetative fire hazards every year (or more) as required by DSFPD WEED Abatement Ordinance (#2002-03). Vegetative maintenance of the off-site road easement is described in section B.2 above.

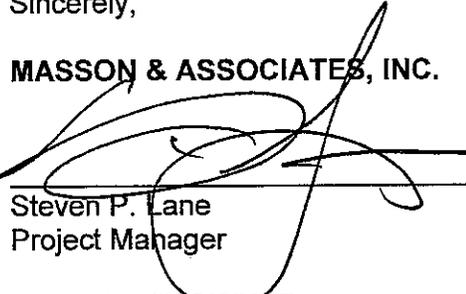
B.8 Fire Behavior Computer Modeling

A fire behavior computer model is not required for this project per the County Fire Marshall.

If you require additional information or have questions regarding this plan, please address your comments to John Hamilton at the address found on the first page.

Sincerely,

MASSON & ASSOCIATES, INC.



Steven P. Lane
Project Manager

APPLICANT/OWNER

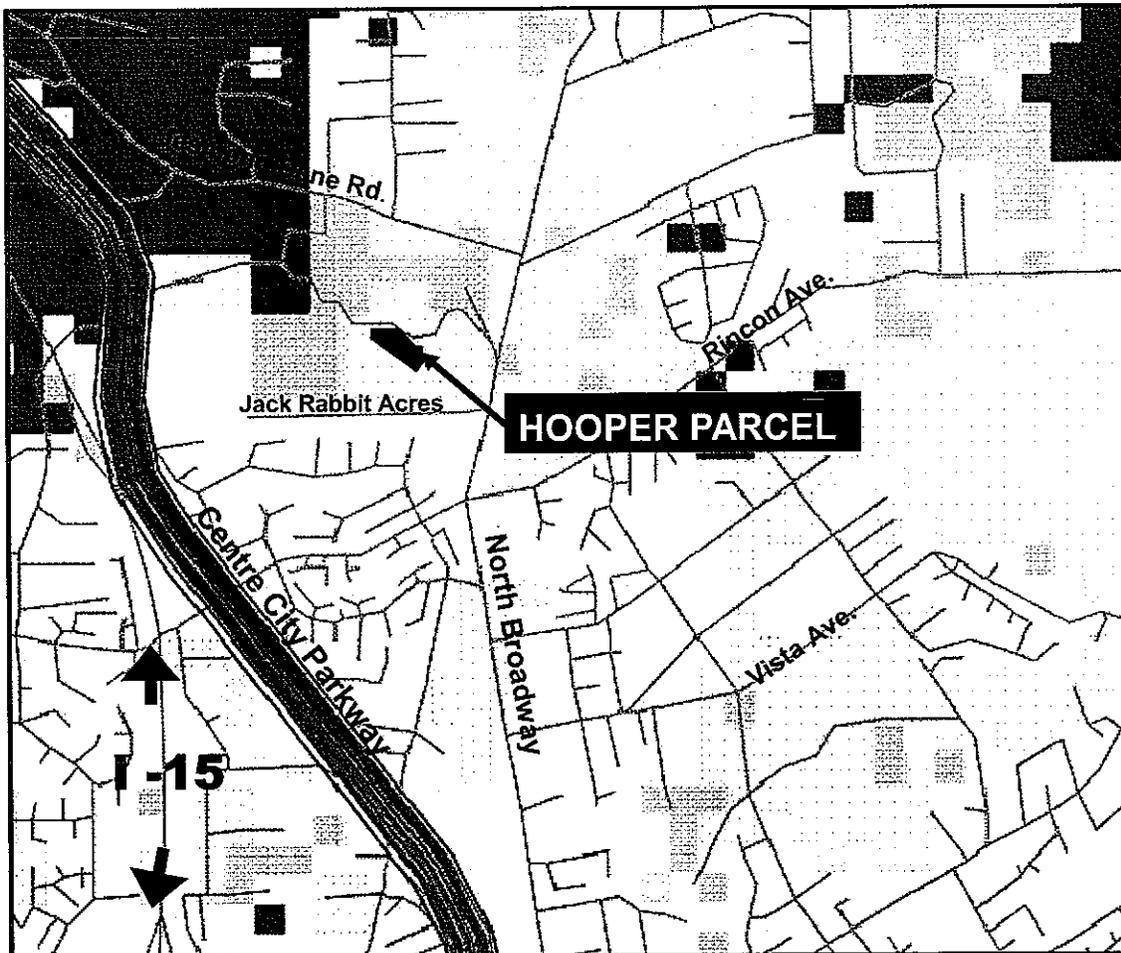
Jacquelyn Hooper

cc: Paul Dawson, DPLU Fire Marshall
Emery McCaffery, Project Manager, DPLU

Attachment (s)
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SAN DIEGO COUNTY FIRE THREAT

FIGURE 1



Source: Fire and Resource Assessment Program (FRAP), California Dept. of Forestry and Fire Protection - November 4, 2003

This map has been prepared as part of the Fire Protection Plan for TPM 20960 submitted on August 30, 2005 for the Hooper Parcel (APN 224-290-73). It depicts the location of the parcel on an enlarged section of the updated 2002 San Diego Fire Threat Map.

