DUDEK
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605 THIRD STREET
ENCINITAS, CALIFORNIA 92024
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Revised: November 22, 2024 15807

County of San Diego Fire Protection District
5510 Overland Avenue, Suite 400
San Diego, California 91223

Subject: Revised Fire Protection Plan – Letter Report for the Karve Ski Park Project

This Fire Protection Plan (FPP) – Letter Report demonstrates that the Karve Ski Park Project will be in compliance with all applicable portions of the 2023 San Diego County Consolidated Fire Code (Ordinance Number 10836). The Project will also be consistent with Public Resource Code (PRC) Division 4, Part 2, Chapter 3, Section 4291 – Fuel Modification requirements in State Responsibility Area (SRA) Mountainous, Forest-, Brush- and Grass-Covered Lands; applicable sections of the 2022 California Building Code (CBC), California Code of Regulations Title 24, Part 2, Chapter 7A; and applicable sections of the 2022 California Fire Code (CFC), including Chapter 49 as adopted by County of San Diego (County). The Proposed Project would be required to meet the adopted codes at the time of construction. This FPP-Letter Report has been prepared as prescribed in the County's "Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection (County of San Diego revised 2022)" document. For purposes of this FPP- Letter Report, the Karve Ski Park Project will be referred to as the "Project."

Following extensive review of available digital site information, including topography, vegetation types, fire history, and the Proposed Project's site plan, Dudek fire protection planners conducted a field assessment of the Proposed Project on August 19, 2019.

1 Project Description

1.1 Project Overview

The Project proposes an outdoor Ski Park within the City of Escondido, San Diego County, California (Figure 1, Project Vicinity Map and Figure 2, Project Site Plan Map). The 10.45-acre Ski Park occurs on an existing golf driving range within County Assessor Parcel Numbers (APNs) 187-630-12-00 and 187-322-29-00 and is located at 26351 N. Centre City Parkway, Escondido, California. The Project proposes a recreational park to include a Synthetic ski and other winter sports activities, plus a golf driving range.

The Park will be an outdoor, year-round synthetic snow sports complex and recreational park catering to all ages, abilities and skill levels. The primary activity will be designed artificial ski slope which mimics the attributes of snow for both day and nighttime skiing and snowboarding, and provides an affordable, convenient and easier way to learn snow sports. The slope materials will consist of a dry slope that is an artificial or synthetic 'turf like' material that mimics the attributes of real snow and allows skiing, snowboarding and inner tubing. Dry slopes are not

dependent on seasonality and can be enjoyed year-round, in any type of weather (Figures 3a through 3c, Site Grading Plans and Figure 4, Site Grading Sections Maps).

1.2 Project Layout

- **Main Slope: 2 –** There will be intermediate and advanced ski/snowboard areas – Run #1 and Run #2.
- **Bunny / Beginner Slope –** This area will be available to those learning to ski or snowboard.
- **Tubing Slope: 6 –** Multi-run tubing areas for beginners and advanced tubers.
- **Zipline & Jump Tower.** A zipline tower is proposed at the top of the slope which will terminate at the ski jumps platform on main patio area. There will be two Jump Tower platforms adjacent to the main patio area at the base of the skiing area and adjacent the parking lot.
- **Golf Driving Range.** On specified days and times.
- **Magic Carpet Lift System.** A conveyor-style flat "Magic Carpet" lift will transport participants to the ski and tube runs. It will be located at the base of the main slope area and will serve both the ski and tubing areas. A second and smaller "Magic Capet" will be provided for the Beginner slope area along the easter edge of the project site. Typically, staff members will be posted at the entry and exit points to ensure that guest are correctly positioned and riding safely.
- **Village Area Amenities/Services –** four buildings totaling 9,525 square feet (sf) encompasses**:**

    1. **Building A –** 2,000 sf with Box Office and Guest Services, Offices First Aid and Management Office. Building A will be a metal, non-combustible ignition-resistant structure with a Class A fire-rated metal roof and include the installation of a National Fire Protection Association (NFPA) 13 automatic interior fire sprinkler system.
    2. **Building B –** 4,125 sf with Pavilion to include food and bar with seating indoor and outdoor; Restrooms. Large ADA-compliant restrooms in compliance with UBC code. Building B will be a metal, non-combustible ignition-resistant structure with a Class A fire-rated metal roof and include the installation of a National Fire Protection Association (NFPA) 13 automatic interior fire sprinkler system.
    3. **Building C –** 2,400 sf with Equipment rental and Event rooms for groups - 4 which will accommodate 20 – 30 guests in each. Building C will be a metal, non-combustible ignition-resistant structure with a Class A fire-rated metal roof and include the installation of a National Fire Protection Association (NFPA) 13 automatic interior fire sprinkler system.
    4. **Building D –**1,000 sf - Maintenance and storage building. Building D will be a metal, non-combustible ignition-resistant structure with a Class A fire-rated metal roof and include the installation of a National Fire Protection Association (NFPA) 13 automatic interior fire sprinkler system.

- **Outdoor Patio** – surrounding the Pavilion, a large patio will serve as additional seating, and observation area. There will also be space for two (2) food trucks at the rear of Building C.

1.2.1 Parking

The primary parking lot will be located on the northwestern portion of the property, close to North Centre City Parkway between Jesmond Dene Road and Tierra Libertia Road. There will entry and exit points from both roadways.

Total Capacity: 146 parking spaces including:

ADA spaces – 5 spaces provided including 1 Van and 4 regular;
EV parking spaces, 19 EV Charging stations provided, 26 EV spaces ready,12 clean air parking spaces provided;
Bike rack.

Based on research of other similar type facilities in San Bernardino County, there is a sky industry average parking ratio of 2.5 people per vehicle. Applying that standard to this site's 146 parking spaces indicated that the available parking could accommodate up to 365 persons. However, the designed activity areas result in the following demand.

1.2.2 Special Events

The Ski Park will provide Event room for special events. These events will include skiing & snowboarding competitions, holiday & community events, charity fundraisers, etc. Live music may be included and will meet the decibels allowed within the County Zoning Ordinance. All events would end no later than 10:00 PM Sunday through Thursday and extend to 11 PM on Friday and Saturday evenings. Events will be managed through the reservation system as well and as necessary regular activities may be curtailed for larger events.

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SOURCE: GOOGLE EARTH MAPPING SERVICES

DUDEK

0 500 1,000 Feet

FIGURE 1

Project Vicinity Map

Fire Protection Plan Letter Report for the Karve - Ski Park Project, Escondido, CA

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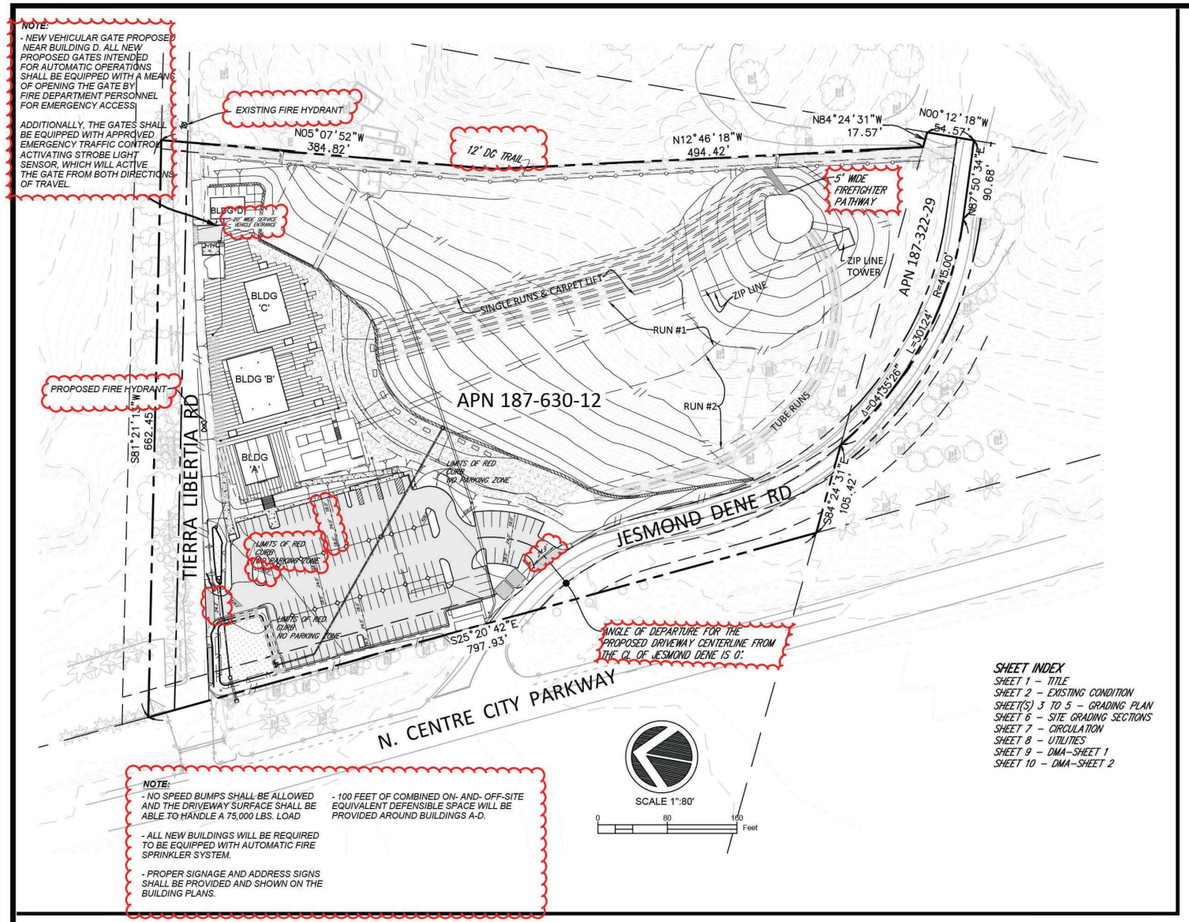
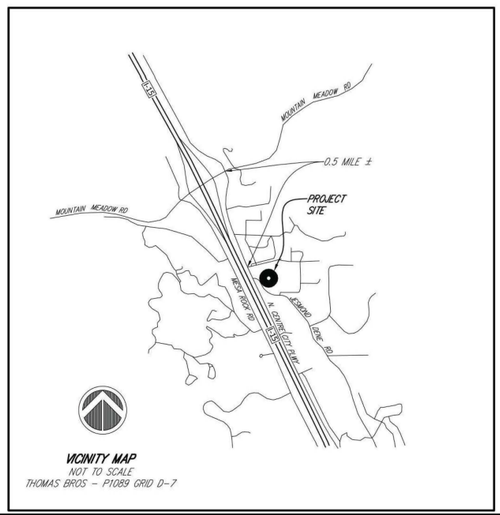


SHEET INDEX



VICINITY MAP
NOT TO SCALE
THOMAS BROS – P1089 GRID D–7

APN: 187–630–12		
USE REGULATIONS		A70
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	NA
	LOT SIZE	1AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	NA
	HEIGHT	G
	LOT COVERAGE	NA
	SETBACK	C
	OPEN SPACE	NA
SPECIAL AREA REGULATIONS		B/B,C

APN: 187–322–29		
USE REGULATIONS		A70
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	NA
	LOT SIZE	1AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	NA
	HEIGHT	G
	LOT COVERAGE	NA
	SETBACK	C
	OPEN SPACE	NA
SPECIAL AREA REGULATIONS		B/B,C

NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO PERFORM AND GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

_____ _____
OWNER DATE
LOVATO EMPIRE LLC
807 MISSION RD
SAN MARCOS, CA 92069

OWNER / DEVELOPER
SD SKI PARTNERS
9520 PATHWAY ST
SANTEE, CA 92071

DEVELOPER ADDRESS
9520 PATHWAY ST
SANTEE, CA 92071

SITE ADDRESS
1507 TIERRA LIBERTIA RD, ESCONDIDO CA

GENERAL PLAN DESIGNATION
SEMI RURAL (SR–1)

PRESENT & PROPOSED USE:
PRESENT: RECREATION
PROPOSED: RECREATION

PUBLIC UTILITIES & DISTRICTS
SEWER – SEPTIC/LEACH
WATER – VALLEY CENTER MUNICIPAL WATER DISTRICT
GAS & ELECTRIC – S.D.G.E.
TELEPHONE – AT&T
FIRE – DEER SPRINGS FIRE PROTECTION DISTRICT
SCHOOLS – GEN ELEMENTARY ESCONDIDO UNION
HIGH ESCONDIDO UNION

SETBACKS FOR SCHEDULE C
FRONT YARD SETBACK – 100 FT FROM CENTERLINE
SIDE YARD INTERIOR SETBACK FROM LOT LINE – 15'
SIDE YARD EXTERIOR SETBACK FROM CENTERLINE – 35'
REAR YARD SETBACK FROM LOT LINE – 25'

SETBACKS FOR SCHEDULE C
FRONT YARD SETBACK – 100 FT FROM CENTERLINE
SIDE YARD INTERIOR SETBACK FROM LOT LINE – 15'
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REAR YARD SETBACK FROM LOT LINE – 25'

SURVEYOR OF WORK
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745–8118
FAX (760) 745–1890

LICENSED LAND SURVEYOR – Michael D. Levin – No. 6896 – STATE OF CALIFORNIA

MICHAEL D. LEVIN, P.L.S. NO. 6896

ENGINEER OF WORK
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745–8118
FAX (760) 745–1890

REGISTERED PROFESSIONAL ENGINEER – ROBERT D. DENTINO – No. 45629 – CIVIL – STATE OF CALIFORNIA

ROBERT D. DENTINO, R.C.E NO. 45629

PRELIMINARY GRADING PLAN PREPARATION DATE:
OCTOBER 2023

FEMA INFORMATON
PER THE FEMA MAP NO. 06073C0803G PANEL 803 OF 2375 WITH AN EFFECTIVE DATE OF MAY 16, 2012, THE SITE IS IN AREA OF MINIMAL FLOOD HAZARD.

LEGAL DESCRIPTION
A PORTION OF THE SOUTHEST QUARTER OF THE NORTHEAST QUARTER & A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF, SECTION 30, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE RECORD OF SURVEY NO. 22732 RECORDED IN THE COUNTY RECORDER'S OFFICE AS FILE NO 2017–7000324 & DATED AUGUST 17, 2017.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAN DIEGO COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD 83, EPOCH 2017.50, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) 'VTOR' AND 'P478', BEING NORTH 84° 30' 26" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

REFERENCED BEARINGS FROM OTHER DOCUMENTS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

PROJECT BENCHMARK
THE BENCHMARK USED FOR THIS PROJECT IS CITY OF ESCONDIDO SURVEY CONTROL POINT NO. 1021, A 2" IRON PIPE WITH 2.5" BRASS DISK STAMPED "EGCS 1992 – 1021", LOCATED ON MESA ROCK ROAD APPROXIMATELY 0.15 MILES SOUTH OF THE INTERSECTION OF MESA ROCK ROAD AND WAITING WOODS DRIVE, SET NEAR THE EAST EDGE OF PAVEMENT, RECORD PER ROS 14236, RECORDED 07/02/1993 AS FILE NO. 93–428510.

ELEVATION: 1045.829 DATUM: NGVD29

SOURCE OF TOPOGRAPHY
THE TOPOGRAPHY SHOWN IS BASED ON AN AERIAL DRONE SURVEY PERFORMED BY CAPTO DRONE SERVICES ON 08/19/2022.

STORM WATER MANAGEMENT PLAN
PLEASE SEE THE SWQMP PREPARED BY EXCEL ENGINEERING FOR THIS PROJECT & IS MADE A PART OF THE ENTITLEMENT PACKAGE.

EARTHWORK QUANTITIES:
THE PRISMOIDAL VOLUME METHOD WAS USED TO CALCULATE THE VALUES SHOWN HEREON. SECTIONS OF STREETS, BIO BASINS & UTILITIES WERE CONSIDERED IN THIS EARTHWORK QUANTITY.

