Fire Protection Plan – Letter Report

Vista Valley Pool Center

FIREWISE 2000, Inc.

3/13/2014

PDS2014-MUP-14-021
PDS2014-VAC-14-002
PDS2014-ER-14-08-008

This Fire Protection Plan – Letter Report is for project applicants in San Diego County who are processing minor projects that have little or no anticipated risk of loss, injury or death involving wildland fires.

FIREWISE 2000, Inc. Quality and Excellence SINCE 1997

County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

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

March 13, 2014

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT
Project Name: Vista Valley Pool Center, Major Use Permit
Project Number: PDS2013-MPA-13-016
Project Address: 29455 Hoxie Ranch Road, Vista, CA 92084
APNs: 170-271-24, portions of 170-271-23 and 170-191-07

This Fire Protection Plan (FPP) – Letter Report is submitted pursuant to the County Fire Code and County Consolidated Fire Code (CFC), to address the adverse environmental effects, if any, that the proposed project may have from wildland fire; and, to provide mitigation of impacts, if required, to ensure that the project does not expose people or structures to a significant risk of loss or death involving wildland fires.

PROJECT DESCRIPTION

This project is a Major Use permit for a private pool facility for members of the Vista Valley Country Club (private club). The proposed project is located within the Bonsall Community Plan area, within unincorporated San Diego County. The applicant's request is as follows:

a) Construct two buildings totaling 5,896 square feet. Building 'A' will be used for laundry service, locker rooms, office and a snack-bar. Building 'B' is designated as a multi-purpose room for meetings and recreational activities with office and restrooms.
b) The entire pool center will be built on 2.5 acres of previously developed land.
c) Improvements would also include the construction of four covered patios totaling 1,754 sq. ft., one main pool and a children's wading pool, parking lot for 37 vehicles and five golf carts, grading, landscaping and signage.
d) The site is developed with an existing single family residence with a detached garage that would be retained as a caretaker's quarters.
e) Two existing storage buildings on the site would be removed.
f) The project would be served by sewer and imported water from the Rainbow Municipal Water District. The project will extend a sewer line southerly across Vista Valley Drive and through the golf course to connect with the existing sewer line. The sewer easement will follow the existing golf cart path through the golf course.
g) Main entrance to the pool center would be provided by a drive way into the pool center parking lot off Vista Valley Drive.
h) The native vegetation on the hillside east of the facility is proposed to be designated as an open space easement. Area to be designated as open space is approximately 5-6 acres.

All project structures shall comply with the ignition-resistive construction requirements for Wildland-Urban Interface areas of Chapter 7A of the County Building Code.

ENVIRONMENTAL SETTING

1. Location

The proposed project is located within the Bonsall Community Plan area and is associated with the Vista Valley Country Club, a private club. Access to the project is by way of Gopher Canyon Road to Vista Valley Drive. The Vista Valley Country Club and golf course dominate the private community south of Gopher Canyon Road. Several residential communities line the golf course as it follows the canyon to the south. Currently two storage buildings exist on site and will be removed to make room for the new facility. A single family residence with detached garage currently on site will be retained as a caretaker's quarters.

The project area is served by the Deer Springs Fire Protection District. The nearest emergency response would be Station 11 which is 3.1 miles away with an 8 minute response time. Station 12 is the next closest at 7.0 miles away and CAL FIRE Miller Station is 7.5 miles away.

2. Topography and Geology

The Vista Valley Pool Center sits in the South Fork of Gopher Canyon. The parcel totals approximately 9 acres of which 2.5 acres are planned for the pool center. The project site is located on a southwest aspect below a prominent ridgeline east of the golf course. The ridgeline sits approximately 300 feet above the proposed project on a 30% slope. Elevation is 523 feet ASL at the building site. The slope above the site contains native coastal sage scrub vegetation and has several scattered rock outcrop areas that are visible from the project area below.

3. Flammable Vegetation

The vegetation on this southwest facing slope is made up of sparse coastal sage scrub. Several years of drought have reduced the vegetation on the slope to a very sparse open appearance and the fuel load would be considered light (see Photo #1). The plant community is mostly made up of California sage brush, buckwheat, white sage and laurel sumac along with invasive annual grasses. The native vegetation on this slope becomes very flammable during the summer/fall season and presents the greatest wildland fire threat to the site below. An east/northeast wind event would be the primary climatic condition to push a fire in a westerly direction downslope onto the developments along Vista Valley Drive. The hillside east of the project is proposed to be designated as an open space easement. The surrounding parcels west and south of the project are developed with residential landscaping and lack the flammable vegetation to be considered a wildland fire threat. In addition, the golf course forms a substantial 'greenbelt' that buffers any wildfire threat from the west or southwest.

Based on the sparse fuel type on the hillside east of the project, there would be no radiant or convective heat threat to the structures from a wildland fire burning downslope from the ridge above. The implementation of a fuel modification zone around the structures would further reduce any wildland fire threat. As with most strong wind events, blowing embers pose the greatest ignition threat to structures in the urban-interface. To ensure that ember threat is mitigated, all new structures shall comply with the ignition-resistive construction requirements in Wildland-Urban Interface areas of Chapter 7A of the County Building Code.

Photo #1 – View looking east upslope at the sparse Coastal Sage Scrub vegetation.

4. Climate

This area is typical of a Mediterranean type climate where warm wet winters and long, hot and very dry summer seasons frequently occur. Occasional multi-year droughts can cause significant plant die back. All of the native vegetation is adapted to this climate and to the intense wildfires they need for species regeneration.