GRAPHIC SCALE



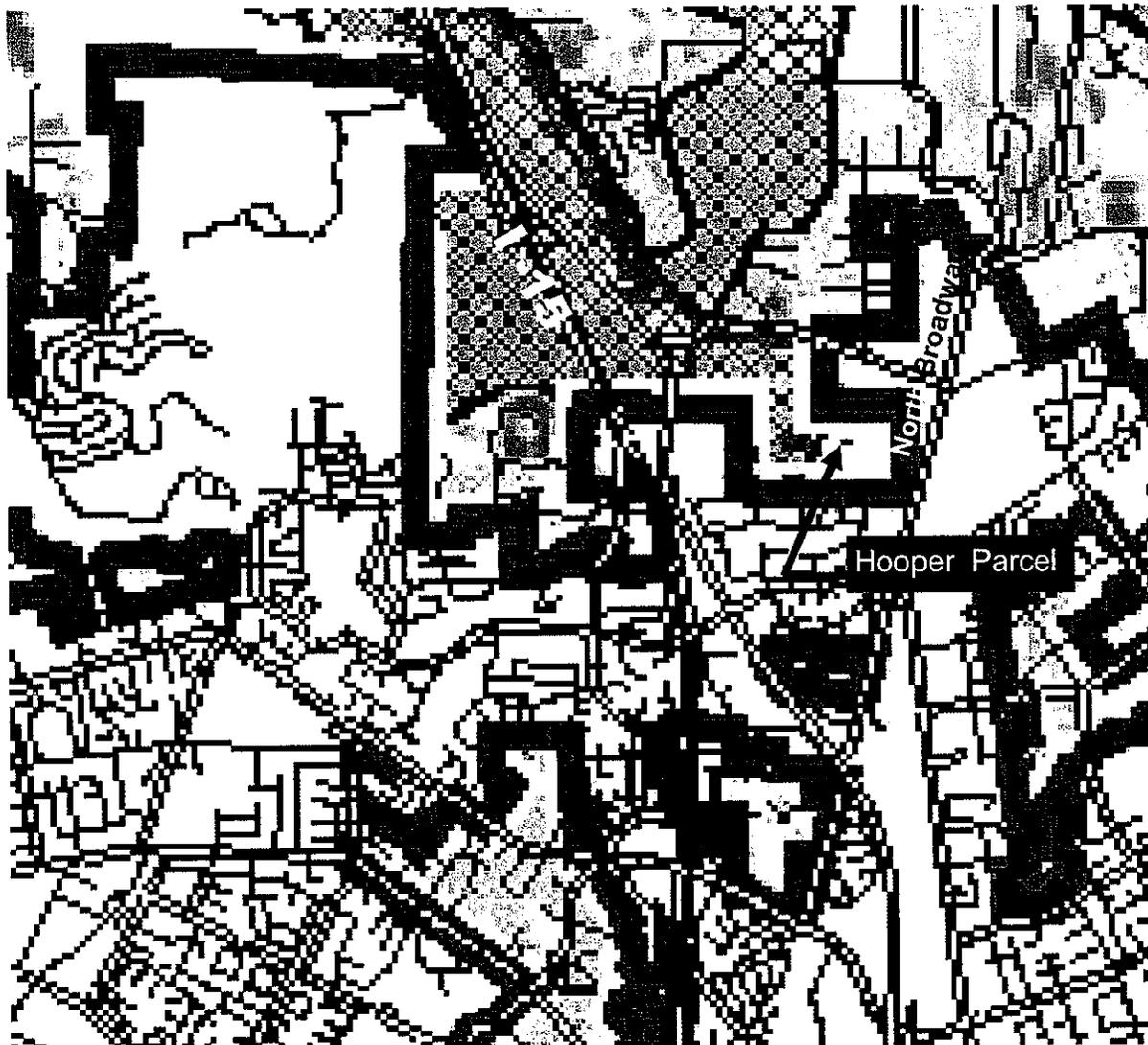
600 percent enlargement of map downloaded from <http://frap.cdf.ca.gov/socal03/>

LEGEND

-  Very High Hazard
-  High Hazard
-  Moderate Hazard
-  Non-Fuel

MSCP NORTH COUNTY SUBAREA PLAN

FIGURE 2



Source: MSCP Portal - 05/04/06
http://www.sangis.org/LibraryService/DownloadedFiles/1dplu_cpn.jpg
Date of Map: 05/24/04 Version 5.3

No Scale

LEGEND

-  Pre-Approved Mitigation Area (PAMA)
- Areas within PAMA**
 -  PAMA Natural Upland Habitats
 -  PAMA Riparian/Wetland Conservation Areas
 -  Existing Agriculture Containing Habitat Value Important for Coverage of a Specific Species
 -  Existing Agriculture Important for Preserve Design
- Areas outside PAMA**
 -  Riparian/Wetland Conservation Areas
 -  Natural Upland Habitats
 -  Existing Agriculture
 -  Open Space Easements
 -  Developed
- Hardline Areas**
 -  Hardline Preserve Area
 -  Pre-negotiated (Hardlined) Take Authorized Areas

COUNTY OF SAN DIEGO

FUEL MODIFICATION ZONES - TPM 20960



FUEL MODIFICATION ZONES LEGEND

-  **IRRIGATED_ZONE 1 (ORANGE)** - DEFENSIBLE SPACE (YARD, PROPERTY OWNER MAINTAINED). LANDSCAPE MATERIAL WOULD CONSIST OF A COMBINATION OF GROUNDCOVERS AND SHRUBS CHOSEN FROM SAN DIEGO DPLU-APPROVED PLANT LIST.
-  **NON-IRRIGATED_ZONE 2 (YELLOW)** - OTHER AREAS (PROPERTY OWNER MAINTAINED). NATIVE PLANT THINNING, LACING AND PRUNING. GRASSES TO BE MOWED OR WEED WHIPPED TO A 4-INCH STUBBLE HEIGHT BY JUNE 1ST OF EACH YEAR.