ADJUSTED CUT VOLUME = 17,700 CY
ADJUSTED FILL VOLUME = 17,700 CY
EXPORT = 0 CY

AREA OF DISTURBANCE
6.30 ACRES

PARCEL(S) AREA
GROSS = 10.45 ACRES
NET = 9.00 ACRES

SOURCE: EXCEL ENGINEERING, JULY 2024, SHEET 1 OF 10

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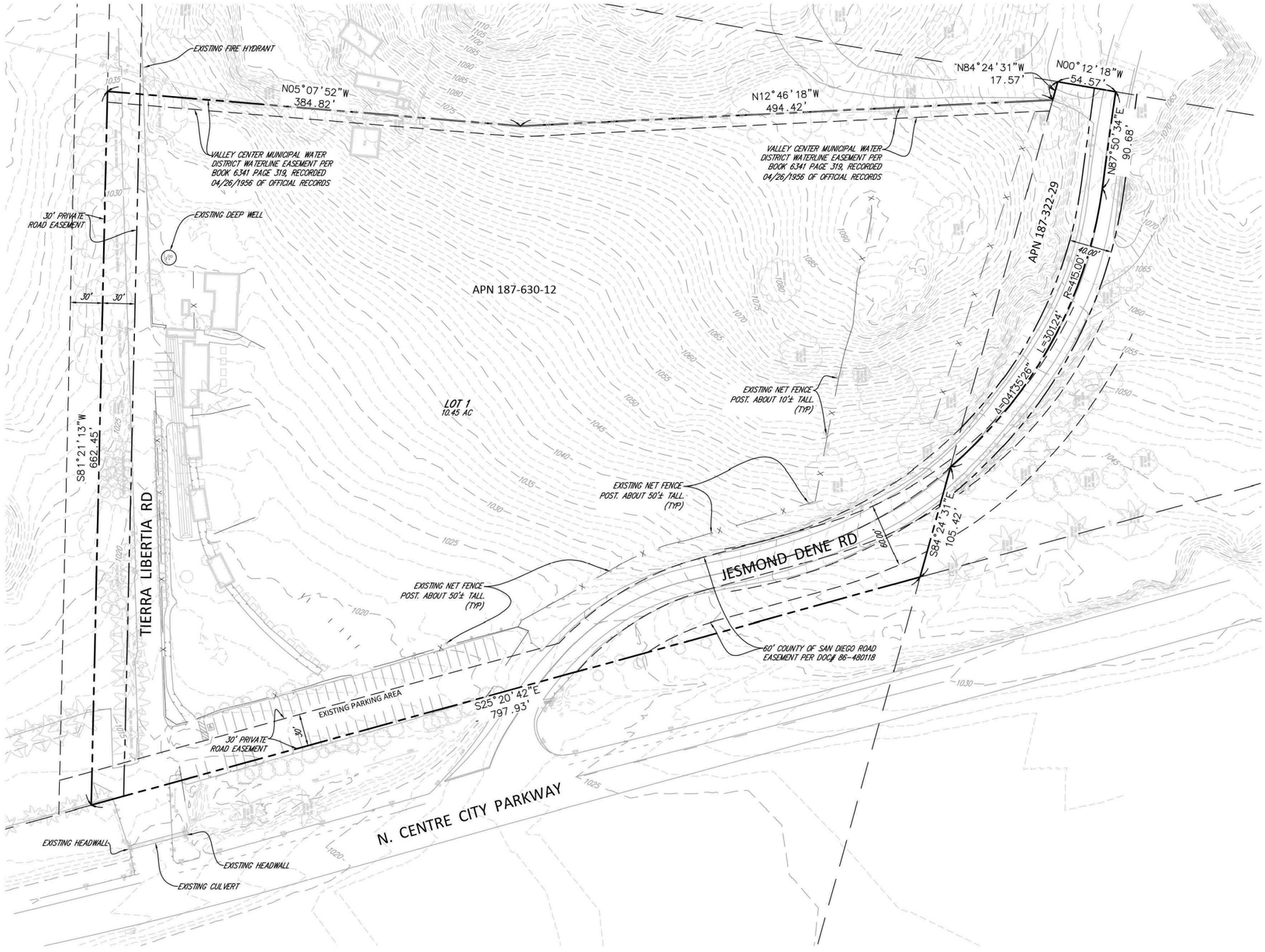
FIGURE 2a
Project Title Sheet
Fire Protection Plan for the Karve - Ski Park Project, Escondido, CA



EXISTING STRUCTURE REMOVAL NOTE:
ALL EXISTING STRUCTURES WITHIN THE PROJECT AREA WILL BE REMOVED. THE EXISTING DEEP WELL IS THE ONLY FACILITY THAT WILL REMAIN. A DEMOLITION PLAN WILL BE PROVIDED AS PART OF THE CONSTRUCTION DOCUMENT.

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE -PL-
- RIGHT OF WAY -RW-
- EXIST. MAJOR CONTOUR 100
- EXIST MINOR CONTOUR
- EXIST. GEOGRID TYPE RETAINING
- EXIST. CMU TYPE RETAINING
- EXIST. SOIL NAIL TYPE RETAINING
- EXIST. WATER MAIN W
- EXIST. SEWER MAIN S
- EXIST. FLOW LINE
- EXIST. PCC BROW DITCH
- EXIST. FIRE LINE F
- EXIST. FIRE HYDRANT
- EXIST. STREET/PARKING LIGHT
- EXIST. STORM DRAIN INLETS/CLEANOUTS
- EXIST. WATER SERVICE LATERAL W
- EXIST. SEWER SERVICE LATERAL S
- EXIST. FIRE SERVICE LATERAL F
- EXIST. PCC CURB
- EXIST. PCC CURB & GUTTER

SCALE 1":50'

0 50 100 Feet

SOURCE: EXCEL ENGINEERING, JULY 2024, SHEET 2 OF 10

FIGURE 2b

Project Existing Conditions

Fire Protection Plan for the Karve - Ski Park Project, Escondido, CA

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MATCHLINE SEE SHEET 4 FOR CONTINUATION

MATCHLINE SEE SHEET 5 FOR CONTINUATION

PROPOSED LEACH FIELD AREA

6 SINGLE RUNS

MAGIC CARPET LIFT

RUN #1

RUN #2

ZIP LINE

TUBE RUN

APN 187-630-12

BLDG 'B'
55'x75'
FF = 1029.90

BLDG 'A'
40'x50'
FF = 1029.25

COVERED TIX BOOTH

13'x13' AIRBAG

15'x20' PLATFORM +18' afg

15'x20' PLATFORM +30' afg

freefall

20'x25' AIRBAG

15'x20' PLATFORM +20' afg

2:1 MAX

TIERRA LIBERTIA RD

30' PRIVATE ROAD EASEMENT

S81°21'13"W
62.45'

S25°20'42"E
797.93'

JESMOND DENE RD

ROW

60' COUNTY OF SAN DIEGO ROAD EASEMENT PER DOC# 86-480118

EXISTING HEADWALL

EXISTING HEADWALL

EXISTING CULVERT

N. CENTRE CITY PARKWAY

CONSTRUCTION NOTES

SURFACE IMPROVEMENTS

- SI-01 AC PAVEMENT
- SI-02 PCC DRIVEWAY PER SDRSD 14B & 14E
- SI-03 6" PCC CURB
- SI-04 6" PCC CURB & GUTTER
- SI-05 PCC SIDEWALK
- SI-06 PCC RAMP
- SI-07 PCC STAIRS
- SI-08 SIGNAGE. SEE SEPARATE SIGNAGE PLAN.
- SI-09 CMU WALL
- SI-10 TREE WELL WITH 20' CANOPY TREE
- SI-11 3' CURB CUTS W/ ROCK VELOCITY DISSIPATER
- SI-12 BIOFILTRATION BASIN CURB CUT PER GS-5.02

STORM DRAIN/WATER QUALITY IMPROVEMENTS

- SD-01 STORM DRAIN INLET
- SD-02 GRAVEL TRENCH DRAIN. SEE DETAIL "A".
- SD-03 STORM DRAIN PIPE
- SD-04 AREA DRAIN PIPE
- SD-05 U TYPE HEADWALL
- SD-06 WATER QUALITY BASIN. SEE DETAILS ON SHEET .
- SD-07 48"ø DETENTION PIPE
- SD-08 DISPERSION SWALE PER GS-2.07, MINIMUM AREA=165 SF
- SD-09 CISTERN
- SD-10 SD IN-LINE TRASH SEPARATOR

UTILITY IMPROVEMENTS

- UT-01 FIRELINE MAIN
- UT-02 FIRE HYDRANT
- UT-03 FIRE SERVICE LATERAL
- UT-04 DOMESTIC WATER SERVICE LATERAL
- UT-05 IRRIGATION WATER SERVICE LATERAL
- UT-06 PRIVATE SEWER LINE CONNECTION POINT FOR THE BLDGS ON THE UPPER PAD
- UT-07 PRIVATE ON-SITE SEWER LINE
- UT-08 9,000 GALS GREASE TRAP
- UT-09 20,000 GALS SEPTIC TANK
- UT-10 STS TANKS
- UT-11 PUMP TO CONVEY SEWAGE TO LEACH FIELD
- UT-12 PRIVATE ON-SITE PRESSURE & RETURN SEWER LINES

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE (-PL-)
- RIGHT OF WAY (-RW-)
- EXIST MAJOR CONTOUR (100)
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR (100)
- PROPOSE MINOR CONTOUR
- GEOGRID TYPE RETAINING
- CMU TYPE RETAINING
- SOIL NAIL TYPE RETAINING
- EXIST WATER MAIN (W)
- EXIST SEWER MAIN (S)
- NEW WATER MAIN (W)
- NEW SEWER MAIN (S)
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE (F)
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL (W)
- SEWER SERVICE LATERAL (S)
- FIRE SERVICE LATERAL (F)
- PCC CURB
- PCC CURB & GUTTER
- 10' HIGH ACOUSTIC FENCE

22-009 EARTHWORKS SKI (04/13/2023)

EARTHWORK CALCULATION TABLE

LINE ID	ITEM DESCRIPTION	AREA (SF)	SECTION/LENGTH (FT)	VOL (CY)	ROUNDED
1	RAW CUT			16153.01	16,160.00
2	PARKING	8,605.00	0.75	239.03	240.00
3	BLDG FLOOR SECTION	8,605.00	0.75	239.03	240.00
4	WQ BASINS	3,990.65	5.00	739.01	740.00
5	TOTAL CUT			17,370.08	17,380.00
6					
7	RAW FILL			17,761.53	17,770.00
8	SHRINKAGE 0% (APPLIED TO RAW CUT)	16,153.01	0.00	0.00	0.00
9	TOTAL FILL			17,761.53	17,770.00
10	IMPORT			-391.45	-390.00
11	FOR PERMITTING PURPOSES, SAY BALANCE AT (CY)	17,700.00			

SOURCE: EXCEL ENGINEERING, JULY 2024, SHEET 3 OF 10

SCALE 1":30'

0 30 60

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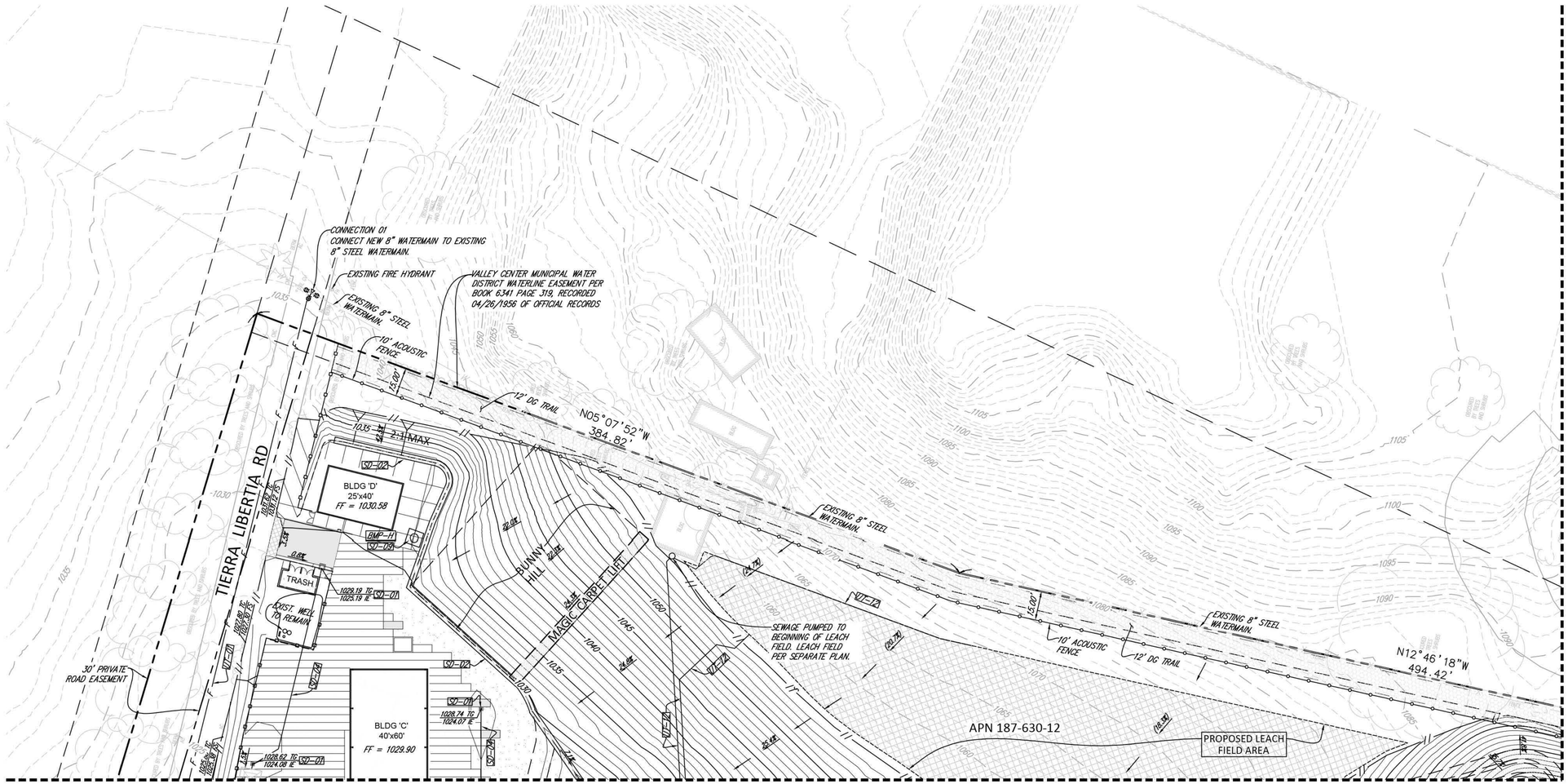
FIGURE 3a

Project Grading Plan - Sheet 1

Fire Protection Plan for the Karve - Ski Park Project, Escondido, CA



CONSTRUCTION NOTES

SURFACE IMPROVEMENTS

SI-01	AC PAVEMENT
SI-02	PCC DRIVEWAY PER SDRSD 14B & 14E
SI-03	6" PCC CURB
SI-04	6" PCC CURB & GUTTER
SI-05	PCC SIDEWALK
SI-06	PCC RAMP
SI-07	PCC STAIRS
SI-08	SIGNAGE. SEE SEPARATE SIGNAGE PLAN.
SI-09	CMU WALL
SI-10	TREE WELL WITH 20' CANOPY TREE
SI-11	3' CURB CUTS W/ ROCK VELOCITY DISSIPATER
SI-12	BIOFILTRATION BASIN CURB CUT PER GS-5.02

STORM DRAIN/WATER QUALITY IMPROVEMENTS

SD-01	STORM DRAIN INLET
SD-02	GRAVEL TRENCH DRAIN. SEE DETAIL "A".
SD-03	STORM DRAIN PIPE
SD-04	AREA DRAIN PIPE
SD-05	U TYPE HEADWALL
SD-06	WATER QUALITY BASIN. SEE DETAILS ON SHEET.
SD-07	48"ø DETENTION PIPE
SD-08	DISPERSION SWALE PER GS-2.07, MINIMUM AREA=165 SF
SD-09	CISTERN
SD-10	SD IN-LINE TRASH SEPARATOR