Weather has a dramatic influence on wildland fire behavior. The most critical weather influence on the project area from a fire hazard perspective is an off-shore wind pattern coming out of the east/northeast typically referred to as a 'Santa Ana' wind. Such wind conditions are usually associated with strong (> 60MPH), hot, dry winds with very low (< 15%) relative humidity. Santa Ana winds originate over the dry desert land and can occur anytime of the year; however, they generally occur in the late fall (September through November). This is also when non-irrigated vegetation is at its lowest moisture content.

The typical prevailing summer time wind pattern is out of the south or southwest and normally is of a much lower velocity (5-15 MPH with occasional gusts to 30-MPH) and is associated with higher relative humidity readings (> 30% and frequently more than 60%) due to moist air on-shore flow from the ocean. On a rare occasion, sustained winds of 30 MPH and low relative humidity may occur during the summer months. As demonstrated by fire history, high winds and low relative humidity may occur at any time of the year.

All other (northwest, south, west) wind directions may be occasionally strong and gusty. However, they are generally associated with cooler moist air and have higher relative humidity (> 40%). Weather conditions that generate wind speeds greater than 20 MPH are considered a serious wildland fire weather condition.

PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply

The property and area is serviced by the Rainbow Municipal Water District. The development is on a water distrubution system with hydrants placed along Vista Valley Drive. Hydrants shall be located along the fire access roadways as determined by the Fire Marshal to meet operational needs at intersections, cul-de-sacs, and at intervals pursuant to the County and Consolidated Fire Code. The nearest fire hydrant is located on Vista Valley Drive approximately 180 feet from the proposed driveway entrance to the parking lot.

2. Fire Access Roads

Location

Access to the Vista Valley Pool Center is via Gopher Canyon Road to Vista Valley Drive, a private community road. Vista Valley Drive is a two lane, surfaced private road 34 feet wide that leads into the Country Club facility, golf course and surrounding residential communities. Primary access to the pool center will be provided with a driveway entrance off Vista Valley Drive. A minimum vertical distance of 13 feet 6 inches must be maintained for the entire required width of fire access roads.

Emergency vehicle access to the pool center will be through the main entrance driveway to the parking lot. Emergency vehicles will have to park near the steps on the lower level and walk up to the main pool area.

Project Improvements

The current access to the site from the north is by Hoxie Ranch Road. This road will continue to provide access to the caretaker's residence. Access to the pool center will be by way of a new main entrance off Vista Valley Drive into the parking lot.

Grade

There are no grades that exceed 15%.

Surface

Except for the main driveway and parking lot, no new roads are proposed. On the lower level, a medium sized parking lot is proposed that provides parking for 37 vehicles and five golf carts.

Gates

No gates are proposed for this project.

3. Setback from Property Lines

The project is located in a Very High Fire Severity Area and in a State Responsibility Area. The minimum setback from any property line in State Responsibility Areas or wildland area is 30 feet.

4. Building Construction

All structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of Chapter 7A of the County Fire Code. New construction on the site will involve the following:

a) The construction of two buildings to support the pool area activities. These buildings will be placed on the upper level adjacent to the pool area (see APPENDIX 'A'). Both buildings will total 5,926 square feet. Building 'A' (2,450 sq. ft.) will include a snack-bar, laundry area and

locker room. Building 'B' (3,476 sq. ft.) will be a multi-purpose room with restroom for recreational activities.

b) Between the two buildings, a covered cabana and patio areas will be constructed.

5. Fire Protection Systems

All habitable structures and attached garages shall have residential sprinkler systems per County Code or County Consolidated Code requirements.

6. Defensible Space

County Fire Code requires that a minimum 100-foot Fuel Modification Zone be established and maintained around all structures over 250 square feet in size. No off-site clearing is required or authorized. The Vista Valley Pool Center will be responsible for creating a fuel modification zone on the north, east and south side of the upper level area where the structures are located. The focus of most of this fuel treatment area will be on the steep slope behind the facility to the east. This area will have minimal irrigated landscaping on the manufactured slope immediately behind the buildings (see APPENDIX 'D' – Landscape Plan). Designated as a 'Fuel Modification Zone', this area will have dedicated maintenance and will be non-irrigated except for landscaping on the manufactured slopes. The west side of the facility will have defensible space in the way of a pool area, decking, landscaping and a paved parking lot.

Below are the descriptions and required vegetation treatments within the Fuel Modification Zone. All distances in this report are measured horizontally and are depicted on the Fuel Modification Zone Exhibit included in APPENDIX 'B'.

The Vista Valley Pool Center shall be responsible for maintaining the fuel modification zone to County standards for the life of the development. Upon project completion, the conditions established herein may be modified upon consultation with and approval by the Deer Springs Fire Protection District.

6.1 Fuel Modification Zones

The Fuel Modification Zone is depicted in APPENDIX 'B'. Fuel reductions shall be concentrated on the steep slope above the project site where the wildfire threat is the greatest. Wildland fire protection for the site will be as follows:

- **Defensible Space** - This setback area includes 30 feet around all structures where manufactured slopes are created with associated landscaping. This 30 foot area includes the pool areas, decking, patio areas and other landscape areas. The steep manufactured slopes and retaining walls will not allow space for a 30 foot buffer behind the structures. The full implementation of a Fuel Modification Zone (100 ft.) up slope behind the buildings will provide a sufficient buffer for fire protection to the site.

- **Fuel Modification Zone -** 100 feet upslope from the structures to the proposed open space easement. The vegetation would be thinned to 50 % cover and maintained annually by the owner. The zone will be inspected annually to ensure fuel treatment standards are met. This zone would be measured 100 feet out from the structures to the north, east and south (see Fuel Modification Zone Exhibit, APPENDIX 'B'). To the south, the Fuel Modification Zone will cross the property boundary into the existing open space that is proposed to be vacated down to Vista Valley Drive. Within this area, minimal vegetation treatment is expected because the area is a manufactured slope with irrigated landscaping.

- All flammable native plants (see San Diego County's prohibited plant list in APPENDIX 'C') shall be removed within the designated fuel modification areas. Trees may be retained, but limbs must be removed a minimum of 6 feet above ground, with all ground fuel removed to a distance of 10 feet from the base of the tree. As needed, maintenance shall consist of removal of dead material.

6.2 Required Maintenance

- Low growing plants and ground covers will be maintained to a height of 18 inches or less. Retained native shrubs will be trimmed and maintained to a height not to exceed 48 inches, with occasional interior thinning. Plantings will be thinned and maintained throughout the year, as needed. Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut/mowed/weed whacked to four (4) inches or less in height. This usually occurs prior to June 1st of each year.

7. Vegetation Management

The Fuel Modification Zone will be maintained by the property owner at least annually or more often, as needed. Boundaries of this zone will be clearly and permanently marked. Plants used for landscaping in the Defensible Space area will be from an approved fire resistant planting materials list that is maintained by the County of San Diego, Department of Planning and Land Use.

8. Fire Behavior Computer Modeling

Based on preliminary evaluation by the County Fire Marshal, Computer Fire Behavior Modeling is not required for this FPP – Letter Report. However, the following modeling information is provided to better understand fire behavior associated with project site conditions.

The following Table depicts Flame Lengths of various fuel types on the property.
The analysis was done using BehavePlus v5.0.5 for SCAL18, coastal sage scrub/buckwheat fuel model which dominates the uphill slope east of the project. Current drought conditions show a low growing grass and weedy component (GR1) that has invaded the open areas between the native shrubs. The fuel analysis was conducted on the steep slope (30%) above the project site and values for slope and aspect were included in the model results. A possible fire burning from off-site was not modeled.

Fuel moisture assumptions are concurrent with San Diego County guidelines.
South, Southwest, West, and Santa Ana - Worst Case

- 1-Hour Fine Fuel Moisture of 2%
- 10-Hour Fuel Moisture of.....3%
- 100-Hour Fuel Moisture of.....5%
- Live Herbaceous Fuel Moisture of.....30%
- Live Fuel Moisture of.....50%
- Slope (on southwest aspect).....30%
- Direction of Fire Spread.....SW downslope under NE winds; NE upslope under SW winds.

Flame Lengths and Rates of Spread							
Fuel Type	Fuel Model	Typical 15mph SW		Atypical 30mph SW		Santa Ana 60mph E/NE	
		FL	ROS	FL	ROS	FL	ROS
Annual Grass	GR1	3.5	13.6	3.5	14.1	3.4	12.6
Coastal Sage Scrub	SCAL18	13.3	21.8	11.7	16.4	9.1	9.6

Notes:
FL - Flame Length in feet
ROS - Rate of Spread in feet per minute
GR1 - Low Load Grass Dry Climate Fuel Model most resembles invasive weedy fuel load on site
SCAL18 - Coastal Sage Scrub/Buckwheat (2-3 ft.)

9. Emergency Procedures

Most wildfire-related deaths occur during evacuation efforts. Factors contributing to the high number of evacuation injuries and deaths include: heavy smoke, flying embers, panicked drivers and numerous cars and horse trailers on roadways. During past wildfires, dark smoke and last minute evacuations have caused panicked evacuees to drive off roads, or collide with other vehicles trapping them in the fire's path. These incidents also compromise the evacuation of other residents, as well as delay firefighters from protecting threatened property.

Appendices

APPENDIX 'A'	Project Site Plan
APPENDIX 'B	Fuel Modification Zone Exhibit
APPENDIX 'C'	Prohibited/Undesirable Plant List
APPENDIX 'D'	Project Landscape Plan with Fuel Modification Zone
APPENDIX 'E'	Project Service Availabilty Form – Water

David C. Bacon Mar. 13, 2014 David C. Bacon President, ***FIREWISE*** **2000, Inc.**

Prepared By (Signature) Date Printed Name Title

4/29/14 STEVE LANE

Property Owner (Signature) Date Printed Name Title

APPENDIX 'A'

Site Plan

for

Vista Valley Pool Center

SITE PLAN
FOR VISTA VALLEY POOL CENTER

EXISTING EASEMENTS

(5) ITEM #5 AN EASEMENT FOR PRIVATE ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1965 AS INSTRUMENT NO. 38913 OF OFFICIAL RECORDS.

(6) ITEM #6 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 21, 1959 AS INSTRUMENT NO. 85619 OF OFFICIAL RECORDS.

(10) ITEM #10 AN EASEMENT FOR PRIVATE ROAD AND INCIDENTAL, RECORDED JULY 8, 1977 AS INSTRUMENT NO. 77-271082 OF OFFICIAL RECORDS.

(15) ITEM #15 A PERPETUAL EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 8, 1981 AS INSTRUMENT NO. 81-288022 OF OFFICIAL RECORDS.