UTILITY IMPROVEMENTS

UT-01	FIRELINE MAIN
UT-02	FIRE HYDRANT
UT-03	FIRE SERVICE LATERAL
UT-04	DOMESTIC WATER SERVICE LATERAL
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UT-08	9,000 GALS GREASE TRAP
UT-09	20,000 GALS SEPTIC TANK
UT-10	STS TANKS
UT-11	PUMP TO CONVEY SEWAGE TO LEACH FIELD
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- 10' HIGH ACOUSTIC FENCE

SOURCE: EXCEL ENGINEERING, JULY 2024, SHEET 4 OF 10

SCALE 1":30'

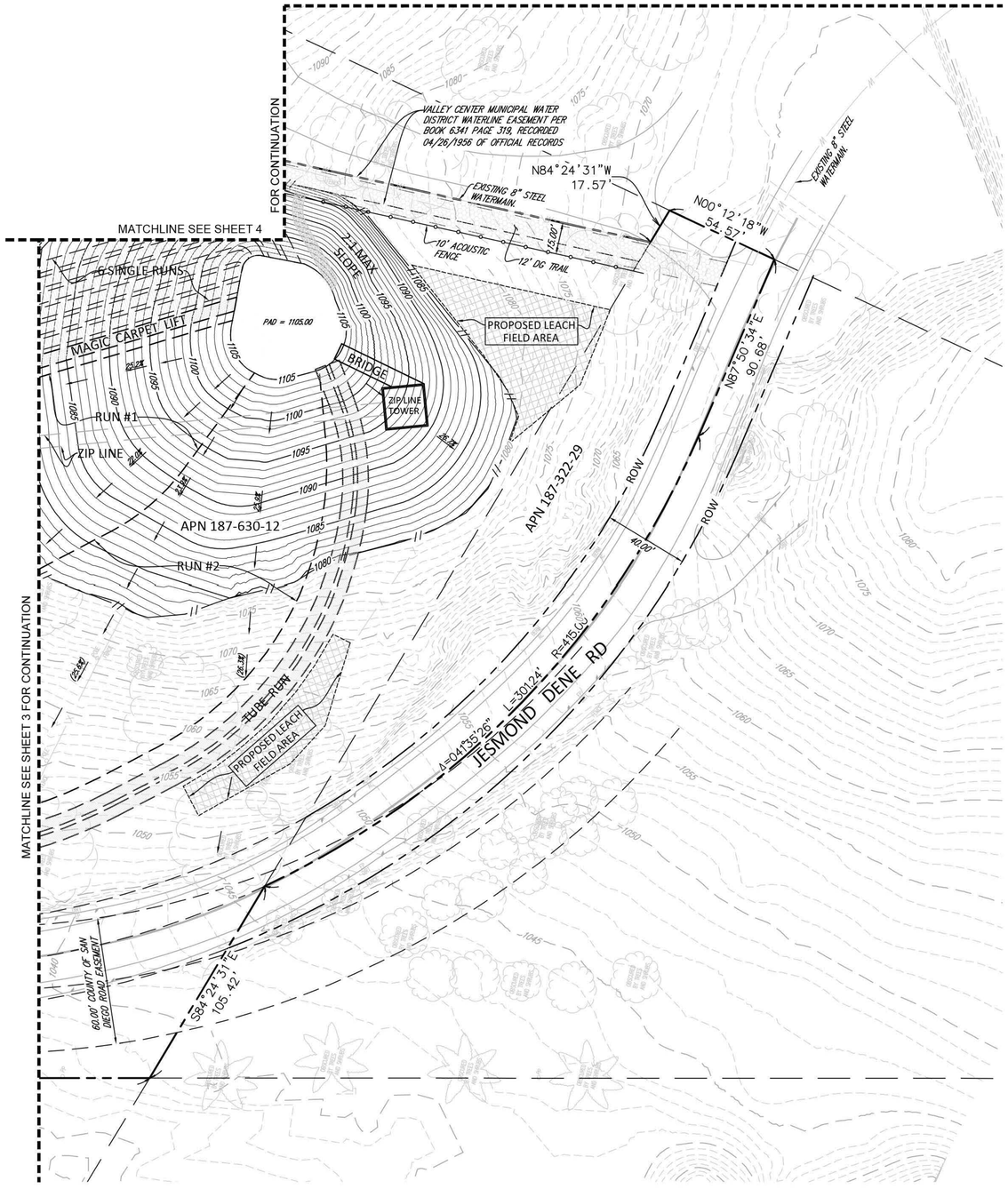
0 30 60

DUDEK

FIGURE 3b

Project Grading Plan - Sheet 2

Fire Protection Plan for the Karve - Ski Park Project, Escondido, CA



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- EXIST SEWER MAIN (S)
- NEW WATER MAIN (W)
- NEW SEWER MAIN (S)
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE (F)
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL (W)
- SEWER SERVICE LATERAL (S)
- FIRE SERVICE LATERAL (F)
- PCC CURB
- PCC CURB & GUTTER
- 10' HIGH ACOUSTIC FENCE

SOURCE: EXCEL ENGINEERING, JULY 2024, SHEET 5 OF 10

DUDEK

SCALE 1":30'

0 30 60 Feet

FIGURE 3c

Project Grading Plan - Sheet 2

Fire Protection Plan for the Karve - Ski Park Project, Escondido, CA

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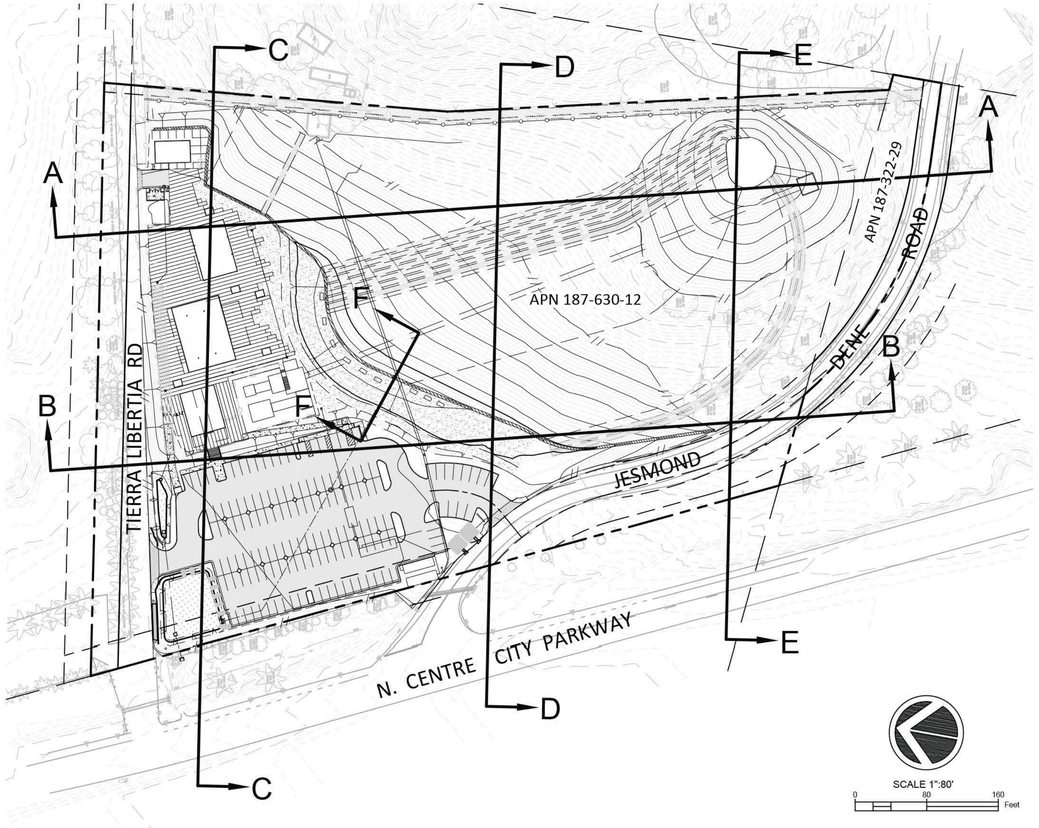
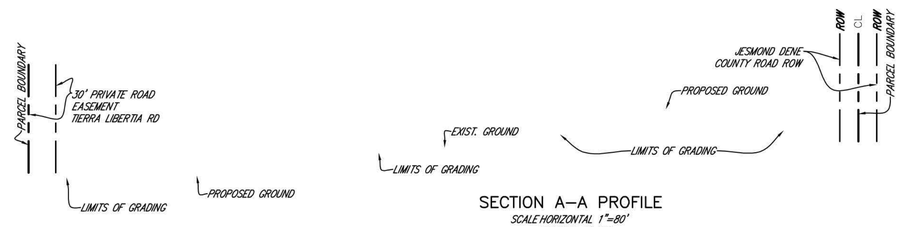


SITE GRADING SECTION(S) PLAN VIEW



SECTION A–A PROFILE
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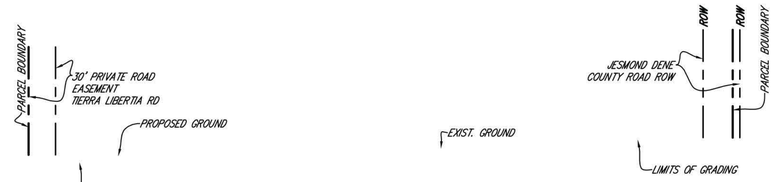
VERTICAL 1":80'



SECTION B–B PROFILE
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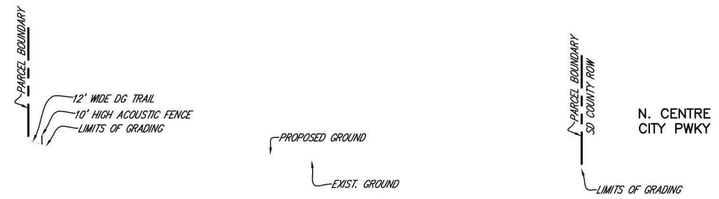
VERTICAL 1":80'



SECTION C–C PROFILE
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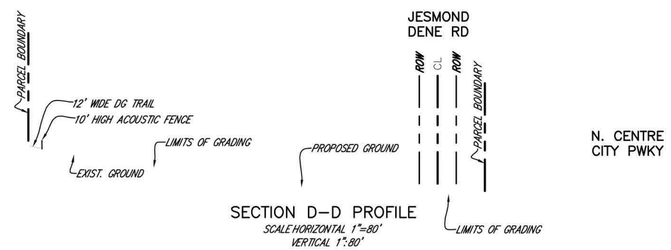
VERTICAL 1":80'



SECTION D–D PROFILE
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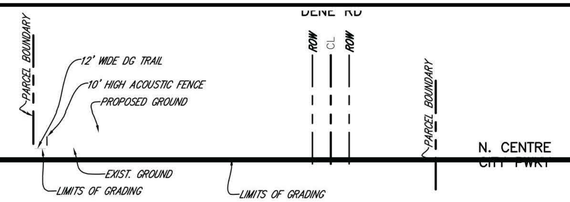
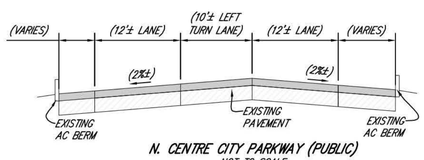
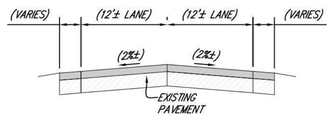
VERTICAL 1":80'



SECTION E–E PROFILE
SCALE HORIZONTAL 1"=80'
VERTICAL 1":80'



N. CENTRE CITY PARKWAY (PUBLIC)
NOT TO SCALE



JESMOND DENE RD (PUBLIC)
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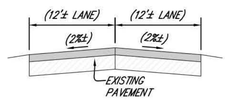
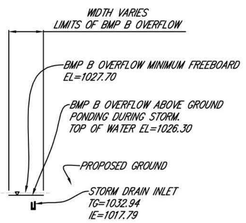
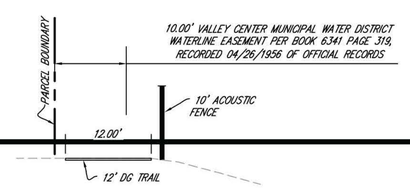


TIERRA LIBERTIA RD (PRIVATE)
NOT TO SCALE



SECTION F–F PROFILE
BMP B OVERFLOW
SCALE HORIZONTAL 1"=80'
VERTICAL 1":40'



TYPICAL SECTION EAST PL
SCALE HORIZONTAL 1"=10'
VERTICAL 1":10'

SOURCE: EXCEL ENGINEERING, JULY 2024, SHEET 6 OF 10

DUDEK

FIGURE 4

Site Grading Plan - Plan View

Fire Protection Plan for the Karve - Ski Park Project, Escondido, CA

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2 Environmental Setting

2.1 Project Site Characteristics and Fire Environment

Fire environments are dynamic systems and include many types of environmental factors and project site characteristics. Fires can occur in any environment where conditions are conducive to ignition and fire movement. Areas of naturally vegetated open space are typically comprised of conditions that may be favorable to wildfire spread. The three major components of the fire environment are topography, vegetation (fuels), and climate. The state of each of these components and their interactions with each other determines the potential characteristics and behavior of a fire at any given moment. It is important to note that wildland fire may transition to urban fire if structures are receptive to ignition. Structure ignition depends on a variety of factors and can be prevented through a layered system of protective features including fire-resistive landscapes directly adjacent to the structures, application of known ignition resistive materials and methods, and suitable infrastructure for firefighting purposes. Understanding the existing wildland vegetation and urban fuel conditions on and adjacent to the site is necessary to understand the potential for fire within and around the Project site.

The following sections discuss the project site's characteristics and the surrounding region, local climate, and fire history within and adjacent to the property at a regional scale. The Karve Ski Park Project is similar concerning topography, vegetative cover, and proximity to adjacent residential areas, available access, and planned use. The intent of evaluating conditions at a macro-scale provides a better understanding of the regional fire environment, which is not constrained by property boundary delineations.

2.2 Project Location

The Project site is located within the unincorporated areas of northern portion of the City of Escondido, on the existing Thunderbird Golf Driving Range. The Thunderbird Driving Range is generally bound by Interstate 15 (I-15) and North Centre City Parkway on the west, Jesmond Dene Road on the west and south, and Tierra Libertia Road on the north. The Project site located on APNs 187-630-12-00 and 187-322-29-00, which lies within Section 30, Township 11 South, Range 2 West of the Escondido U.S. Geographical Survey 7.5-minute quadrangle map. In general, the property is surrounded by existing semi-rural single-family residential homes abut the south and east sides of the project site's boundaries, as well as further north and west; I-15 is located directly to the west, and Moon Valley Nurseries directly to the north and on the west side of I-15.

Initial emergency response to all fire, medical, and associated emergencies is the responsibility of the Deer Springs Fire Protection District (DSFPD), with DSFPD Station 2 being the closest fire station. The Project's wildland urban interface (WUI) location is completely in an area statutorily designated within the state responsibility area (SRA) Very High Fire Hazard Severity Zone (VHFHSZ) by the County and California Department of Forestry and Fire Protection (CAL FIRE) (CAL FIRE 2010) (See Figure 5, CAL FIRE Fire Hazard Severity Zone Map). CAL FIRE Fire and Resource Assessment Program (CAL FIRE FRAP, 2022) fire history data[1] indicates wildfires have occurred within a 5-mile vicinity of the Project site; however, there have been no recorded wildfires on-site. The 1960 Outside Origin #29 Fire, the

[1] Based on polygon GIS data from CAL FIRE FRAP, which includes data from CAL FIRE, USDA Forest Service Region 5, BLM, NPS, Contract Counties and other agencies. The data set is a comprehensive fire perimeter GIS layer for public and private lands throughout the state and covers fires 10 acres and greater between 1878–2022.