(A6) PARCEL A6 PROPOSED ELIMINATION

AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES, OVER THE WESTERLY 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 546 FEET (MEASURED ALONG THE EASTERLY LINE) OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 14, 1885, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE EAST SECTION LINE, SOUTH 2°23'20" EAST 1315.38 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 87°53'30" WEST 417.34 FEET; THENCE NORTH 27°34'30" WEST 434.70 FEET; THENCE NORTH 17°07'30" WEST 408.40 FEET; THENCE NORTH 9°33'30" WEST 509.10 FEET; THENCE NORTH 5°58'20" WEST 16.62 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, DISTANT NORTH 88°27'15" WEST 725.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 4; THENCE ALONG SAID NORTH LINE, SOUTH 88°27'15" EAST 725.08 FEET TO THE POINT OF BEGINNING.

(16) VISTA VALLEY DRIVE, PRIVATE ROAD EASEMENT, GRANTED PER DOCUMENT RECORDED 9-15-80 AS FILE NO. 80-297853 AND AS F.P. 80-297854

(17) SITE ACCESS EASEMENT, GRANTED PER DOCUMENT RECORDED 8/12/03 AS FILE NO. 2003-0984414

PROJECT INFORMATION

LANDOWNER:	VICE HAVENS LP, A CALIFORNIA LIMITED PARTNERSHIP 28354 VISTA VALLEY DRIVE VISTA, CA 92084
REPRESENTATIVE:	LAND PLANNING CONSULTANTS BROOKS CAVANAUGH PHONE (760) 758-7710
APN:	170-271-24
LAND AREA:	9.55 +/- ACRES GROSS 9.18 +/- ACRES NET
ZONING:	A70
PLANNING GROUP:	RAINBOW COMMUNITY PLANNING GROUP
FIRE DISTRICT:	DEER SPRINGS FIRE PROTECTION DISTRICT
WATER:	RAINBOW MUNICIPAL WATER DISTRICT
SEWER:	RAINBOW MUNICIPAL WATER DISTRICT
USE CLASSIFICATION:	SPORTS AND RECREATIONAL ACTIVITIES/MUP
PRIMARY ACCESS:	VISTA VALLEY DRIVE FROM SORRENTO VALLEY ROAD

BUILDING USE DESCRIPTION

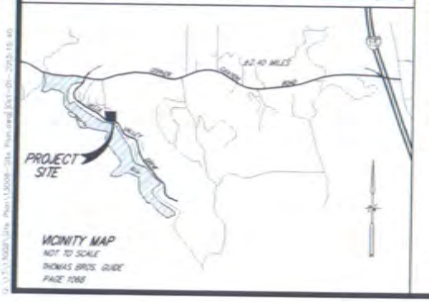
BUILDING A
SIZE: 2450 SF-FLOOR AREA
500 SF-COVERED PATIO
USE: MENS/WOMENS LOCKERS, LAUNDRY, GRILL PATIO

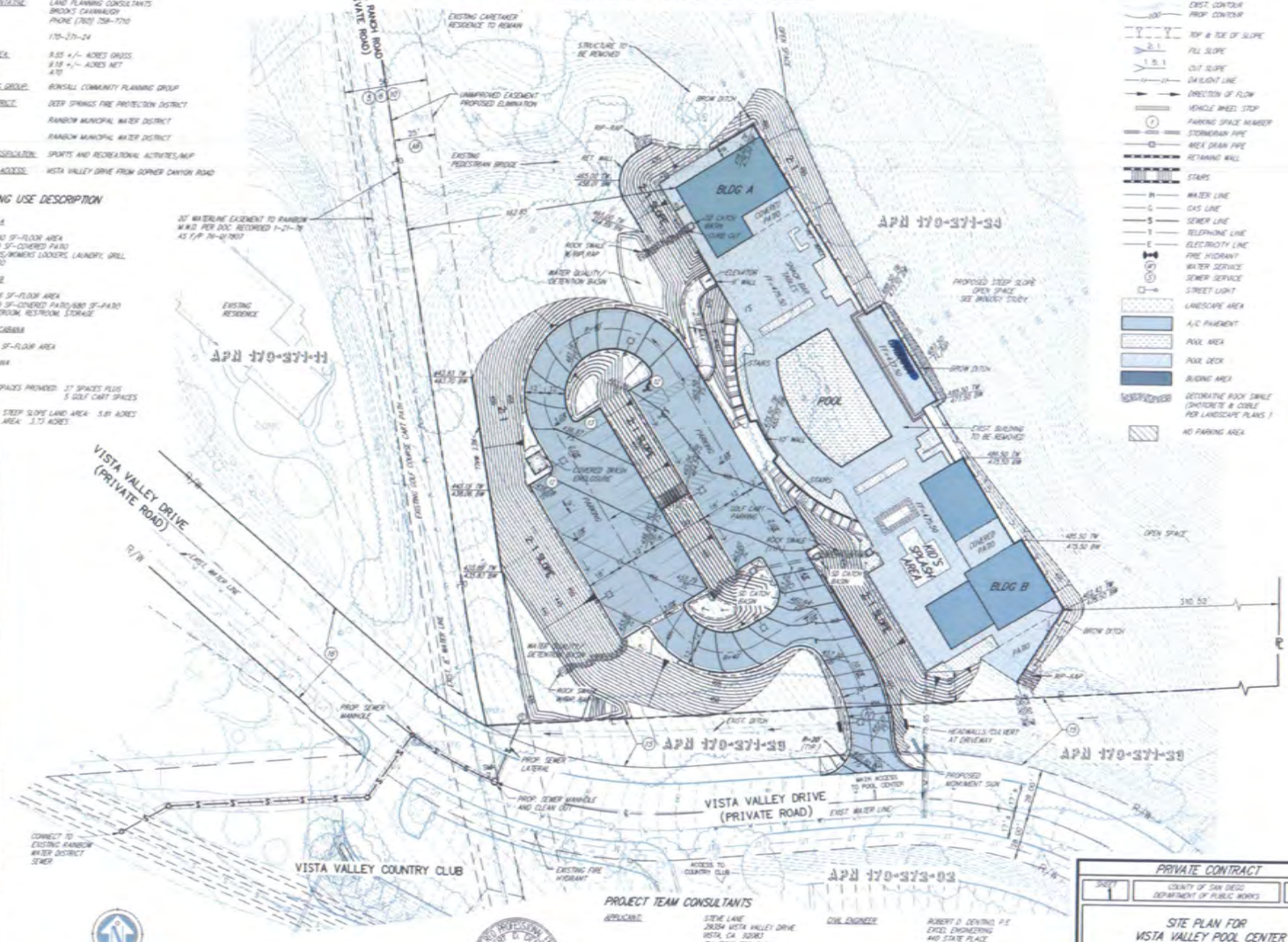
BUILDING B
SIZE: 3476 SF-FLOOR AREA
1320 SF-COVERED PATIO/680 SF-PATIO
USE: GAMEROOM, RESTROOM, STORAGE

COVERED CABANA
SIZE: 985 SF-FLOOR AREA
USE: CABANA

PARKING SPACES PROVIDED: 17 SPACES PLUS 5 GOLF CART SPACES

ESTIMATED STEEP SLOPE LAND AREA: 5.81 ACRES
REMAINING AREA: 3.73 ACRES





LEGENDS & SYMBOLS

BOUNDARY LINE
CURB LINE
CURB & GUTTER
EXIST. CONTOUR
PROP. CONTOUR
TOP & TOE OF SLOPE
FILL SLOPE
CUT SLOPE
DAYLIGHT LINE
DIRECTION OF FLOW
VEHICLE WHEEL STOP
PARKING SPACE NUMBER
STORMDRAIN PIPE
AREA DRAIN PIPE
RETAINING WALL
STAIRS
WATER LINE
GAS LINE
SEWER LINE
TELEPHONE LINE
ELECTRICITY LINE
FIRE HYDRANT
WATER SERVICE
SEWER SERVICE
STREET LIGHT
LANDSCAPE AREA
A/C PAVEMENT
POOL AREA
POOL DECK
BUILDING AREA
DECORATIVE ROCK SWALE (SHOTCRETE & COBBLE PER LANDSCAPE PLANS.)
NO PARKING AREA

SCALE: 1"=30'
0 30 60 90 120

PROJECT TEAM CONSULTANTS

APPLICANT
STEVE LANE
28354 VISTA VALLEY DRIVE
VISTA, CA 92083
PH (760) 758-2830
SRLANE@SBCGLOBAL.NET

LAND CONSULTANT
BROOKS CAVANAUGH
LAND PLANNING CONSULTANTS
777 W. VISTA WAY
VISTA, CA 92084
PH (760) 758-7710
BCAVANAUGH@AOL.COM

CIVIL ENGINEER
ROBERT D. DENTINO, P.E.
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PH (760) 745-8118
RDENTINO@EXCELENGINEERING.NET

LANDSCAPE ARCHITECT
TIM SMITH
WYNN-SMITH LANDSCAPE ARCHITECTURE
12315 OAK KNOLL ROAD, SUITE 230
POWAY, CA 92064
PH (858) 513-0030
TIM@WYNN-SMITH.COM