1969 Moosa Fire, and the 1985 Deer Fire were wildfires that have burned within 1-mile of the Project site, and the most recent wildfires in the Project vicinity were the 2007 Coronado Hills Witch Fires.

2.3 Topography

Topography influences fire risk by affecting fire spread rates. Typically, steep terrain results in faster fire spread up-slope and slower fire spread down-slope, unless downslope winds are influencing the fire. Terrain that forms a funneling effect, such as chimneys, chutes, or saddles on the landscape can result in especially intense fire behavior. Conversely, flat terrain tends to have little effect on fire spread, resulting in fires that are driven by vegetation and wind. The Project site elevations are highest in the southern portions of the site where the elevations reach approximately 1,090 feet above mean sea level (amsl). Elevations gradually decrease northwesterly to the low portions of the site where elevations are approximately 1,015 feet amsl, resulting in an elevation difference across the site of approximately 75 feet.

2.4 Climate

Inland, northern San Diego County and the project area's weather are influenced by the Pacific Ocean and are frequently under the influence of a seasonal, migratory subtropical high-pressure cell known as the "Pacific High" (WRCC 2022a). Wet winters and dry summers with mild seasonal changes characterize the Southern California climate. This climate pattern is occasionally interrupted by extreme periods of hot weather, winter storms, or dry, easterly Santa Ana winds. The average high temperature for the project area is approximately 76°F, with average highs in the summer and early fall months (June–September) exceeding 90°F. Precipitation typically occurs from December through March with annual rainfall averaging 16 inches (City of Escondido).

From a regional perspective, the fire risk in southern California can be divided into three distinct "seasons" (Nichols et al. 2011, Baltar et al 2014). The first season, the most active season and covering the summer months, extends from late May to late September. This is followed by an intense fall season characterized by fewer but larger fires. This season begins late September and continues until early November. The remaining months, November to late May cover the mostly dormant, winter season. Mensing et al. (1999) and Keeley and Zedler (2009) found that large fires in the region consistently occur at the end of wet periods and the beginning of droughts. Typically, the highest fire danger in southern California coincides with Santa Ana winds. The Santa Ana wind conditions are a reversal of the prevailing southwesterly winds that usually occur on a region-wide basis near the end of fire season during late summer and early fall. They are dry, warm winds that flow from the higher desert elevations in the east through the mountain passes and canyons. As they converge through the canyons, their velocities increase. Consequently, peak velocities are highest at the mouths of canyons and dissipate as they spread across valley floors. Localized wind patterns on the Project site are strongly affected by both regional and local topography.

The prevailing wind pattern is from the west (on-shore), but the presence of the Pacific Ocean causes a diurnal wind pattern known as the land/sea breeze system. During the day, winds are from the west–southwest (sea) and at night, winds are from the northeast (land), averaging two miles per hour (mph). During the summer season, the diurnal winds may average slightly higher (approximately 16 mph) than the winds during the winter season due to greater pressure gradient forces. Surface winds can also be influenced locally by topography and slope variations. The highest wind velocities are associated with downslope, canyon, and Santa Ana winds. The Project area's climate has a large influence on the fire risk, as drying vegetation during the summer months becomes fuel available to

advancing flames should an ignition be realized. Typically, the highest fire danger is produced by the high-pressure systems that occur in the Great Basin, which result in the Santa Ana winds of Southern California. Sustained wind speeds recorded during recent major fires in San Diego County exceeded 30 mph and may exceed 65 mph during extreme conditions. The Santa Ana wind conditions are a reversal of the prevailing southwesterly winds that usually occur on a region-wide basis during late summer and early fall. Santa Ana winds are warm and dry winds that flow from the higher desert elevations in the north through the mountain passes and canyons. As they converge through the canyons, their velocities increase. Santa Ana winds generally coincide with the regional drought period and the period of highest fire danger. The Project site is affected by Santa Ana winds from the north and east/southeast.

2.5 Vegetation (Fuels)

The entire Project site is either disturbed or developed, consisting of irrigated an irrigated driving range, non-combustible asphalt and concrete parking lot areas, and multiple buildings used as golf facilities for the driving range. Existing eucalyptus trees and Italian Cypress trees line portions of the eastern and southern property boundaries; the majority of the eucalyptus trees and Italian Cypress trees located within the property boundary are proposed to be removed, as identified on the project's Landscape Concept Plan (see Figure 6, Landscape Concept Plan). Existing semi-rural single-family residential properties are located directly to the east, northeast, and southeast that include landscapes that are irrigated and maintained to meet San Diego County's defensible space requirements. Further east there are continuous chaparral fuels in the vicinity of the property, but they are considered to be distant from the project and occur on hills that slope up, away from the valley floor and the adjacent semi-rural residential community. Finally, an existing nursery is located directly to the north which includes an assortment of ornamental tree species that are irrigated and maintained to be sold to the public. Once the Project is completed, the on-site vegetation would primarily be characterized as hardscape or irrigated landscape.

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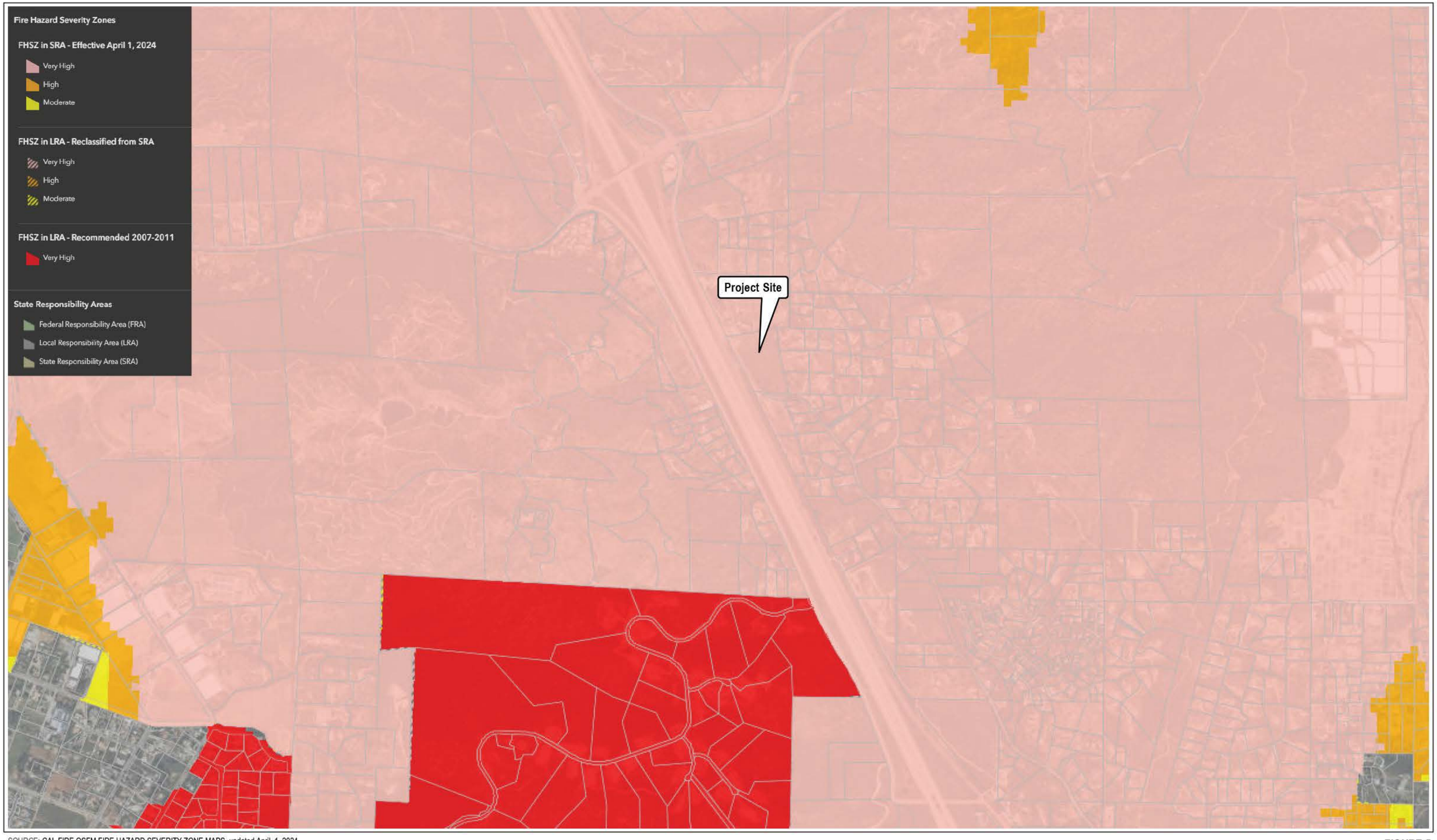

SOURCE: CAL FIRE OSFM FIRE HAZARD SEVERITY ZONE MAPS, updated April, 1, 2024

FIGURE 5
State Responsibility Area (SRA) Fire Hazard Severity Zone Map
Fire Protection Plan for the Karve - Ski Park Project, Escondido, CA

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Landscape Concept Plan
Karve Ski Park

SOURCE: HOWARD ASSOCIATES, LANDSCAPE ARCHITECTURE, JULY 2024

FIGURE 6a

Landscape Concept Plan - Sheet 1

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	WUCOLS ZONE 3
	TREES -			
	EXISTING MATURE TREES TO REMAIN (SEE EXISTING TREE SURVEY, SHT. 2)			
	STREET TREES: (24" BOX SIZE)		12	
	LAGERSTROEMIA I. 'NATCHEZ'	NATCHEZ CRAPE MYRTLE		M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX		M
	ULMUS P. 'TRUE GREEN'	TRUE GREEN EVERGREEN ELM		L
	PARKING AREA TREES: (24" BOX SIZE)		25	
	LAGERSTROEMIA I. 'NATCHEZ'	NATCHEZ CRAPE MYRTLE		M
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW		L
	ULMUS P. 'TRUE GREEN'	TRUE GREEN EVERGREEN ELM		L
	SLOPE TREES: (5 - 15 GAL. SIZE)		28	
	X. CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS		M
	LIQUIDAMBAR STYRACIFLUA	SWEET GUM		M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX		M
	PINUS CANARIENSIS	CANARY ISLAND PINE		L
	PINUS HALEPENSIS	ALLEPO PINE		L
	FRONTAGE THEME TREES: (24" BOX SIZE) - MIX OF THE FOLLOWING		20	
	QUERCUS AGRIFOLIA	COAST LIVE OAK		L
	QUERCUS ENGELMANNII	ENGELMANN OAK		L
	ACCENT & PATIO TREES: (24" BOX SIZE)		10	
	CERCIS C. 'FOREST PANSY'	FOREST PANSY REDBUD		M
	LAURUS NOBILIS	BAY LAUREL		L
	MAGNOLIA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY MAGNOLIA		M
	OLEA 'WILSONII'	FRUITLESS OLIVE		L
	QUERCUS AGRIFOLIA	COAST LIVE OAK		L
	EXISTING TREES TO REMOVED (SEE EXISTING TREE SURVEY, SHT. 2)			
	SHRUBS -			
	SCREENING SHRUBS: (5 GAL. SIZE)			
	ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY TREE		L
	COTONEASTER LACTEUS	PARNEY'S COTONEASTER		L
	HETEROMELES ARBUTIFOLIA	TOYON		L
	VERTICAL ACCENT SHRUBS: (5 GAL. SIZE)			
	BUXUS M. 'UPTIGHT'	UPTIGHT BOXWOOD		M
	PITTOSPORUM TENUIFOLIUM	KOHUHU		M
	PODOCARPUS E. 'ICEE BLUE'	ICEE BLUE YELLOW-WOOD		M
	PRUNUS C. 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL		M
	MASSING/SCREEN SHRUBS: (50% 1 GAL. SIZE AND 50% 5 GAL. SIZE)			
	LIGUSTRUM TEXANUM	TEXAS PRIVET		M
	OLEA E. 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE		L
	WESTRINGIA F. 'BLUE GEM'	BLUE GEM COAST ROSEMARY		L
	ACCENT SHRUBS & GRASSES: (50% 1 GAL. SIZE AND 50% 5 GAL. SIZE)			
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH		L
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH		L
	ROSA 'ICEBERG'	ICEBERG SHRUB ROSE		M
	SENECIO F. 'SKYSCRAPER'	SKYSCRAPPER SENECIO		L
	LOW ACCENT SHRUBS AND GRASSES: (50% 1 GAL. SIZE AND 50% 5 GAL. SIZE)			
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE		L
	AGAVE VICTORIAE-REGINAE	QUEEN VICTORIA AGAVE		L
	DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY		L
	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH		L
	GROUND COVER: FLATTED @ 12" O.C.			
	ROSA 'FLOWER CARPET'	GROUND COVER ROSE		M
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY		L
	SENECIO SERPENS	BLUE CHALKSTICKS		L

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	WUCOLS ZONE 3
	SLOPE SHRUBS: (1 GAL. SIZE)			
	CISTUS X. PURPUREUS	ORCHID ROCKROSE		L
	ENCELIA CALIFORNICA	BUSH SUNFLOWER		L
	SLOPE GROUND COVER: FLATTED @ 12" O.C.			
	BACCHARIS P. 'PIGEON POINT'	PIGEON PT. COYOTE BRUSH		L
	MYOPORUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM		L
	HYDROSEED MIX	(LOW SHRUBS & GRASSES)		L
	BIO-BASIN GRASSES: (PLUGS / 1 GAL. SIZE PLANTED AT 12" O.C.)			
	CAREX TUMULICOLA	FOOTHILL SEDGE		L
	JUNCUS PATENS	SPREADING RUSH		L
	MUHLENBERGIA RIGENS	DEER GRASS		L
	VINE: (5 GAL. STAKED, PLANTED 8' O.C.)			
	PANDOREA JASMINOIDES	BOWER VINE		M
	ROSA BANKSIAE	LADY BANKS' ROSE		M
	WISTERIA SINENSIS	CHINESE WISTERIA		M
	TWINING VINE ON NOISE ATTENUATION FENCE: (1 GAL. STAKED, PLANTED 6' O.C.)			
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE		M

LANDSCAPE NOTES:

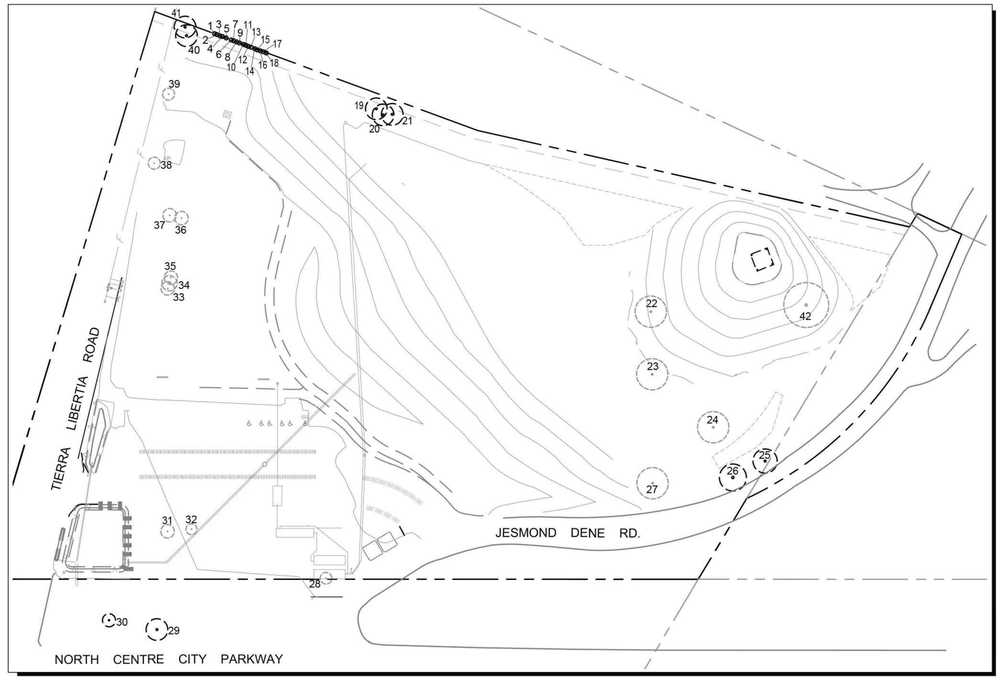
1. THE OWNER SHALL MAINTAIN ALL LANDSCAPING.
2. STREET TREES SHALL BE LOCATED MINIMUM OF:
   3' OUTSIDE OF PUBLIC R.O.W.
   5' FROM PAVING
   7' FROM SEWER LINES
   15' FROM LIGHT POLES
   OUTSIDE OF STREET CORNER SIGHT LINES
3. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A PERMANENT AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM UTILIZING LOW-PRECIPITATION RATE EQUIPMENT AND A SMART CONTROLLER.
4. LANDSCAPE CONSTRUCTION DRAWINGS SHALL BE PREPARED TO MEET THE REQUIREMENTS OF THE SAN DIEGO COUNTY 'WATER CONSERVATION IN LANDSCAPE ORDINANCE' WATER EFFICIENT LANDSCAPE DESIGN MANUAL
5. ALL PROPOSED PLANT MATERIAL OUTSIDE OF SELECT TREES SHALL BE DROUGHT TOLERANT WITH A WUCOLS RATING OF 'LOW'
6. ALL PLANTING AREAS SHALL HAVE A 3" LAYER OF SHREDDED BARK MULCH.
7. NO TURF GRASS IS PROPOSED.
8. EVERY PARKING SPACE IS LOCATED WITHIN 30' OF THE TRUNK OF A TREE.
9. EXCEPT WHERE THEY OBSTRUCT VIEWS OF ONCOMING TRAFFIC, ALL SHRUBS ARE CHOSEN AND SPACED TO PROVIDE A CONTINUOUS VISUAL SCREEN, MIN. 30" HEIGHT AFTER 2 YEARS GROWTH.
10. ALL LANDSCAPED AREAS, INCLUDING THE PUBLIC R.O.W., SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED.
11. ALL TREES WITHIN SIX (6) FT. OF PAVING SHALL HAVE ROOT BARRIERS.

SAN DIEGO CLIMATE ACTION PLAN	
PROPOSED NEW TREES:	91 TOTAL
EXISTING TREES REMOVED:	15 TOTAL
TOTAL NET INCREASE IN TREES:	76 TOTAL

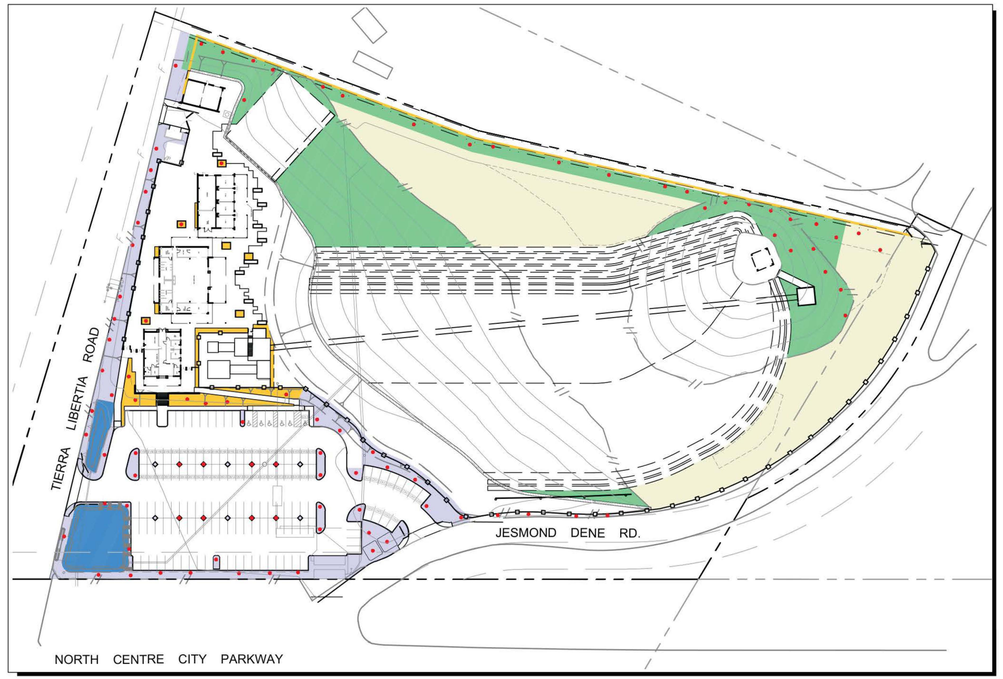
Landscape Concept Plan
Karve Ski Park

SOURCE: HOWARD ASSOCIATES, LANDSCAPE ARCHITECTURE, JULY 2024

FIGURE 6b
Landscape Concept Plan - Sheet 2



EXISTING TREE SURVEY



HYDROZONE MAP

Existing Tree Legend

SYMBOL	CALIPER	BOTANICAL NAME	COMMON NAME	CONDITION	STATUS
1	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
2	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
3	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
4	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
5	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
6	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
7	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
8	14"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
9	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
10	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
11	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
12	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
13	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
14	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
15	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
16	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
17	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
18	4"	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	GOOD	REMOVE
19	4"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMAIN
20	6"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMAIN
21	15"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMAIN
22	15"	QUERCUS AGRIFOLIA	COAST LIVE OAK	GOOD	REMOVE
23	12"	QUERCUS AGRIFOLIA	COAST LIVE OAK	GOOD	REMOVE
24	6"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMOVE
25	6"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
26	6"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
27	12"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMOVE
28	4"	CERCIDIUM SPP.	PALO VERDE	GOOD	REMOVE
29	18"	PHOENIX CANARIENSIS	CANARY ISLAND PALM	GOOD	REMAIN
30	12"	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GOOD	REMAIN
31	4"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMOVE
32	3"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMOVE
33	8"	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	GOOD	REMOVE
34	15"	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	GOOD	REMOVE
35	6"	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	GOOD	REMOVE
36	3"	FICUS SPP.	FIG	GOOD	REMOVE
37	4"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMOVE
38	6"	KOELREUTERIA SPP.	GOLDEN RAIN TREE	GOOD	REMOVE
39	5"	QUERCUS AGRIFOLIA	COAST LIVE OAK	GOOD	REMOVE
40	30"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMOVE
41	15"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMOVE
42	24"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMOVE

County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET
Continued

REFERENCE EVAPOTRANSPIRATION (ETo)____ 57.0

Hydrozone # / Planting **(a)** Description	Plant Factor (PF)	Irrigation **(b)** Method	Irrigation Efficiency **(c)** (IE)	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use **(d)** (ETWU)
Regular Landscape Areas							
1-shrubs, g.c.	0.5	Drip-sub	0.9	0.56	4,229	2,349	83,029
2-trees, shrubs, g.c.-slopes	0.3	Rotator	0.7	0.43	36,709	15,732	555,984
3-Trees	0.5	Bubblers	0.85	0.59	3,000	1,765	62,365
4-Basins	0.3	Rotators	0.7	0.43	6,360	2,726	96,327
5-Ex. Natural landscape							0
6-trees, shrubs, g.c.	0.3	Drip-sub	0.9	0.33	17,390	5,797	204,854
				Totals	67,688	28,369	1,002,559
Special Landscape Areas							
				1.0			0
				Totals	0	0	0
					Estimated Total Water Use **(ETWU) Total**		1,002,559
					Maximum Water Allowance **(MAWA)(e)**		1,004,679
					Irrigation Efficiency **(IE) Average****		1.01

****Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).**

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.42 or below for all areas. ***Provide Totals based on information calculated in Worksheet above.***

Regular Landscape Areas		***Totals***
Total ETAF x Area	(B) =	28,369
Total Area	(A) =	67,688
Average ETAF	**(B) ÷ (A) =**	0.42

All Landscape Areas		***Totals***
Total ETAF x Area	(B+D) =	28,369
Total Area	(A+C) =	67,688
Site wide ETAF	(B+D) ÷ (A+C)	0.42

Hydrozone Legend

ZONE 1	SHRUBS, GROUND COVERS - MODERATE WATER USE - DRIP IRRIGATION
ZONE 2	TREES, SHRUBS, GROUND COVERS ON SLOPES - LOW WATER USE - MP ROTATORS / ROTORS
ZONE 3	TREES - MODERATE WATER USE - BUBBLERS
ZONE 4	BIO-BASINS - LOW WATER USE - MP ROTATORS / ROTORS
ZONE 5	EXISTING NATURAL LANDSCAPE TO REMAIN - NO IRRIGATION
ZONE 6	TREES, SHRUBS, GROUND COVERS - LOW WATER USE - DRIP IRRIGATION

(d)
ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area

ETo - see Appendix A in Water Efficient Landscape Design Manual. **(ETO = 51.1)**
0.62 is the conversion factor to gallons per sq. ft.
ETAF is Plant Factor/Irrigation Efficiency.
Area is the Landscaped Area for each hydrozone.

(e)
MAWA (Annual Gallons Allowed) =
(ETo)(0.62)[(ETAF x LA) + ((1- ETAF) x SLA)]

LA is the total landscape of all hydrozone areas in sq. ft.
SLA is the total special landscape area in square feet.
ETAF is 0.42 for all areas

0 40' 80' 240'
Scale 1" = 80'
North

Landscape Concept Plan
Karve Ski Park

SOURCE: HOWARD ASSOCIATES, LANDSCAPE ARCHITECTURE, JULY 2024

FIGURE 6c
Landscape Concept Plan - Sheet 3
Fire Protection Plan for the Karve - Ski Park Project, Escondido, CA

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3 Project's Exposure to Wildland Fires

The Project has minimal exposure to wildland fire fuels, with the primary carrier of a wildland fire being through potential ember cast from the naturally vegetated chaparral fuels in the vicinity of the property. This FPP Letter Report demonstrates that the development site would comply with applicable portions of the 2023 San Diego County Consolidated Fire Code (Ordinance Number 10836). The Project will also be consistent with Public Resource Code (PRC) Division 4, Part 2, Chapter 3, Section 4291 – Fuel Modification requirements in State Responsibility Area (SRA) Mountainous, Forest-, Brush- and Grass-Covered Lands; applicable sections of the 2022 California Building Code (CBC), California Code of Regulations Title 24, Part 2, Chapter 7A; and applicable sections of the 2022 California Fire Code (CFC), including Chapter 49 as adopted by County of San Diego (County). While these standards will provide a high level of protection to structures within the development, there are no guarantees that compliance with these standards will prevent damage or destruction of structures by fire in all cases. The following summaries highlight important fire protection features. Prior to bringing combustible materials onto the site all utilities, hydrants, water mains, curbs, gutters, and sidewalks will be installed. Additionally, the Project provides circulation and emergency response enhancements and water availability benefits to the area, as indicated in Figure 7, Emergency Site Access Plan.

3.1 Water Supply

The Project will be served by the Valley Center Municipal Water District (VCMWD) and will be consistent with DSFPD/SDCFPD requirements which follows the water flow requirements of the 2023 County of San Diego Consolidated Fire Code, Section 507.2 and 507.2.3, which has adopted the 2022 California Fire Code (CFC), Section 507.2 and 507.3 based on Appendix B. The public water system will be through the connection of a new 8-inch watermain to an existing 8-inch steel watermain located northeast of the Project site along Tierra Libertia Road. On-site firefighting water needs will be met from the existing fire hydrant located northeast of the Project site along the southern side of Tierra Libertia Road to the code specifications of the DSFPR. The Project also provides one new on-site fire hydrant, as discussed in Section 3.6 below.

3.2 Fire Access Roads

Access to the Project site's parking lot would be provided from North Centre City Parkway to Tierra Libertia Road and Jesmond Dene Road which are located in the northwestern portion of the property. Both driveway entrances and internal parking lot areas would be improved and widened to a minimum 24-feet in width as part of the Project's conditions of approval. An additional dead-end emergency access driveway is located in the northeastern portion of the property as well and would be improved to a minimum 24 feet in width and allow for an emergency vehicle to turnaround if necessary. The off-site road improvements would bring Tierra Libertia Road and Jesmond Dene Road into compliance with the existing emergency vehicle roadway access requirements for street width and would provide increased capacity, safety, and evacuation efficiency. Internal circulation would be provided by minimum 24-foot-wide asphalt cement (AC) pavement driveways that enable parking within the northwestern portion of the property. Road grades will comply with the 2023 County of San Diego Consolidated Fire Code Standards for Private Roads and Public Roads, per Section 503.1. Minimum vertical clearance of 13 feet 6 inches will be maintained for the entire required width of fire access roads.

All access and internal road surfaces will consist of asphalt pavement and would be capable of supporting the imposed loads of fire apparatus (not less than 75,000 lbs.) and will not include speed bumps. All proposed roads would be improved with asphalt pavement to facilitate on-site circulation for emergency vehicles. Additionally, the property owner would maintain all roadside landscape in a fire safe condition.

Roadways will provide access to within 150 feet of all portions of the structures served. The site's fire apparatus access roads/driveways do not include parking as all site parking is within designated parking spots. The site's access roads will be signed and or red curb provided, Per Section 503.3 of the San Diego County Consolidated Fire Code. No parking areas will be designated:

- Sec. 503.3 Marking. When required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

- Sec. 503.3.1 Fire Lane designation. Where the fire code official determines that it is necessary to ensure adequate fire access, the fire code official may designate existing roadways as fire access roadways as provided by Vehicle Code Section 22500.1.

It should be noted that there is a 15-foot-wide fire access pathway/DG trail located along the eastern property line of the site behind the acoustical fence which will have a gate installed for access at the top of the hill.

3.2.1 Road Widths and Circulation

- All on-site roads will be constructed to current Fire Codes and County of San Diego Standards for Public and Private Roads, including minimum 24-foot road widths with an unobstructed vertical clearance of not less than 13 feet 6 inches.
- All on-site roads shall be constructed and maintained to support the imposed loads of fire apparatus (75,000 lbs.) and shall be improved with asphalt paving materials.
- The horizontal turning radius of any road or driveway shall be a minimum of 28 feet, as measured on the inside edge of the improved width.
- Parking will be restricted along the primary interior access driveway by posting of signs stating "No Parking; Fire Lane" to preserve the unobstructed width for emergency response.

3.3 Dead Ends

The project does not include any dead-end fire access roads in excess of 150 feet in length; the internal circulation parking lot areas have been provided with approved provisions for turning around emergency apparatus. Therefore, the Project is in compliance with 2023 County Consolidated Fire Code.

3.4 Gates

A new vehicular gate is proposed to be installed in the northeast portion of the project site near Building D, as well as a new pedestrian gate at the top of the hill in the southeast portion of the site within the proposed 15-foot-wide

firefighter access pathway along the eastern property boundary for emergency personnel access. All newly proposed installed gates intended for automatic operations shall be designed, constructed and installed to comply with the requirements of ASTM F2200. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Additionally, if gates are proposed to be electric gates, the gates shall be equipped with approved emergency traffic control-activating strobe light sensor, which will activate the gate from both directions of travel on the approach of emergency apparatus. Automatic gates shall have a battery back-up or manual mechanical disconnect in case of a power failure. Emergency opening devices shall be approved by the DSFPD/SDCFPD fire code official and comply with approved automatic gate standards. Electric gate operators, where provided, shall be listed in accordance with UL 325. If the gates are proposed to be manually opened, an approved Knox padlock shall be installed on the gate(s). Approved Knox padlocks and/or Knox override switches shall be installed on gates or similar barriers where required by the fire code official. The operator of the building shall immediately notify the fire code official and provide the new key where a Knox padlock and/or override switch is changed or rekeyed. The key to such Knox padlock/override switch shall be secured in the key box.