REGISTERED PROFESSIONAL ENGINEER ROBERT D. DENTINO No. 45629 Exp 12-31-14 CIVIL STATE OF CALIFORNIA

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
1		1

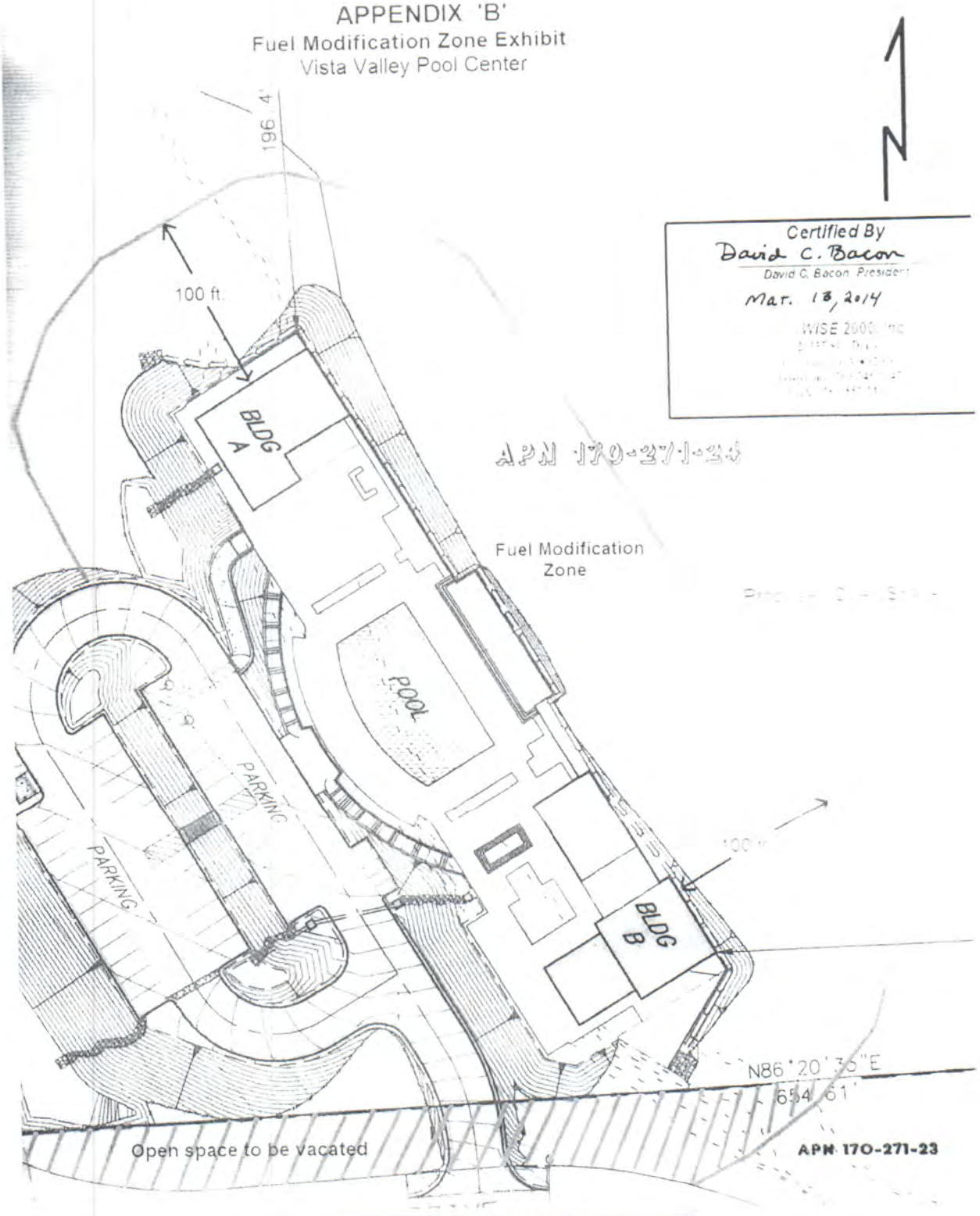
SITE PLAN FOR
VISTA VALLEY POOL CENTER

APPLICANT: STEVE LANE (760) 716-1598

APPROVED: DOUGLAS M. ISBELL COUNTY ENGINEER	ENGINEER OF WORK: ROBERT D. DENTINO, R.C.E. 45629
BY:	GRADING PERMIT NO.
DATE:	

APPENDIX 'B'

Fuel Modification Zone Exhibit
Vista Valley Pool Center



Certified By
David C. Bacon
David C. Bacon, President
Mar. 18, 2014
WISE 2000, Inc.

LEGEND

- Fuel Modification Zone - 100 ft. zone includes thinning vegetation to 50% cover & landscaping on manufactured cut and fill slopes.
- Area of Open Space to be vacated for driveway entrance, signing & landscaping.

APPENDIX 'C'

PROHIBITED/UNDESIRABLE PLANT LIST

The following species are highly flammable and should be avoided when planting within the Fuel Treatment Zone. The plants listed below are more susceptible to burning, due to rough or peeling bark, production of large amounts of litter, vegetation that contains oils, resin, wax, or pitch, large amounts of dead material in the plant, or plantings with a high dead to live fuel ratio. Some of these species, if existing on the property and adequately maintained (pruning, thinning, irrigation, litter removal, and weeding), may remain as long as the potential for spreading a fire has been reduced or eliminated.

BOTANICAL NAME	COMMON NAME
Abies species	Fir Trees
Acacia species	Acacia (trees, shrubs, groundcovers)
Adenostoma sparsifolium**	Red Shanks
Adenostoma fasciculatum**	Chamise
Agonis juniperina	Juniper Myrtle
Araucaria species	Monkey Puzzle, Norfolk Island Pine
Artemesia californica**	California Sagebrush
Bambusa species	Bamboo
Cedrus species	Cedar
Chamaecyparis species	False Cypress
Coprosma pumila	Prostrate Coprosma
Cryptomeria japonica	Japanese Cryptomeria
Cupressocyparis leylandii	Leylandii Cypress
Cupressus forbesii**	Tecate Cypress
Cupressus glabra	Arizona Cypress
Cupressus sempervirens	Italian Cypress
Dodonea viscosa	Hopseed Bush
Eriogonum fasciculatum**	Common Buckwheat
Eucalyptus species	Eucalyptus
Heterotheca grandiflora**	Telegraph Plant
Juniperus species	Junipers
Larix species	Larch
Lonicera japonica	Japanese Honeysuckle
Miscanthus species	Eulalia Grass
Muehlenbergia species**	Deer Grass
Palmae species	Palms
Picea species	Spruce Trees
Pickeringia Montana**	Chaparral Pea
Pinus species	Pines
Podocarpus species	Fern Pine
Pseudotsuga menziesii	Douglas Fir
Rosmarinus species	Rosemary
Salvia mellifera**	Black Sage
Taxodium species	Cypress
Taxus species	Yew
Thuja species	Arborvitae
Tsuga species	Hemlock
Urtica urens**	Burning Nettle

** San Diego County native species

APPENDIX 'C' References:

Gordon, H. White, T.C. 1994. Ecological Guide to Southern California Chaparral Plant Series. Cleveland National Forest.

Willis, E. 1997. San Diego County Fire Chief's Association. Wildland/Urban Interface Development Standards

City of Oceanside, California. 1995. Vegetation Management. Landscape Development Manual. Community Services Department, Engineering Division.