Roadway/driveway entrances with a proposed vehicular gate shall include a minimum 20 feet wide of clearance for one-way traffic when fully open at entrance or 12 feet for a divided roadway. The gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type and shall be constructed from non-combustible or exterior fire-rated treated wood materials. Finally, the gates shall be inclusive of provisions for single-person manual operation from both sides if power fails with a Knox Override Switch.

3.5 Premises Identification

Identification of roads and structures will comply with 2023 San Diego County Consolidated Fire Code, Section 505.1, as follows:

- All new and existing structures shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.
- Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a minimum stroke width of ½-inch for residential buildings, 8 inches high with a 1 - inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1-inch stroke for industrial buildings, and located 6 to 8 feet above grade.

An emergency response map update, including structures, fire hydrants, FDCs, and roadways or similar features in a format compatible with current DSFPD/SDCFPD and 2023 San Diego County Consolidated Fire Code mapping shall be provided to the County.

An illuminated directory sign would be located at the main entrance into the Karve Ski Park development and event venue. The signage would depict the overall site plan and would readily identify each structure to assist with emergency response.

3.6 Fire Protection Systems

3.6.1 Water Supply

All water storage and hydrant locations, mains, and water pressures would be designed to fully comply with San Diego County Fire Code Fire Flow Requirements. As detailed in the County Fire Code Section 96.1.903.2 and California Fire Code Section 903.2, all structures are required to have NFPA 13 property protection internal fire sprinklers. Therefore, water supply must meet a four-hour fire flow requirement of 2000 gallons per minute (gpm) with 20-pounds per square inch (psi) residual pressure, which must be over and above the daily maximum water requirements for this development.

3.6.2 Hydrants

The Project will be provided with two (2) fire hydrants, including one (1) new fire hydrant and one (1) existing fire hydrant that is located off-site, northeast of the property along Tierra Libertia Road (see Figure 7). The fire hydrants provide enhanced firefighting capabilities in the vicinity of the Project by providing significant additional access to water connections. The fire hydrant fire valves shall be between 14 to 24 inches above grade, no closer than 4 feet nor further than 12 feet from the roadway, and 8 feet from combustible vegetation.

- Hydrant type and locations shall be subject to DSFPD/SDCFPD approval and shall be located on the normal fire apparatus response side of the road.
- Hydrants shall have one 4-inch outlet and two 2.5-inch outlets. Prior to issuance of building permits, the appropriate number of fire hydrants and their specific locations, approved by the County Fire Marshal, will be identified and they will be constructed accordingly.
- Prior to the issuance of building permits, the applicant shall submit to the County plans demonstrating a water system capable of handling the fire flow requirements.
- Fire service laterals, valves, and meters will be installed on site as required by the County Fire Marshal.
- Reflective blue dot hydrant markers shall be installed in the street to indicate location of the hydrant.
- Crash posts will be provided where needed in on-site areas where vehicles could strike fire hydrants, fire department connections, etc.
- A three-foot clear space (free of ornamental landscaping and retaining walls) shall be maintained around the circumference of all fire hydrants.
- On site hydrants will be in place and serviceable early in the construction process.

3.6.3 Fire Sprinklers

- All four new structures, regardless of any occupancy type, are required by the County Fire Code to have an internal, automatic fire sprinkler system. Per the County Fire Code Section 96.1.903.2 and California Fire Code Section 903.2, the Project's structures shall have NFPA 13 property protection internal fire sprinklers.
- Actual system design is subject to final building design and the occupancy types in the structure and reviewed by the DSFPD/SDCFPD for compliance with the applicable fire and life safety regulations, codes, and ordinances.

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CONNECTION 01
CONNECT NEW 8" WATERMAIN TO EXISTING 8" STEEL WATERMAIN.

EXISTING FIRE HYDRANT

EXISTING 8" STEEL WATERMAIN

12' WIDE DG TRAIL

EXISTING 8" STEEL WATERMAIN.

12' WIDE DG TRAIL

EXISTING 8" STEEL WATERMAIN.

5' WIDE FIREFIGHTER PATHWAY

20' WIDE SERVICE VEHICLE ENT

VT-01

VT-05

VT-04

VT-03

VT-02

6' WIDE PEDESTRIAN PATHWAY

LIMITS OF RED CURB NO PARKING ZONE

R28.0'

VEHICLE ENVELOPE

LIMITS OF RED CURB NO PARKING ZONE

LIMITS OF RED CURB NO PARKING ZONE

DRIVEWAY PER SDRSD G14E R=20'

DRIVEWAY PER SDRSD G14E R=20'

ANGLE OF DEPARTURE FOR THE PROPOSED DRIVEWAY CENTERLINE FROM THE CL OF JESMOND DENE IS 0°.

TIERRA LIBERTIA RD

JESMOND DENE ROAD

JESMOND

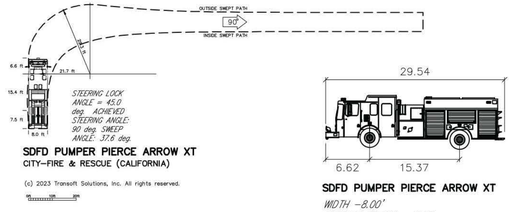
N. CENTRE CITY PARKWAY

UTILITY IMPROVEMENTS

VT-01	FIRELINE MAIN
VT-02	FIRE HYDRANT
VT-03	FIRE SERVICE LATERAL
VT-04	DOMESTIC WATER SERVICE LATERAL
VT-05	IRRIGATION WATER SERVICE LATERAL

FIRE NOTES:

1. NO SPEED BUMPS SHALL BE ALLOWED.
2. DRIVEWAY SURFACING SHALL BE DESIGN TO HANDLE A 75,000 LBS LOAD.
3. 100 FEET OF DEFENSIBLE SPACE AWAY FROM NATURAL VEGETATION SHALL BE PROVIDED.
4. ALL NEW BUILDINGS WILL BE REQUIRED TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS.
5. PROPER SIGNAGE AND ADDRESS SIGNS SHALL BE PROVIDED AND SHOWN ON THE BUILDING PLANS.
6. GATES AT THE ENTRANCE/EXIT OF THE FRONT PARKING LOTS WILL REQUIRE KNOX BOXES AND OPTICOM CONTROL.



EMERGENCY VEHICLE USED IN THIS AUTOTURN SIMULATION

SOURCE: EXCEL ENGINEERING, JULY 2024, SHEET 7 OF 10

SCALE 1":40'
0 40 80 Feet

DUDEK

FIGURE 7
Emergency Site Access/Circulation Plan
Fire Protection Plan for the Karve - Ski Park Project, Escondido, CA

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3.7 Fire Response

The Project site is located within the unincorporated area of northern Escondido and within the Deer Springs Fire Protection District's responsibility area. The DSFPD is located in the North County Inland area of San Diego County and serves an area of 45 square miles providing fire and emergency medical services to approximately 13,000 residents. The Fire District includes a 11-mile stretch of heavily traveled Interstate 15 (I-15), which connects San Diego County with Riverside and San Bernardino Counties to the north. Initial response to all fire, medical and associated emergencies is the responsibility of the DSFPD from three DSFPD fire stations that provide full-time staffing for three Advanced Life Support (ALS) fire engines under contract with CAL FIRE and one Advanced Life Support ambulance through a cooperative agreement with Mercy Medical Transportation, Inc. Additionally, the DSFPD participates in a cooperative agreement with surrounding fire agencies to provide closest resource response with boundary drops. The highly trained and dedicated professionals of the DSFPD operate under the direction of CAL FIRE Battalion Chief David Morrison who also serves as the District Chief (Deer Springs Fire Protection District, 2023).

Emergency response for the Project would be provided, initially, by SDCFPD/CAL FIRE DSFPD's Fire Station 2, located at 1321 Deer Springs Road, San Marcos, California. SDCFPD/CAL FIRE's DSFPD Fire Station 2 is staffed by one Fire Captain, one Engineer, and one Firefighter Paramedic. Station 2's apparatus includes one Type 1 Engine and one Urban Search and Rescue (USAR) truck. Station 2 is approximately 1.1 miles from the most remote portion of the Project site with a calculated travel time of approximately 2 minutes and 30 seconds[2]. Therefore, the DSFPD can respond to the Project site within the City's adopted performance goal of responding to emergency calls with a first-due unit within 7:30 minutes (5:00 minutes travel time), 90% of the time (see Attachment 1, County of San Diego Project Facility Availability Form – Fire).

There are additional firefighting resources within the vicinity of the Project site, which includes DSFPD's Station 3 located at 10308 Meadow Glen Wat East, Escondido, California and Escondido Fire Station (EFD) Station 3, located at 1808 North Nutmeg Street, Escondido California. DSFPD Station 3 is approximately 2.4 miles north of the Project site with a calculated travel time of 4 minutes and 44 seconds. Whereas EFD Station 6 is approximately 3.4 miles south from the Project site with a calculated travel time of 6 minutes and 21 seconds.

The Project site would be visited daily by be a limited number of employees and guests. This on-site population will not be consistent, and would not include overnight stays. This land use activity does not fit into typical models to calculate projected call volume. As a conservative comparison, this analysis uses estimated 365 guests (Project site's 146 parking spaces indicated that the available parking could accommodate up to 365 persons), including staff on-site during daylight hours. Therefore, the 24-hour equivalency would be half that number or 183 people, since staff and guests would not be on site after dark/overnight. Using San Diego County fire agencies' estimate of 82 annual calls per 1,000 population, the Project would potentially generate up to 15 calls per year (roughly 1 call per month or 0.04 calls per day), most of which would be expected to be medical-related calls, consistent with typical emergency call statistics (Refer to Table 1 for call volume calculations).

[2] Calculated using the nationally recognized RAND Corporation formula used by the Insurance Services Office (ISO) Public Protection Classification Program's Response Time Standard: (T=0.65 + 1.7D), where T=time and D=distance).

Table 1. Calculated Call Volume Associated with the Karve Ski Park Project

Emergency Calls per 1,000 (County Data)	Number of Guests and Staff	Avg. No. Calls per Year (183\1,000)x82	Avg. No. Calls per Day (15/365)
82	183 (estimate)	15	0.04

Service level requirements are not expected to be significantly impacted with the increase of approximately 1 call per month for the local fire response system. For example, DSFPD's Station 2's Engine currently responds to roughly 2 call per day (750 calls per year, approximately 63 calls per month or 14 calls per week) in its primary service area. For reference, a Fire Station that responds to 5 calls per day in an urban setting is considered average and 10 calls per day is considered busy. Therefore, the Project is not expected to cause a decline in the emergency response times. The requirements described in this FPP are intended to aid firefighting personnel and minimize the demand placed on the existing emergency service system.

3.8 Ignition Resistant Building Construction

Due to its location within an SRA VHFHSZ area, the Project shall meet the requirements of the San Diego County Fire Code (Ordinance No. 10836). The following construction practices respond to the requirements of the Fire Code, Section 4905 and the County Building Code (Chapter 7A), "Construction Methods for Exterior Wildfire Exposure." These requirements include the ignition resistant requirements found in Chapter 7A of the County Building Code. While these standards will provide a high level of protection to structures in this development and should reduce or eliminate the need to order evacuations, there is no guarantee of assurance that compliance with these standards will prevent damage or destruction of structures by fire in all cases.

All new structures will be constructed to County standards. Each of the proposed buildings will comply with the enhanced ignition-resistant construction standards of the latest California Building Code (Chapter 7A). These requirements address roofs, eaves, exterior walls, vents, appendages, windows, and doors and result in hardened structures that have been proven to perform at high levels (resist ignition) during the typically short duration of exposure to burning vegetation from wildfires). While the Project would not be considered a shelter-in-place development, these structures would be intended to provide temporary refuge as a contingency to evacuation should evacuation be considered less safe. Hardening each building against a wildfire would require building features as follows:

- Application of Chapter 7A, ignition resistant building requirements (metal structures).
- New Class-A metal fire-rated roof and associated assembly. With the proposed Class-A fire-rated roof, there will be attic or void spaces above living spaces requiring ventilation to the outside environment. The attic spaces will require either ember-resistant roof vents or a minimum 1/16-inch mesh and shall not exceed 1/8-inch mesh for side ventilation (recommend BrandGuard, O'Hagin, or similar vents). Minimum vent size is provided as smaller mesh may result in ventilation issues. All vents used for this project will be approved by the DSFPD/SDCFPD.
- Multi-pane glazing with a minimum of one tempered pane, fire-resistance rating of not less than 20 minutes when tested according to NFPA 257 (such as SaftiFirst, SuperLite 20-minute rated glass product), or be tested to meet the performance requirements of State Fire Marshal Standard 12-7A-2.

- Automatic, Interior Fire Sprinkler System to installed for all buildings on the Project site.
- Modern infrastructure, access roads, and water delivery system.
- Minimum 100 feet of defensible space around structures (combination of on-site and off-site equivalent fuel modification zones).

3.9 Defensible Space/Fuel Modification Zones

WUI fire protection requires a systems approach, which includes the components of infrastructure and water, structural safeguards (addressed in the FPP), and adequate defensible space setbacks. This section provides defensible space/Fuel Modification details for the Karve Ski Park Project.

An important component of a fire protection system is the provision for ignition-resistant landscapes. A fuel modification zone (FMZ) is a strip of land where combustible vegetation has been removed and/or modified and partially or totally replaced with more adequately spaced, drought-tolerant, fire resistant plants in order to provide a reasonable level of protection to structures from wildland fire. FMZs are designed to provide vegetation buffers that gradually reduce fire intensity and flame lengths from advancing fire by strategically placing thinning zones, restricted vegetation zones, and irrigated zones adjacent to each other on the perimeter of the WUI exposed structures. The California State Board of Forestry issued Guidelines for Creating Defensible Space in 2008, following a change in Public Resource Code 4291 that expanded defensible space clearance requirements from 30 feet to 100 feet around buildings and structures within SRAs or VHFHSZ areas within an LRA. The guidelines were updated again to require an ember-resistant zone within 5 feet of the home.

The SDCFPD requires hazardous vegetation and fuels around all applicable structures located in the WUI and VHFHSZs to be maintained in accordance with the following laws and regulations:

- Public Resources Code Section 4291.
- California Code of Regulations Title 14, Division 1.5, Chapter 7, Subsection 3.
- California Government Code Section 51182.
- Section 3319.1 of the San Diego County Consolidated Fire Code.

The three codes are fundamentally similar and detail mandatory defensible space requirements for any person who owns, leases, controls, operates, or maintains a building in the SRA or in a VHFHSZ area within the LRA. Additionally, the PRC was amended in January 2021 to require an ember-resistant zone within 5 feet of the home/structure on or before January 1, 2023. It should be noted, the ember-resistant zone regulations are still under development by the State Board of Forestry and although originally scheduled to take effect beginning in 2023, it is now expected the requirements will take effect starting in 2025 for all new *structures located* in the VHFHSZ.

As mentioned, the property is located in an area that is considered to be within a wildland urban interface (WUI) area and an area that is considered to be within a SRA VHFHSZ, as statutorily designated by CAL FIRE. Because this property is located within a SRA VHFHSZ, the property is required to meet the PRC 4291 SRA minimum 100-foot-wide fuel modification zone requirements around all sides of a structure.

PRC 4291 states (a) that a person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, shrub-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

(1) (A) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line, except as provided in subparagraph (B). The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This subparagraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation or to interrupt the advance of embers toward a structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. Consistent with fuels management objectives, steps should be taken to minimize erosion, soil disturbance, and the spread of flammable nonnative grasses and weeds. For purposes of this subparagraph, "fuel" means any combustible material, including petroleum-based products, cultivated landscape plants, grasses, and weeds, and wildland vegetation.

(B) A greater distance than that required under subparagraph (A) may be required by state law, local ordinance, rule, or regulation. Fuel modification beyond the property line may only be required by state law, local ordinance, rule, or regulation in order to maintain 100 feet of defensible space from a structure. Fuel modification on adjacent property shall only be conducted following written consent by the adjacent landowner. Any local ordinance related to fuel modification shall be in compliance with all applicable state laws, regulations, and policies. Any local ordinance may include provisions to allocate costs for any fuel modification beyond the property line.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

A typical landscape/fuel modification installation requires a minimum 100-foot-wide fuel modification zone extending from a structures wall and extending outwards towards undeveloped areas/the property line. Based on the project's site plans, the project site achieves a minimum 100 feet of FMZ through a combination of on-site and off-site equivalent FMZs. The Karve Ski Park Conceptual Fuel Modification Plan (Figure 6) conceptually illustrates the up to 100 feet on- and- off-site equivalent FMZ proposed for the project site which consists of three zones; a fully irrigated Zone 1 (which includes a code-exceeding 5-foot Ember-Resistant Zone 0) landscaped area with SDCFPD approved plant species and an off-site equivalent irrigated and thinning fuel modification Zone 2. Within Zone 1 is a code-exceeding Ember-Resistant Zone 0 extending from the exterior wall surface of each of the building structures to 5-feet on a horizontal plane. Within this zone, all combustible material shall be removed. Landscape within the remaining portion of the Zone 1 FMZ area of the Development Footprint will minimally meet Zone 1 standards and will include areas that will be maintained by the Project's Property Manager and by the private property owner, as detailed below. All FMZ areas within the project

boundary will be maintained as Zone 0/1. The project will also include a minimum 20-foot wide roadside FMZ for portions of the project's roadways that are adjacent to naturally vegetated areas.

The Karve Ski Park is considered an infill project and is either disturbed or has been previously developed, consisting of an irrigated driving range, non-combustible asphalt and concrete parking lot areas, and multiple buildings used as golf facilities for the driving range. Multiple existing eucalyptus trees and Italian Cypress trees line portions of the eastern and southern property boundaries; the majority of the eucalyptus trees and Italian Cypress trees located within the property boundary are proposed to be removed, as identified on the project's Landscape Concept Plan (see Figure 6, Landscape Concept Plan). Existing semi-rural single-family residential properties are located directly to the east, northeast, and southeast that include mowed grass areas and ornamental landscapes that are irrigated and maintained to meet San Diego County's defensible space requirements. Further east there are continuous chaparral fuels in the vicinity of the property (approximately 0.35 miles east of the project site), but those fuels are separated by the existing semi-rural residential community parcels and are considered to be distant from the project and occur on hills that slope up, away from the valley floor. Finally, an existing tree nursery is located directly to the north and includes an assortment of ornamental tree species that are irrigated and maintained to be sold to the public.

Tierra Libertia Road separates the fully operational Moon Valley Nursery and the proposed project site, providing approximately 24 feet of off-site equivalent, non-combustible defensible space. Additionally, the off-site equivalent fuel modification areas provided within the Moon Valley Nursery, which extend between approximately 10 feet and 50 feet along the property's southern boundary (to achieve the 100 feet for the Karve Project's buildings), consists of well-maintained and heavily irrigated tree species with high fuel moisture content. Even though there are undesirable tree species within these off-site fuel modification areas within the Moon Valley Nursery (i.e. palm tree species and eucalyptus tree species), the tree species are a minimum 50 feet from any from any proposed structure and separated by Tierra Libertia Road. Furthermore, these tree species appear to be well maintained with minimal dead and dying debris accumulation and are expected to continue to be maintained due to the SDCFPD Defensible Space requirements along with sound business practice to protect their plant inventory. The semi-rural residential property to the east consists of low-growing grasses that are routinely mowed and one (1) eucalyptus tree located over 100 feet from any of the proposed structures (over 100 feet from Building D). Finally, the existing eucalyptus tree species along the eastern property boundary are proposed to be removed as part of this project, reducing any fire risk. With the above-mentioned off-site fuel modification/defensible space components, which will provide a combination of 100 feet of on- and- off-site fuel modification areas, combined with the proposed non-combustible metal buildings that will meet the requirements of Chapter 7A of the CBC, will not cause an increase in fire risk to the proposed project due to the acceptable defensible space areas achieved.

Once the Project is completed, the on-site vegetation would primarily be characterized as hardscape or irrigated landscape and consist of a the following FMZ widths surrounding each of the structures.

- Building A – Building A substantially achieves 100 feet of on-site and off-site equivalent fuel modification. Specifically, Building A achieves between approximately 40 and 60 feet of on-site fuel modification in the form of irrigated landscape and hardscape to the north and an additional 40 to 60 feet of off-site equivalent fuel modification in the form of the improved, non-combustible Tierra Libertia Road and irrigated ornamental landscape within the adjacent nursery to the north. The west, east, and south sides of Building A achieve a full 100 feet of on-site Fuel Modification.

- Building B – Building B substantially achieves 100 feet of on-site and off-site equivalent fuel modification. Specifically, Building B achieves between approximately 40 and 60 feet of on-site fuel modification in the form of irrigated landscape and hardscape to the north and an additional 40 to 60 feet of off-site equivalent fuel modification in the form of the improved, non-combustible Tierra Libertia Road and irrigated ornamental landscape within the adjacent nursery to the north. The west, east, and south sides of Building B achieve a full 100 feet of on-site Fuel Modification.

- Building C – Building C substantially achieves 100 feet of on-site and off-site equivalent fuel modification. Specifically, Building C achieves between approximately 60 and 80 feet of on-site fuel modification in the form of irrigated landscape and hardscape to the north and an additional approximately 20 to 40 feet of off-site equivalent fuel modification in the form of the improved, non-combustible Tierra Libertia Road and irrigated ornamental landscape within the adjacent nursery to the north. The west, east, and south sides of Building C achieve a full 100 feet of on-site Fuel Modification.

- Building D – Building D substantially achieves 100 feet of on-site and off-site equivalent fuel modification. Specifically, Building D achieves approximately 20 feet of on-site fuel modification in the form of irrigated landscape to the north and an additional approximately 80 feet of off-site equivalent fuel modification in the form of the improved, non-combustible Tierra Libertia Road and irrigated ornamental landscape within the adjacent nursery to the north. Furthermore, Building D achieves between approximately 60 and 70 feet of on-site fuel modification in the form of irrigated landscape, hardscape, and a 15-foot-wide DG emergency access pathway behind a 10-foot non-combustible acoustic wall along the east property boundary and an additional approximately 30 to 40 feet of off-site equivalent fuel modification in the form of mowed grasses and ornamental landscape within the rear yard of the neighboring residential property to the east. It should be noted that the on-site eucalyptus tree and Italian Cypress trees located in the northeast corner of the property and in close proximity to Building D are proposed to be removed as part of this project. The west and south sides of Building D achieve a full 100 feet of on-site Fuel Modification.

FMZs will be maintained on at least an annual basis or more often as needed to maintain the fuel modification buffer function. Section 3319.1 of the County Consolidated Fire Code requires fuel modification zones to be in place prior to allowing any combustible material to arrive on site. The fuel modification zones shall be maintained throughout the duration of construction. **It should be noted that the project is not providing any additional project enhancements based on the Project being constructed to the CBC Chapter 7A compliant ignition resistant construction requirement and achieving a minimum of 100 feet of combined on-site and off-site equivalent fuel modification**.

Zone 0 – Immediate Zone (0-5 feet)

Meaning from exterior wall surface of the building extending 5 feet on a horizontal plane. This zone shall be constructed of continuous hardscape or non-combustible materials acceptable to the FAHJ. Removal of combustible materials surrounding the exterior wall area and maintaining area free of combustible materials. The use of mulch and other combustible materials shall be prohibited.

Zone 1 – Intermediate Zone (5-100 feet)

This zone shall consist of planting low growth, drought tolerant and fire resistive plant species. The height of the plants in this zone starts as 6 inches adjacent to Zone 0 and extend in a linear fashion up to a maximum of 18 inches at 100

feet from the structure or the property boundary. Vegetation in this zone shall be irrigated and not exceed 6 feet in height and shall be moderate in nature.

Zone 1 includes the following key components:

- Maintenance including ongoing removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying plantings, maintenance of the programming and functionality of the irrigation system, regular trimming to prevent ladder fuels[3].
- A minimum of 36 inches wide pathway with unobstructed vertical clearance around the exterior of each structure (360°) provided for firefighter access (2022 CFC, Section 504.1).
- Trees and tree form shrub species that naturally grow to heights that exceed 2 feet shall be vertically pruned to prevent ladder fuels.
- Grasses shall be cut to 4 inches in height. Native grasses can be cut after going to seed.
- Dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles must be removed from the area.
- Vegetation in this zone shall be irrigated and not exceed 6' in height and shall be moderate in nature per Section 4907.6.4.1 of the County Fire Code.
- Vegetation shall not be cleared to bare soil.
- Brush and plants shall be limbed up off the ground, so the lowest branches are 1/3 height of the bush/ tree/plant.

- Trees shall not exceed 30 feet in height and shall be limited or as approved by the DSFPD/SDCFPD.
- Firewood inside this zone shall be piled a minimum of 30 feet away from buildings and structures; and
- Cords of firewood shall also be maintained at least 10 feet from property lines and not stacked under tree canopy drip lines.

3.9.1.1 Other Vegetation Management

Roadway-Adjacent Fuel Modification Zones

- Roadway fuel modification is addressed by the 2023 San Diego Consolidated Fire Code (Section 4907.6 - Fuel Modification of Combustible Vegetation from Sides of Roadways). The FAHJ may require a property owner to modify combustible vegetation in the area within 20 feet from each side of a driveway or a public or private road adjacent to their property to establish a fuel modification zone. The FAHJ has the right to enter private property to ensure the fuel modification zone requirements are met.
    a. It should be noted, the DSFPD/SDCFPD has adopted the following code amendment:
        i. Modification of combustible vegetation is required within 20 feet from each side of an evacuation road as designated in the Community Wildfire Protection Plan (CWPP).

[3] Plant material that can carry a fire burning in low-growing vegetation to taller vegetation is called ladder fuel. Examples of ladder fuels include low-lying tree branches and shrubs, climbing vines, and tree-form shrubs underneath the canopy of a large tree.

3.9.2 Ornamental Landscaping Requirements

Ornamental groundcovers, shrubs, and trees planted around the 'Village Area' will be selected from an approved fire-resistant plant list that is maintained by the County of San Diego, Department of Planning and Land Use (PDS 199)[4]. Ornamental trees, excluding orchard trees, planted adjacent to these structures would be limited to groupings of 2–3 trees with canopies for each grouping separated horizontally by 10 feet as presented in Table 2 below and Table 4907.8.1 in the 2023 Consolidated Fire Code. Combustible ground covers, such as mulch or wood chips, are prohibited within five feet of structures with an exterior stucco wall and weep screed. Ground covers within first five feet from structure are restricted to non-flammable materials, including stone, rock, concrete, bare soil, or other non-combustible material. Any combustible attachments to the structures (i.e., fences or gates) shall be located a minimum of 5 feet away from any structure. All non-fire resistive trees, including conifers, pepper trees, eucalyptus and acacia species, shall be planted and maintained so that the drip line at maturity is a minimum of 30 feet from any combustible structure. All fire resistive plant species shall be planted and maintained at a minimum of 10 feet from the tree's drip line at maturity to any combustible structure.

Table 2. Distance Between Tree Canopies by Percent Slope

Percent of Slope	Required Distances Between Edge of Mature Tree Canopies[1]
0 to 20	10 feet
21 to 40	20 feet
41+	30 feet

1 Determined from canopy dimensions as described in Sunset Western Garden Book (Current Edition)

3.9.3 Outdoor Firepit Specific Requirement

Firepits constructed on the Project site will be required to have a minimum of 50 feet of hardscape surrounding each firepit. Further, use of outdoor firepits on a red flag warning day will not be permitted.

3.9.4 FMZ Vegetation Management Maintenance

Vegetation management, i.e., assessment of fuel modification zone condition and removal of dead and dying and undesirable species; as well as thinning as necessary to maintain specified plant spacing and fuel densities, shall be completed twice annually, once in early spring and once in late fall, and more often as needed for fire safety, as determined by a DSFPD/SDCFPD fire code official, during the interim period where FMZ is maintained on- or off-site. The Project's Property Manager shall be responsible for all fuel modification/vegetation management for all common areas of the project site, including roadsides clearance and fuel modification zones. Chapter 7A requirements for ongoing maintenance of fire-resistive building materials and fire sprinkler systems will also be maintained by the Project's Property Manager. Additionally, the Project's Property Manager shall be responsible for ensuring long-term funding and ongoing compliance with all provisions of the FPP, including vegetation planting, fuel modification on the perimeter, and maintenance requirements on all common areas and roadsides.

4 https://www.sandiegocounty.gov/content/sdc/pds/fire_resistant.html

Maintenance of FMZ's and Defensible Space is an important component for the long-term fire safety of the project. maintenance obligations will be as follows:

- All future plantings shall be in accordance with DSFPD/SDCFPD Fuel modification requirements.
- The DSFPD/SDCFPD will review landscape plans and provide corrections where necessary so that they are in compliance with City standards.

Project's Property Manager:

- The Project's Property Manager will maintain the access roads, including a minimum of 10 feet clearance on each side of the road(s) within the Development Footprint adjacent to open space areas.
- The Project's Property Manager will be required to twice annually maintain the FMZs (or as needed).
- The Project's Property Manager will maintain all common areas, including trees planted within the parking lot areas and in other areas throughout Project.

3.9.5 Construction Phase Vegetation Management

Vegetation management requirements shall be implemented at commencement and throughout the construction phase. Vegetation management for the project area shall be performed pursuant to the FPP and FAHJ on all building locations prior to the start of work and prior to any import of combustible construction materials. Adequate, code complying, fuel breaks shall be created around all grading, site work, and other construction activities in areas where there is flammable vegetation. Fuel Modification Zones will be maintained, as approved, throughout construction and in perpetuity thereafter. Caution must be used not to cause erosion or ground (including slope) instability or water runoff due to vegetation removal, vegetation management, maintenance, landscaping, or irrigation. Combustible materials will not be brought on-site without prior fire department approval.