City of Vista, California 1997. Undesirable Plants. Section 18.56.999. Landscaping Design, Development and Maintenance Standards.

www.bewaterwise.com. 2004. Fire-resistant California Friendly Plants.

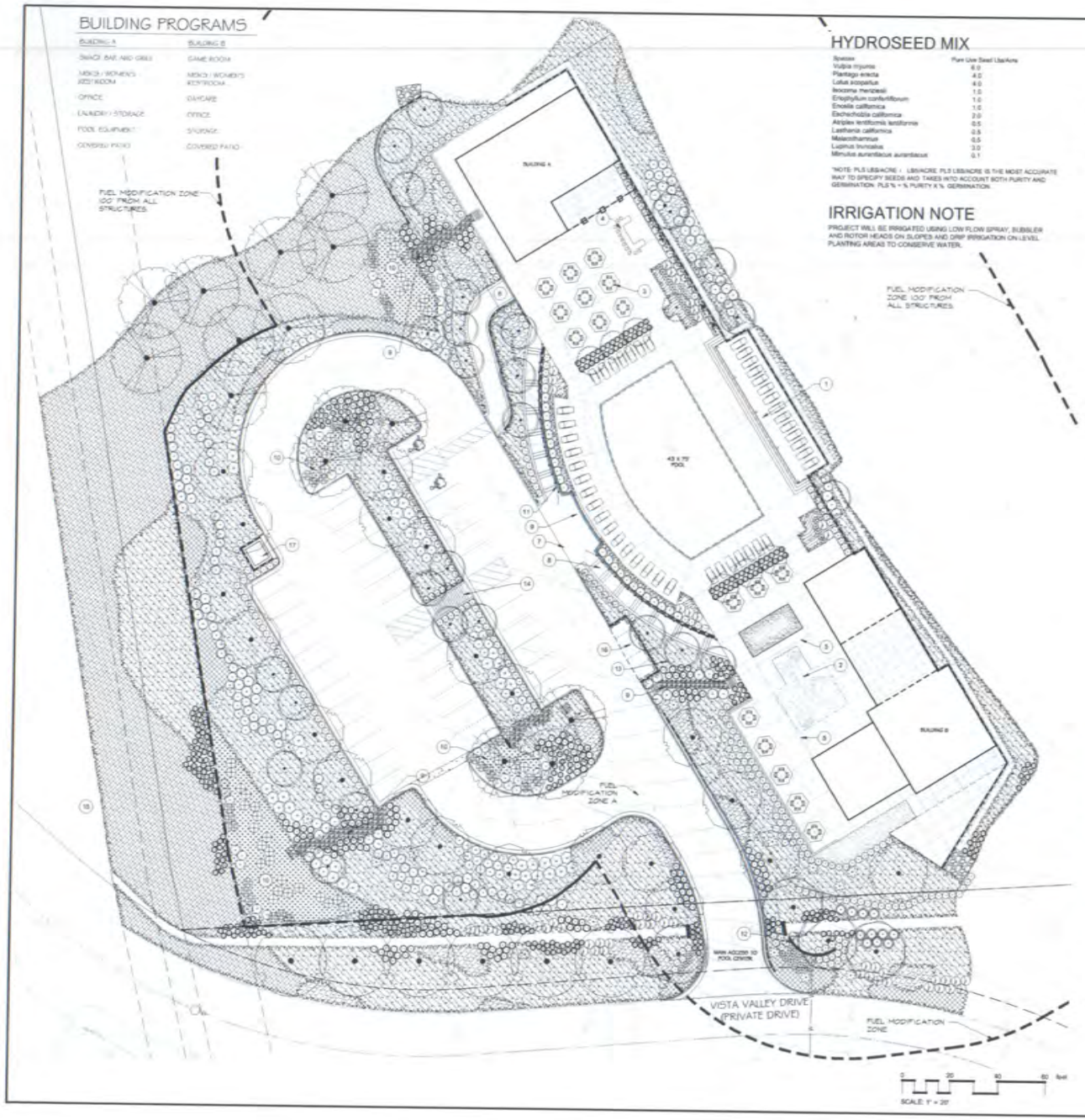
www.ucfpl.ucop.edu. 2004. University of California, Berkeley, Forest Products Laboratory, College of Natural Resources. Defensible Space Landscaping in the Urban/Wildland Interface. A Compilation of Fire Performance Ratings of Residential Landscape Plants.

County of Los Angeles Fire Department. 1998. Fuel Modification Plan Guidelines. Appendix I, Undesirable Plant List, and Appendix II, Undesirable Plant List.

APPENDIX 'D'

Project Landscape Plan

with Fuel Modification Zone



HYDROSEED MIX

Species	Pure Live Seed / Use/Acre
Vulpia myuros	6.0
Plantago erecta	4.0
Lotus scoparius	4.0
Isocoma menziesii	1.0
Eriophyllum confertiflorum	1.0
Encelia californica	1.0
Eschscholzia californica	2.0
Atriplex lentiformis lentiformis	0.5
Lasthenia californica	0.5
Melanthamnus	0.5
Lupinus bicnosatus	3.0
Mimulus aurantiacus aurantiacus	0.1

"NOTE: PLS LBS/ACRE (. LBS/ACRE. PLS LBS/ACRE IS THE MOST ACCURATE WAY TO SPECIFY SEEDS AND TAKES INTO ACCOUNT BOTH PURITY AND GERMINATION. PLS % = % PURITY X % GERMINATION.