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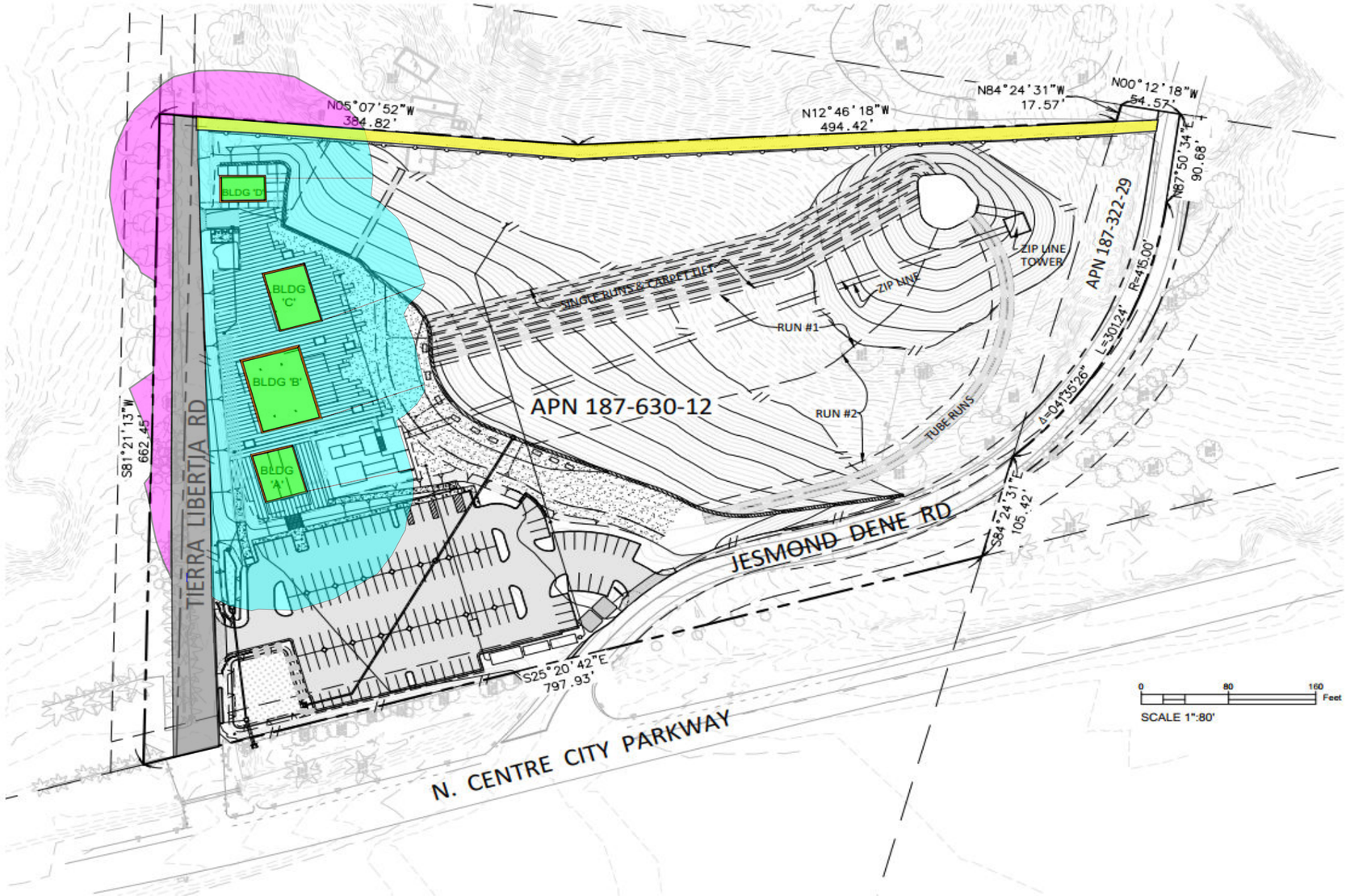

0 80 160 Feet

SCALE 1":80'

FUEL MODIFICATION ZONE LEGEND

- 'Village' Buildings
- **Zone 0 - Immediate Zone (0-5 feet)**
- **Zone 1 - (Intermediate Zone (5-100 feet)**
- **Off-site Equivalent FMZ**
- **15-foot-wide DG Emergency Access Pathway**

SOURCE: EXCEL ENGINEERING, June 2024

SURVEYOR OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

MICHAEL D. LEVIN, P.L.S. NO. 6896

LICENSED LAND SURVEYOR — Michael D. Levin — No. 6896 — STATE OF CALIFORNIA

ENGINEER OF WORK

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440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
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ROBERT D. DENTINO, R.C.E NO. 45629

REGISTERED PROFESSIONAL ENGINEER — ROBERT D. DENTINO — No. 45629 — CIVIL — STATE OF CALIFORNIA

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

_____ DATE

OWNER
LOVATO EMPIRE LLC
807 MISSION RD
SAN MARCOS, CA 92069

OWNER / DEVELOPER

SD SKI PARTNERS
9520 PATHWAY ST
SANTEE, CA 92071

DEVELOPER ADDRESS

9520 PATHWAY ST
SANTEE, CA 92071

SITE ADDRESS

1507 TIERRA LIBERTIA RD, ESCONDIDO CA

GENERAL PLAN DESIGNATION

SEMI RURAL (SR-1)

PRESENT & PROPOSED USE:

PRESENT: RECREATION
PROPOSED: RECREATION

PUBLIC UTILITIES & DISTRICTS

SEWER - SEPTIC/LEACH
WATER - VALLEY CENTER MUNICIPAL WATER DISTRICT
GAS & ELECTRIC - S.D.G.E.
TELEPHONE - AT&T
FIRE - DEER SPRINGS FIRE PROTECTION DISTRICT
SCHOOLS - GEN ELEMENTARY ESCONDIDO UNION
HIGH ESCONDIDO UNION

SETBACKS FOR SCHEDULE C

FRONT YARD SETBACK - 100 FT FROM CENTERLINE
SIDE YARD INTERIOR SETBACK FROM LOT LINE - 15'
SIDE YARD EXTERIOR SETBACK FROM CENTERLINE - 35'
REAR YARD SETBACK FROM LOT LINE - 25'

APN: 187-630-12

USE REGULATIONS		A70
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	NA
	LOT SIZE	1AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	NA
	HEIGHT	G
	LOT COVERAGE	NA
	SETBACK	C
	OPEN SPACE	NA
SPECIAL AREA REGULATIONS		B/B,C

APN: 187-322-29

USE REGULATIONS		A70
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	NA
	LOT SIZE	1AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	NA
	HEIGHT	G
	LOT COVERAGE	NA
	SETBACK	C
	OPEN SPACE	NA
SPECIAL AREA REGULATIONS		B/B,C

PRELIMINARY GRADING PLAN PREPARATION DATE

OCTOBER 2023

FEMA INFORMATION

PER THE FEMA MAP NO. 06073C0803G PANEL 803 OF 2375 WITH AN EFFECTIVE DATE OF MAY 16, 2012, THE SITE IS IN AREA OF MINIMAL FLOOD HAZARD.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEST QUARTER OF THE NORTHEAST QUARTER & A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF, SECTION 30, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE RECORD OF SURVEY NO. 22732 RECORDED IN THE COUNTY RECORDER'S OFFICE AS FILE NO 2017-7000324 & DATED AUGUST 17, 2017.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAN DIEGO COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD 83, EPOCH 2017.50, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) 'VTOR' AND 'P478', BEING NORTH 84° 30' 26" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

REFERENCED BEARINGS FROM OTHER DOCUMENTS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

PROJECT BENCHMARK

THE BENCHMARK USED FOR THIS PROJECT IS CITY OF ESCONDIDO SURVEY CONTROL POINT NO. 1021, A 2" IRON PIPE WITH 2.5" BRASS DISK STAMPED "EGCS 1982 - 1021", LOCATED ON MESA ROCK ROAD APPROXIMATELY 0.15 MILES SOUTH OF THE INTERSECTION OF MESA ROCK ROAD AND WHITING WOODS DRIVE, SET NEAR THE EAST EDGE OF PAVEMENT, RECORD PER ROS 14236, RECORDED 07/02/1993 AS FILE NO. 93-428510.

ELEVATION: 1045.829 DATUM: NGVD29

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY SHOWN IS BASED ON AN AERIAL DRONE SURVEY PERFORMED BY CAPTO DRONE SERVICES ON 08/19/2022.

STORM WATER MANAGEMENT PLAN

PLEASE SEE THE SWQMP PREPARED BY EXCEL ENGINEERING FOR THIS PROJECT & IS MADE A PART OF THE ENTITLEMENT PACKAGE.

EARTHWORK QUANTITIES:

THE PRISMOIDAL VOLUME METHOD WAS USED TO CALCULATE THE VALUES SHOWN HEREON. SECTIONS OF STREETS, BIO BASINS & UTILITIES WERE CONSIDERED IN THIS EARTHWORK QUANTITY.

ADJUSTED CUT VOLUME = 17,700 CY
ADJUSTED FILL VOLUME = 17,700 CY
EXPORT = 0 CY

AREA OF DISTURBANCE

6.30 ACRES

PARCEL(S) AREA

GROSS = 10.45 ACRES
NET = 9.00 ACRES

DUDEK

FIGURE 8
Fuel Modification Plan

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3.10 Fire Behavior Computer Modeling

Based on preliminary evaluation by County Fire Marshal, computer fire behavior modeling is not required for this FPP letter report. Given the Project site's location surrounded by developed areas that provide equivalent off-site defensible space, the Project site preclude the necessity for fire behavior modeling.

3.11 Emergency Pre-Planning - Evacuation

An evacuation plan will be prepared for the Karve Ski Park Project that indicates how the project will evacuate employees, vendors, and guests during a wildfire emergency. The evacuation plan will be prepared in coordination with County of San Diego Emergency Operations planning documents such that it does not conflict with existing evacuation and operational pre-plans. The Project Applicant shall clearly post an emergency fire plan for all employees, vendors, and guests to see.

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4 Wildfire Education Program

Early evacuation for any type of wildfire emergency at the Project site is the preferred method of providing for resident safety, consistent with the SDCFPD's current approach. As such, the Project's Property Manager would formally adopt, practice, and implement a "Ready, Set, Go!" approach to evacuation[5]. The "Ready, Set, Go!" concept is widely known and encouraged by the State of California and most fire agencies. Pre-planning for emergencies, including wildfire emergencies, focuses on being prepared, having a well-defined plan, minimizing the potential for errors, maintaining the Project site's fire protection systems, and implementing a conservative (evacuate as early as possible) approach to evacuation and Project area activities during periods of fire weather extremes.

Project employees and occupants would be provided ongoing education regarding wildfires and the FPP's requirements. The educational information must include maintaining the landscape and structural components according to the appropriate standards designed for the community. Informational handouts, community website pages, mailers, fire-safe council participation, inspections, and seasonal reminders are some methods that would be used to disseminate wildfire and relocation awareness information. CFD would review and approve all wildfire educational material/programs before printing and distribution.

5 https://www.readysandiego.org/content/dam/oesready/en/Resources/wildfire_preparedness_guide.pdf

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5 Conclusion

This Letter FPP for the Karve Ski Park Project provides guidance for vegetation maintenance for the proposed FMZs and landscaped areas on the site. As described, on-site and off-site equivalent vegetation maintenance measures will be provided on all sides of the proposed Ski Park building structures. The requirements and recommendations provided in this Letter FPP have been designed specifically for the Karve Ski Park Project. This analysis and its fire protection justifications are supported by fire science research, results from previous wildfire incidents, and fire agencies that have approved these concepts.

Ultimately, it is the intent of this Letter FPP to guide the fire protection efforts for the Project in a comprehensive manner. Implementation of the measures detailed in this Letter FPP will reduce the risk of wildfire at this site and will improve the ability of firefighters to fight fires on the properties and protect property and neighboring resources, irrespective of the cause or location of ignition.

It must be noted that during extreme fire conditions, there are no guarantees that a given structure will not burn. Precautions and minimizing actions identified in this report are designed to reduce the likelihood that fire will impinge upon Project assets or threaten its visitors. Additionally, there are no guarantees that fire will not occur in the area or that fire will not damage property or cause harm to persons or their property. Implementation of the required enhanced construction features provided by the applicable codes and the fuel modification requirements provided in this FPP will reduce the site's vulnerability to wildfire. It will also help accomplish the goal of this FPP to assist firefighters in their efforts to defend structures.

It is recommended that Project maintain a conservative approach to fire safety. This approach must include maintaining the landscape and structural components according to the appropriate standards and embracing a “Ready, Set, Go!” stance on evacuation. This Project is not to be considered a shelter-in-place development. However, the fire agencies and/or law enforcement officials may, during an emergency, as they would for any new development providing the layers of fire protection as Karve Ski Park Project, determine that it is safer to temporarily refuge employees or visitors on the site. When an evacuation is ordered, it will occur according to pre-established evacuation decision points or as soon as notice to evacuate is received, which may vary depending on many environmental and other factors. Fire is a dynamic and somewhat unpredictable occurrence, and it is important for anyone living at the WUI to educate themselves on practices that will improve safety.

In summary, the mitigating measures implemented within the Project, listed below, accomplish two complimentary primary objectives. These measures simultaneously protect the buildings within the Ski Park from potential ember showers while reducing the present wildfire risk to the community observed today by removing a large quantity of fuels and reducing potential ignition points that are existing at the project location, meaning the project does not substantially contribute to greater risk to the existing community. Implementation of the Letter FPP’s detailed wildfire project enhancement measures will result in a less than significant impact with regards to fire hazards. Among the measures are:

- Project buildings will be constructed of ignition resistant[6] construction materials and include automatic fire sprinkler systems based on the latest adopted Building and Fire Codes for occupancy types.
- A minimum of 100 feet of combined on-site and off-site equivalent Fuel Modification will be provided around each of the proposed building structures, as required by DSFPD/SDCFPD. All proposed buildings have at least 100 feet to the Property Line, meaning that implementation will not be impeded by lack of ownership.
- Landscape plantings will not utilize prohibited plants that have been found to be highly flammable and more prone to ignition.
- Maintenance would occur as needed, and the Property Owner would annually hire a third party, DSFPD/SDCFPD-approved, FMZ inspector to provide annual certification that it meets the requirements of this FPP.
- Water capacity and delivery provide for a reliable water source for operations and during emergencies requiring extended fire flow.
- The Property Owner or Property Management Company will provide informational brochures at time of occupancy, which will include an outreach and educational role to ensure fire safety measures detailed in this FPP have been implemented and development-wide "Ready, Set, Go!" plans prepared.[7]

The goal of the fire protection features provided for the Project is to provide the structures with the ability to survive a wildland fire with little intervention of firefighting forces. Preventing ignition to structures results in a reduction of the exposure of firefighters and residents to hazards that threaten personal safety. It will also reduce property damage and losses. Mitigating ignition hazards and fire spread potential reduces the threat to structures and can help the fire department optimize the deployment of personnel and apparatus during a wildfire. The analysis in this Letter FPP provides support and justifications for acceptance of the proposed fuel modification zones for the proposed Project based on the site-specific fire environment.

6 A type of building material that resists ignition or sustained flaming combustion sufficiently to reduce losses from wildland-urban interface conflagrations under worst-case weather and fuel conditions with wildfire exposure of burning embers and small flames, as prescribed in CBC, Chapter 7A and State Fire Marshal Standard 12-7A-5, Ignition-Resistant Materials.

7 https://www.readysandiego.org/content/dam/oesready/en/Resources/wildfire_preparedness_guide.pdf

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6 List of Preparers

11/22/2024	Noah Stamm, Dudek Fire Protection Planner III
Prepared by (Signature) Date	Printed Name, Title

Project Applicant (Signature) Date	Printed Name, Title

Att: *Figure 1 – Project Vicinity Map*
Figure 2 – Project Site Location Map
Figure 3 – Project Site Grading Plan Map
Figure 4 – CAL FIRE Fire Hazard Severity Zone Map (SRA)
Figure 5 – Emergency Site Access Plan Map
Figure 6 – Project Fuel Modification Zone Map
Attachment 1 – County of San Diego Project Facility Availability Form - Fire

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7 References

California Department of Forestry and Fire Protection (CAL FIRE). 2023. Office of the State Fire Marshal - San Diego County Fire Hazard Severity Zones in State Responsibility Area. Updated in 2023.

CAL FIRE. 2019. Office of the State Fire Marshal Fire hazard Severity Zone Mapping Database. Accessed December 1, 2023. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps-2022.

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Attachment 1

County of San Diego Project Facility Availability Form - Fire

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

Please type or use pen

Lovato Empire LLC — Owner's Name
760/744-9040 — Phone
807 Mission Rd — Owner's Mailing Address — Street
San Marcos — City
CA — State
92069 — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____
AMT $_____

F

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- ☐ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Rezone (Reclassification) from_____to_____zone.
- ☒ Major Use Permit (MUP), purpose: expand golf driving range to outdoor recreation with skiing
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☐ Other_____
- ☐ Specific Plan or Specific Plan Amendment
- ☐ Certificate of Compliance_____

B.
- ☐ Residential . . . . . Total number of dwelling units_____
- ☒ Commercial . . . . . Gross floor area 9,325 sf in 4 buildings
- ☐ Industrial . . . . . Gross floor area_____
- ☐ Other . . . . . Gross floor area_____

C. Total Project acreage 10.15 Total lots_____ Smallest proposed lot_____

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

Thomas Guide. Page _____ Grid _____

26351 N. Centre City Parkway — Project address — Street

Hidden Meadows Planning Area/North County Metro — Community Planning Area/Subregion
92026 — Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 3-16-23

Address:_____ Phone:_____

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Deer Springs Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:
Station 11, 1321 Deer Spring Road – 0.9 miles

A. ☒ Project is in the District and eligible for service.
- ☐ 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 not within its Sphere of Influence boundary.
- ☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 2.2 minutes.
- ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C.
- ☐ District conditions are attached. Number of sheets attached:_____
- ☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
- ☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

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.

David Sibbet, Fire Services Coordinator — 619-672-7112 — 4/14/23

Authorized Signature — *Print Name and Title* — *Phone* — *Date*

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