IRRIGATION NOTE

PROJECT WILL BE IRRIGATED USING LOW FLOW SPRAY, BUBBLER AND ROTOR HEADS ON SLOPES AND DRIP IRRIGATION ON LEVEL PLANTING AREAS TO CONSERVE WATER.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Cercis occidentalis	Western Redbud	24"box	27
	Citrus x limon 'Meyer	Meyer Lemon	24"box	1
	Olea europaea 'Swan Hill' TM	Swan Hill Olive	24"box	21
	Parkinsonia microphylla	California Sycamore	24"box	15
	Prunus cerasifera 'Atropurpurea'	Purple-leaf Plum	36"box	4
	Schinus molle	California Pepper	24"box	6

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Agave americana 'Medio-picta Alba'	Striped Century Plant	5 gal	27
	Anigozanthos x 'Big Red'	Big Red Kangaroo Paw	1 gal	91
	Artemisia x 'Powis Castle'	Powis Castle Artemisia	5 gal	50
	Carex spissa	San Diego Sedge	1 gal	42
	Cistus 1	Rockrose	5 gal	84
	Cistus 2	Rockrose	5 gal	83
	Cistus x purpureus	Orchid Rockrose	5 gal	11
	Encelia californica	California Encelia	1 gal	72
	Iva hayesiana	San Diego Poverty Weed	1 gal	38
	Lavandula x intermedia 'Phenomenal'	Lavender	5 gal	44
	Leymus condensatus 'Canyon Prince	Native Blue Rye	1 gal	34
	Muhlenbergia capillaris 'Regal Mist' TM	Muhly	1 gal	356
	Muhlenbergia rigens	Deer Grass	1 gal	212
	Rosa edulaire 'Iceberg'	Prickly Rose	5 gal	24
	Salvia clevelandii	Cleveland Sage	1 gal	77
	Westringia fruticosa	Coast Rosemary	5 gal	251

VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Citrus reticulata	Mandarin Orange Espalier	15 gal	2
	Citrus x aurantifolia 'Bearss Seedless'	Bearss Seedless Lime Espalier	15 gal	2
	Citrus x limon 'Eureka'	Eureka Lemon Espalier	15 gal	2
	Citrus x sinensis 'Valencia'	Sweet Orange Espalier	15 gal	2

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	Baccharis pilularis 'Pigeon Point'	Coyote Brush	1 gal	6' o.c.	69,481
	Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Lilac	1 gal	6' o.c.	12,330
	Coreopsis grandiflora	Tickseed	1 gal	24" o.c.	21
	Dymondia margaretae	Dymondia	flat	8" o.c.	871
	Festuca arundinacea 'Marathon II'	Dwarf Cool Season Turf	sod		484 sf
	Juncus patens	California Gray Rush	1 gal	36" o.c.	361
	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	flat	12" o.c.	2,041
	Thymus vulgaris	Common Thyme	1 gal	24" o.c.	51
	Wild Flower Mix	Wild Flowers	seed		15,375 sf

WSLA
WYNN-SMITH LANDSCAPE ARCHITECTURE INC.
12315 OAK KNOLL RD. SUITE 230
POWAY, CA 92064
TEL: 858.513.0030
FAX: 858.513.0032

These designs, drawings and specifications are the property and copyright of the landscape architect and shall not be used on connection with any other work except by agreement with the landscape architect. There shall be no changes or deviation without the consent of the landscape architect. Written dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the landscape architect prior to the commencement of any work.

THOMAS WYNN-SMITH No. 3164 REGISTERED LANDSCAPE ARCHITECT 2-26-14 03-13-14 STATE OF CALIFORNIA

VISTA VALLEY POOL
VISTA VALLEY DRIVE
VISTA, CA 92084

LANDSCAPE CONCEPT PLAN

NORTH

Revisions	No.

TEAM

Date: 03-13-14
Project No: 12-029

Sheet:
L-1.0

APPENDIX 'E'

Service Availability Form (Water)

(PDS-399W)

for

Vista Valley Pool Center

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

W

Please type or use pen

V VCC Havens LP, a California Limited Partnership 760-743-7969
Owner's Name Phone

1578 Palomar Drive
Owner's Mailing Address Street

San Marcos CA 92069
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $ 30

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:_____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from_____ to_____ zone.
☒ Major Use Permit (MUP), purpose: Swim Pool Center
☐ Time Extension...Case No._____
☐ Expired Map...Case No._____
☐ Other_____

B. ☐ Residential . . . . . Total number of dwelling units_____
☐ Commercial. . . . . Gross floor area_____
☐ Industrial . . . . . Gross floor area_____
☒ Other . . . . . Gross floor area 5,926 sq. feet

C. ☐ Total Project acreage 9.55 Total number of lots 1

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Assessor's Parcel Number(s)
(Add extra if necessary)

170-271-24	

Thomas Guide Page _____ Grid _____

29455 Hoxie Ranch Road, Vista, CA 92084
Project address Street

Bonsall 92084
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [signature] Date: November 6, 2013

Address: 1578 Palomar Drive, San Marcos, CA 92069 Phone: 760-743-7969

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Rainbow Municipal Water District Service area Vista

A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. ☐ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached_____. (Number of sheets)
☐ Project will not be served for the following reason(s):_____

C. ☐ **District conditions are attached. Number of sheets attached:**_____
☐ **District has specific water reclamation conditions which are attached. Number of sheets attached:**_____
☒ **District will submit conditions at a later date.**

D. ☐ **How far will the pipeline(s) have to be extended to serve the project?**_____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [signature] Print Name for Kirsten Plonka

Print Title District Engineer Phone (760)728-1125 Date 2/20/14

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123